

MEETING AGENDA

PLAN COMMISSION Wednesday, June 12, 2019 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PUBLIC COMMENT
- 4. MINUTES Minutes of May 8, 2019

5. SIGN PERMIT REVIEW

a) Case A-19-2019 – 21 Salt Creek Lane – Hinsdale Humane Society – Ground Sign Update

6. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

- a) Case A-04-2019 10 N. Washington Street Eve Assisted Living (10 N. Washington Properties LLC) 2nd Major Adjustment to Site Plan/Exterior Appearance to construct a new illuminated ground sign at the corner of Washington and Maple Street. (continued from the April 10 and May 8, 2019 Plan Commission meeting)
- **b)** Case A-17-2019 306 W. Fourth Street St. Isaac Jogues 2nd Major Adjustment to Site Plan/Exterior Appearance to install an emergency gas generator.
- c) Case A-18-2019 24 W. Hinsdale Ave. Michael Abraham Architects Exterior Appearance for new storefront façade updates.

7. SCHEDULE OF PUBLIC HEARING - No discussion will take place except to determine a time and date of hearing. (note: the next PC meeting is on Weds. July 10, 2019)

a) Case A-20-2019 – Village of Hinsdale – Proposed Text Amendment to Major Adjustment to Planned Development (Section 11-603) and Site Plan Review (Section 11-604)

8. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD** at 789-7022 promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

Approved

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION May 8, 2019 MEMORIAL HALL 7:30 P.M.

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, May 8, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Julie Crnovich, Troy Unell, Gerald Jablonski, Jim Krillenberger, Scott

Peterson, Debra Braselton and Mark Willobee

ABSENT: Anna Fiascone

ALSO PRESENT: Chan Yu, Village Planner and applicant for case: A-04-2019

Approval of Minutes – April 10, 2019

The Plan Commission (PC) unanimously approved the April 10, 2019, minutes, as submitted, 7-0, (1 abstained and 1 absent).

<u>Findings and Recommendations</u> - Case A-09-2019 - 55th and County Line Rd. - Hinsdale Meadows - 4th Major Adjustment to Site Plan/Exterior Appearance Application to add a new: ranch plan, Hardie Lap siding style and 3 new color options.

The PC unanimously approved the Findings and Recommendations, as submitted, 8-0, (1 absent).

<u>Exterior Appearance and Site Plan</u> - Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2^{nd} Major Adjustment to Site Plan/Exterior Appearance Application to construct a new illuminated ground sign at the corner of Washington and Maple Street. (Continued from the April 10 and May 8, 2019, PC meetings)

The President of Eve Assisted Living (applicant) reviewed two revised submittals, based on the previous PC meeting he explained. One option is a diagonal positioned sign and the second option faces Washington Street. He noted that the diagonally positioned sign is set further away from the lot line. The paver and park bench would not be affected.

Chairman Cashman asked if there is a preference between the two options.

The applicant responded the diagonal one is preferred. The difficulty with the sign facing Washington Street is due to the hill and the lot line is set several feet behind the sidewalk.

A Plan Commissioner asked if he's had neighborhood meetings due to a few letters by neighbors opposing the request. He also noted that he sees the neighbors' point in constructing an illuminated sign facing the residential homes. To that end, he would also not want an illuminated sign facing his house.

Plan Commission Minutes May 8, 2019

The applicant responded no, and that he just heard about the letters today. He also explained that he has dimmed the lighting request and would turn it off at a certain time.

A Plan Commissioner asked if wayfinding was the concern, asked if a wall sign would be possible.

The applicant replied that the issue is nobody sees the existing wall sign.

A Plan Commissioner asked if the other wall, perpendicular to the street, would be possible.

The applicant replied he'd certainly give it some thought.

Chairman Cashman reviewed that one of the neighbor letters suggested a sign location near the entrance of the building (south of the corner).

The applicant replied that the plat of survey shows the building is built to the lot lines, which is one of the issues. And he explained that it's been reported often that the wall sign is not visible to visitors and hard to find.

A Plan Commissioner asked what the occupancy rate is.

The applicant replied maybe 80% currently.

A Plan Commissioner asked if the sign could be 20% to 25% smaller and set a timer for 3 hours after sunset, or 9 PM, whichever is earlier.

A Plan Commissioner expressed that she did not like the look of the coach lights.

A Plan Commissioner stated the neighbors are opposed for a ground sign, period. She also explained that ground signs are prohibited in the R-5 District, the requested sign is much too large (twice the size of the Hinsdale Library ground sign) and questions if it is necessary in the age of Google Maps and etc. On the other hand, she added that she liked the idea of a potential second wall sign. She also recalled the meetings in 2011 in regards to the planned development discussion and the focus on the common open space, and feels that this ground sign would take away from this point. Two Plan Commissioners echoed this.

Chairman Cashman reviewed that the neighbors truly appreciate the corner of the lot, and consider it a great community amenity.

The applicant reiterated the need for visibility and people cannot find them and believes the recognition from a ground sign would help them tremendously. Additional discussion in regards to other potential areas for the signage ensued.

Chairman Cashman requested the applicant to consider the possibilities of signage in front of the building.

The applicant replied it'd be great and he very much like that idea.

A Plan Commissioner asked for a revised exhibit showing the night illustration of the sign with reduced lighting.

Plan Commission Minutes May 8, 2019

After reviewing the subject property on Google Maps street view, the PC **unanimously continued** the sign application for the next meeting to review additional options, 8-0, (1 absent).

Adjournment

The meeting was adjourned at 8:08 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner



MEMORANDUM

DATE: June 12, 2019

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 21 Salt Creek Lane – Hinsdale Humane Society – Case A-19-2019

Modification to existing Illuminated Ground Sign

Summary

The Village of Hinsdale has received an application from Landmark Sign Group on behalf of the Hinsdale Humane Society (HHS) requesting approval to modify an existing ground sign at 21 Salt Creek Lane in the IB Institutional Buildings District. On July 11, 2018, the Plan Commission (PC) approved a new wall and illuminated ground sign for the HHS, and on January 16, 2019, the PC approved a nameplate sign on the MedProperties ground sign on the median at Salt Creek Lane and Ogden Avenue.

Request and Analysis

The approved ground sign structure is 4'-2" tall and 20' wide. The previously approved <u>sign face area</u> is 1'-6" tall and 17'-4" wide, for an area of 26 SF (Attachment 5). This new request would utilize the existing ground sign structure and would replace the 26 SF sign face with a 50 SF sign face. Per the Code, the area of a ground sign face shall not exceed 50 SF and the sign structure is omitted from the sign area measurement.

The existing sign face features white text on a black background. The proposed sign face features red and white text and a red and white logo on a black background. It would be internally illuminated with LED (as currently), and the applicant has included a rendering of the sign illuminated at night.

Process

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the Plan Commission (PC) and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.



MEMORANDUM

- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Birds Eye View of 21 Salt Creek Lane

Attachment 4 - Street View of 21 Salt Creek Lane

Attachment 5 - Existing Ground Sign at 21 Salt Creek Lane

DATE

7424 Industrial Avenue Chesterton, IN 46304 phone 219.762.9577 219.762.4259 www.landmarksign.com

SO-25200-1C

SHAUN O'BRIEN

LSG SALES REPRESENTATIVE

05.16.19

HINSDALE HUMANE SOCIETY

21 SALT CREEK LN. HINSDALE, IL JOB LOCATION

AS NOTED

SCALE

DRAWN BY

REVISIONS:

1. CHANGE SIZE TO MEET 50 S.F. 05.28.19 JL

SO-24589-1B/2018

Designed 110 Volts

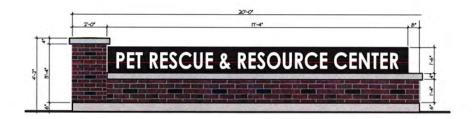
Electrical Connection will be Visible within 5 Ft. at time of Installation; Second Trip will be Charged at Time & Material

LANDMARK SIGN GROUP, INC. NO REPRODUCTIONS OR EXHIBITIONS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDMARK SIGN GROUP, INC. IN ASSESMENT OF UP TO \$2,500.00 WILL BE CHARGED FOR ANY MISUSE OF THIS DRAWING.



Front View 1/2" = 1'-0"

- ► REMOVE and DISPOSE OF EXISTING SINGLE FACE SIGN
- ► ONE NEW SINGLE FACE SIGN/ INTERNALLY ILLUMINATED WITH LED's/ 6" DEEP ROUTED ALUCOBOND SHOEBOX BACKED WITH PLEX/ WITH SCREW ON REMOVEABLE BACK/ WITH NOTCH CUT IN LIMESTONE CAP / EXTERIOR PAINTED/ MOUNT TO EXISTING BRICK MONUMENT
- **SIGNCASE** = MAP BLACK and MAP TO MATCH PANTONE COOL GRAY 6 C **LOGO** = WHITE PLEX with TRANSLUCENT VINYL POPPY RED 230-143 **COPY** = WHITE PLEX and WHITE PLEX WITH TRANSLUCENT VINYL POPPY RED 230-143 **ACCENT LINE** = PLEX **ILLUMINATION** = WHITE LED's



Existing Front View - 1/4" = 1'-0"



Proposed - N.T.S.

DATE

7424 Industrial Avenue Chesterton, IN 46304 phone 219.762.9577 fax 219.762.4259

www.landmarksign.com

PRINT #

S0-25200-1CR

SHAUN O'BRIEN
LSG SALES REPRESENTATIVE

05.17.19

HINSDALE HUMANE SOCIETY CLIENT NAME

21 SALT CREEK LN.
HINSDALE, IL
JOB LOCATION

IL

AS NOTED

SCALE

DRAWN BY

REVISIONS:

1

SO-24589-1B/2018

Designed

Electrical Connection will be Visible within 5 Ft. at time of Installation; Second Trip will be Charged at Time & Material

THIS DRAWING IS THE PROPERTY OF LANDMARK SIGN GROUP, INC.

NO REPRODUCTIONS OR EXHIBITIONS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDMARK SIGN CROUP, INC.

AN ASSESMENT OF UP TO \$2,500.00 WILL BE CHARCED FOR ANY MISUSE OF THIS DRAWING.



Day Render - N.T.S.

I also understand that color reproductions on this print are approximate, and may not match manufacturers samples exactly.

7424 Industrial Avenue Chesterton, IN 46304 phone 219.762.9577 fax 219.762.4259 www.landmarksign.com

PRINT #

SO-25200-1CR2

SHAUN O'BRIEN
LSC SALES REPRESENTATIVE

05.17.19

HINSDALE HUMANE SOCIETY

CLIENT NAME

21 SALT CREEK LN.
HINSDALE, IL
JOB LOCATION

JL

AS NOTED

SCALE

DRAWN BY

REVISIONS:

EVISIONS

SO-24589-1B/2018

Designed

Electrical Connection will be Visible within 5 Ft. at time of Installation; Second Trip will be Charged at Time & Material

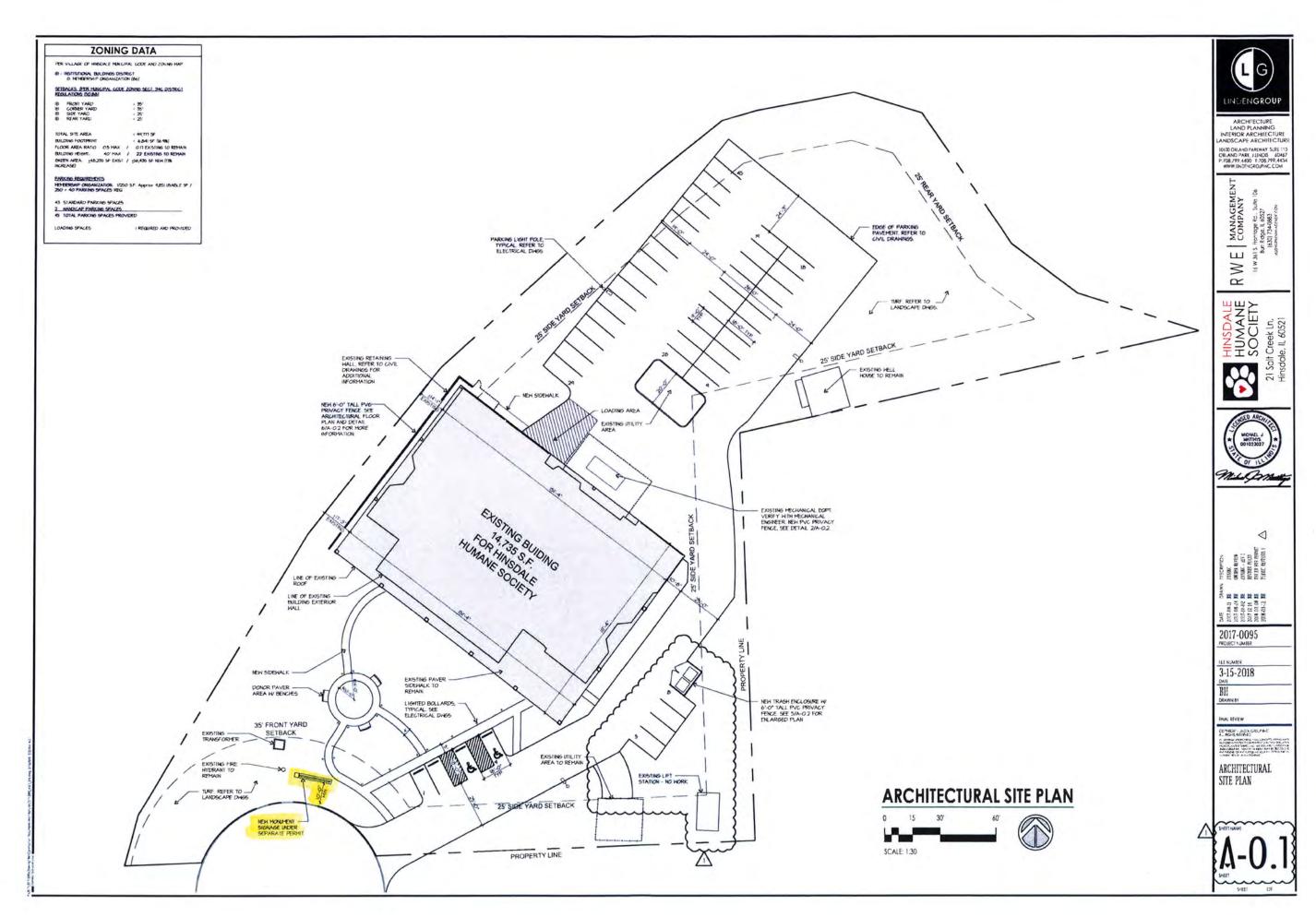
THIS DRAWING IS THE PROPERTY OF LANDMARK SIGN GROUP, INC.

NO REPRODUCTIONS OR EXHIBITIONS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDMARK SIGN GROUP, INC.

AN ASSESSMENT OF UP TO \$2,500.00 WILL BE CHARCED FOR ANY MISUSE OF THIS DRAWING.



Night Render - N.T.S.



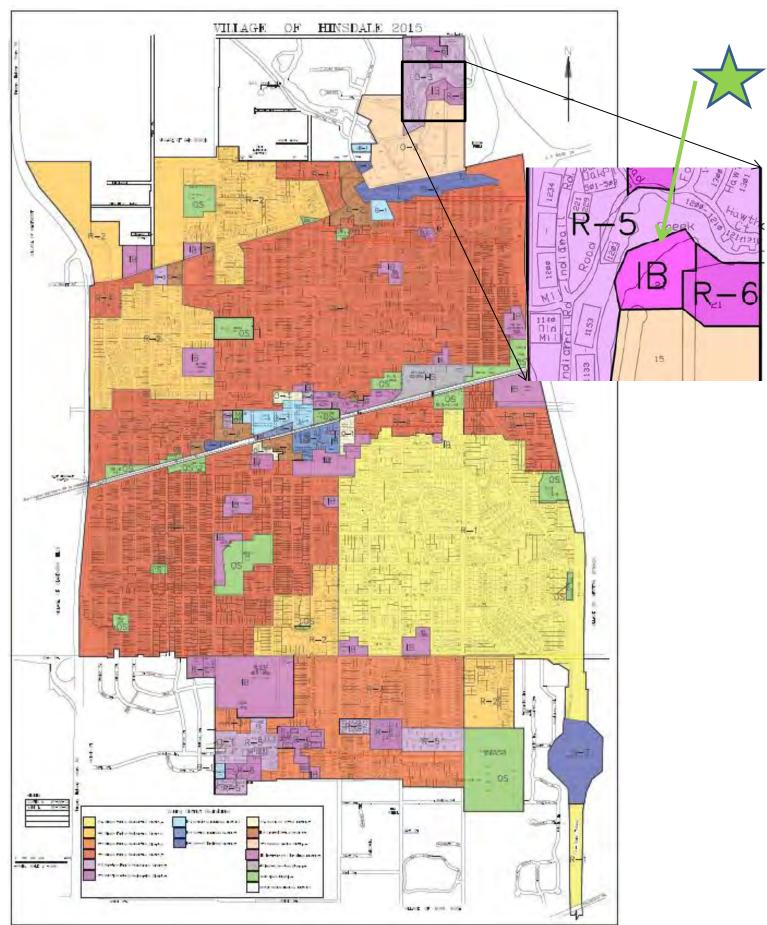


VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: Hindale Humane Society Address: 21 Salt Creek Lane City/Zip: Hinsdale, IL 60521 Phone/Fax: (630) 323 /5630 E-Mail: tom.vanwinkle@hinsdalehumanesociety.org Contact Name: Tom Van Winkle	Name: Landmark Sign Group Address: 7424 Industrial Ave City/Zip: Chesterton, IN 46304 Phone/Fax: (219) 762 /9577 E-Mail: shaun@landmarksign.com Contact Name: Shaun O'Brien
ADDRESS OF SIGN LOCATION: 21 Salt Creek Li ZONING DISTRICT: IB Institutional Buildings SIGN TYPE: Monument Sign ILLUMINATION Internally Illuminated	n
Sign Information: Overall Size (Square Feet): 50' (3' x 16'-8") Overall Height from Grade: 5'-2" Ft. Proposed Colors (Maximum of Three Colors): black red white	Site Information: Lot/Street Frontage: 340' Building/Tenant Frontage: 151'-4" Existing Sign Information: Business Name: Hinsdale Humane Society Size of Sign: 26 Square Feet Business Name: Size of Sign: Square Feet
and agree to comply with all Village of Hinsdale Ordina	1/29/2019 te - / 29 / 2019 te OW THIS LINE
	ministrative Approval Date:

Attachment 2: Village of Hinsdale Zoning Map and Project Location









Attachment 4

www.landmarksign.com

06.06.18 DATE

SOCIETY CLIENT NAME

21 SALT CREEK LN. HINSDALE, IL JOB LOCATION

DRAWN BY

1. CHANGE BRICK

COLOR

2. CHANGE COPY TO 06.21.18 JL

BLACK PERF 06.22.18 JL

COPY COLORS

07.11.18 JL

RESCUE & RESOURCE CENTER 17'-4" 20'-0" 2'-0" 3,-4" "Z-'+ ALL BRICK WORK **BY OTHERS**

3,-4"

Side and Front Render - 3/8" = 1'-0"

DATE

S0-24589-1B

SHAUN O'BRIEN LSG SALES REPRESENTATIVE

HINSDALE HUMANE

SHOEBOX BACKED WITH PLEX/ WITH SCREW ON REMOVEABLE BACK/ EXTERIOR PAINTED/ MOUNT

TO EXISTING BRICK MONUMENT

SIGNCASE = MAP BLACK

0

COPY = WHITE PLEX

MONUMENT BASE = GLEN-GARY THIN BRICK / RUSTIC BURGUNDY

➤ ONE SINGLE FACE SIGN/ INTERNALLY ILLUMINATED WITH LED's/ 6" DEEP ROUTED ALUCOBOND

Front View 1/2'' = 1'-0''

OUE & RESOURCE CENTER

1

17'-4"

AS NOTED

SCALE

COLOR and SIGN

3. CHANGE SIGN &

MEMORANDUM



DATE: June 12, 2019

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties, LLC)

2nd Major Adjustment to Exterior Appearance and Site Plan for a new Non-Illuminated

Ground Sign - R-5 Multiple Family District - Case A-04-2019

Continued from April 10, 2019 and May 8, 2019

Summary

This major adjustment request is to construct a new <u>non-illuminated</u> ground sign at the corner of N. Washington Street and Maple Street. Per the applicant, the proposed ground sign will utilize red brick to match the existing building, and would feature a real limestone: base, column caps and sign backing. For the revised request for the June 12, 2019, Plan Commission (PC) meeting, the applicant has removed the internal illumination and coach lights on the brick columns. The applicant has also reduced the sign face area from 21.1 SF to 9.2 SF, and the ground sign structure height from 4'-4" to 3'-1/2". The applicant is requesting the PC to consider the smaller sign at 2 location options at the corner of N. Washington Street and Maple Street, as presented on May 8, 2019. The colored elevation exhibits are intended to show the landscaping, however, not the sign size or coach lights (now smaller and removed, respectively).

On April 10, 2019, the PC continued the application with the request that the applicant submit exhibits showing the sign with the landscaping in the background, and ground sign facing Washington Street. At the May 8, 2019, PC meeting, the applicant submitted two colored elevation exhibits, the first showing the proposed ground sign facing Washington Street, and the second facing the corner as initially requested. Per the applicant, the exhibits show that the current landscaping around the sign would remain. During the discussion on May 8, 2019, the applicant stated that he would consider moving the ground sign south, near the entrance of the building. However, this was not feasible due to the lot lines of the subject property running along the lines of the east building face.

Ground signs are not permitted in the R-5 Multi-Family District, however, may be requested as a major adjustment to the planned development. The proposed dimensions of the sign comply with the Code for the IB Institutional Buildings District (IB). The subject property is adjacent from the IB District to the north (Unitarian Church) and east (Hinsdale Public Library). Of note, the Hinsdale Public Library ground sign was approved in 2017, and is 4' tall and 11' wide, and has 10 SF sign face.

Institutional Buildings District	Code	Revised June 12 Request
Max. Ground Sign Height	8 ft.	4'-4" / 3'-1/2"
Max. Ground Sign Area	50 SF	21.1 SF / 9.2 SF

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

The surrounding zoning districts include IB to the north and east, O-1 Specialty Office to the west, and B-1 Community Business to the south (Chase Bank), but should note the R-4 Single Family Residential District north east.

On October 24, 2011, the Board of Trustees (BOT) approved Ordinance O2014-48, approving a special use permit for a planned development, and site plan and exterior appearance plan to operate a personal care facility and senior citizen housing development at 10 N. Washington Street in the R-5 Multi-Family District. On October 16, 2012, the BOT approved Ordinance O2012-48, approving a major adjustment to the site plan and exterior appearance plan to replace an illuminated wall sign on the east wall of the principal building.

On February 5, 2019, the Village Board referred this major adjustment request to the PC for further hearing and review. At the March 11, 2019, PC special meeting, staff stated the applicant missed the public meeting signage deadline and the request would need to be presented at the April 10, 2019, PC meeting.

Process

Pursuant to Section 11-604, the Chairman of the PC shall at the public meeting on the application for site plan review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the site plan based on the standards set forth in subsection F1 of this Section 11-604.

Attachments:

Attachment 1 – June 12, 2019, Revised Sign (Note: elevation illustrations reflect former sign size request)

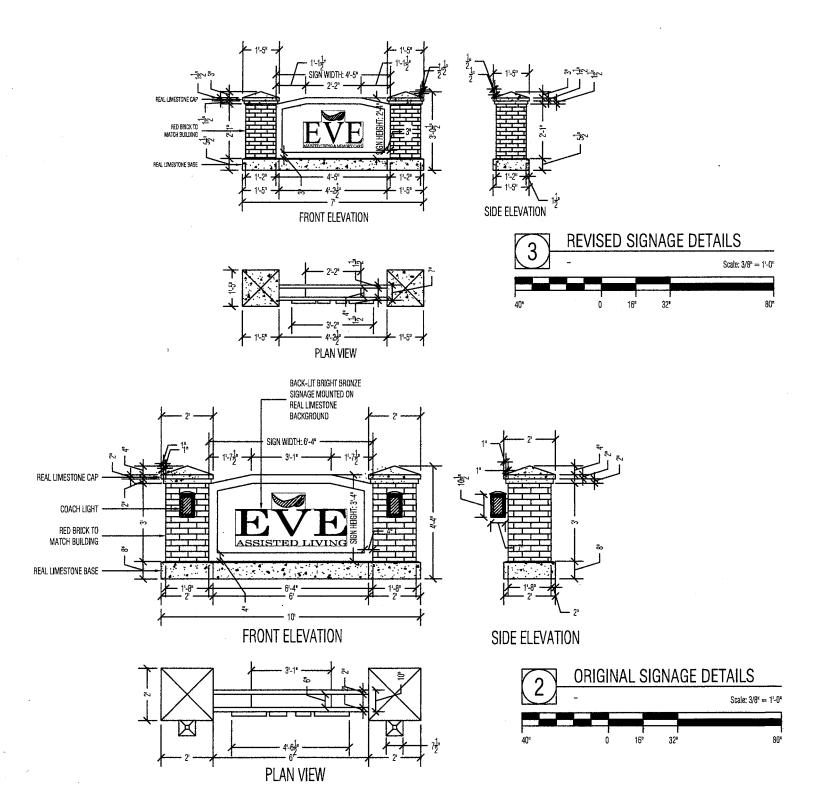
Attachment 2 - Major Adjustment Application, Sign Application Zoning Map and Project Location

Attachment 3 - 1st Major Adjustment Approved Ordinance O2012-48 (October 16, 2012)

Attachment 4 - Approved Special Use, Site Plans/Exterior Plans Ordinance O2011-48 (Oct. 24, 2011)

Attachment 5 - Aerial View of 10 N. Washington Street

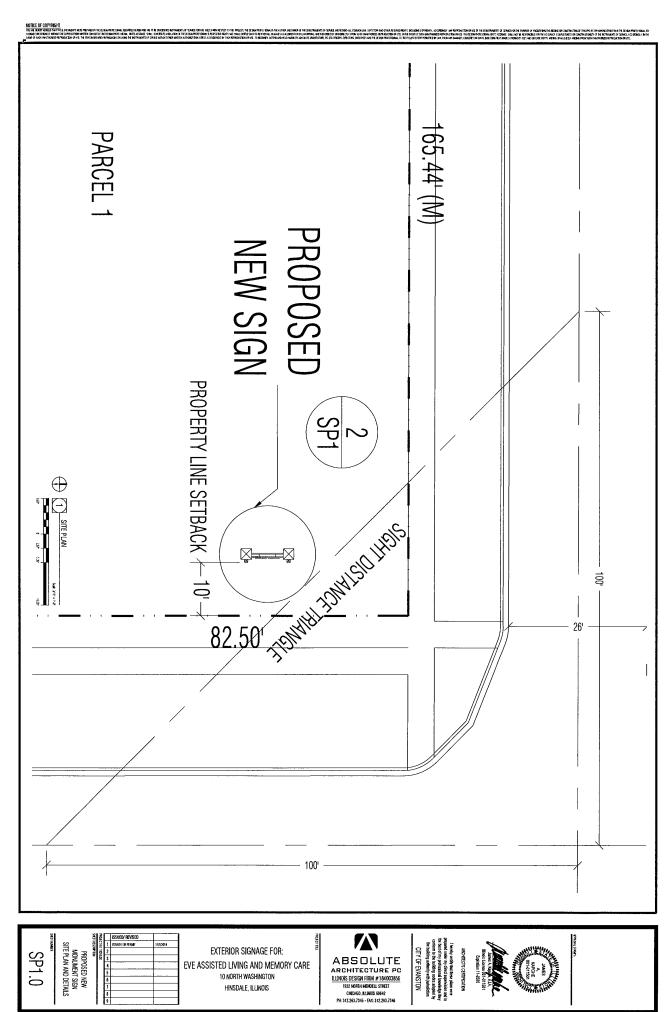
Attachment 6 - Street View of 10 N. Washington Street

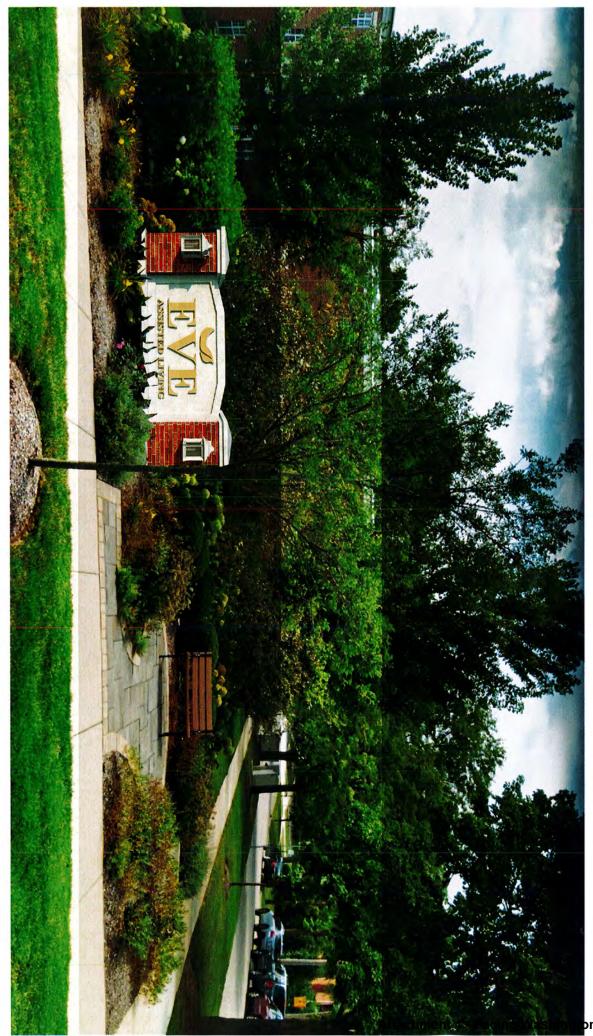




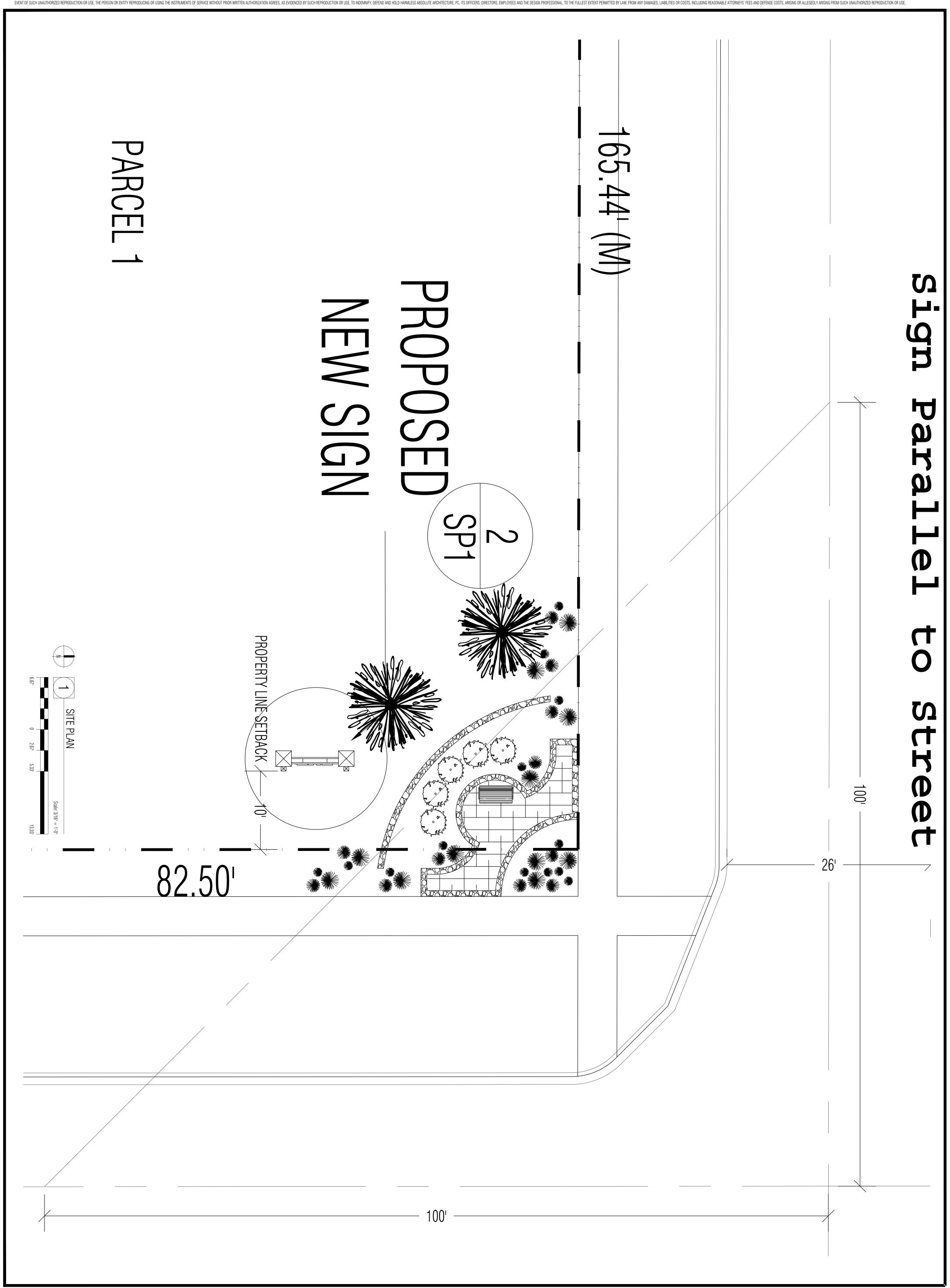
VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor				
Name: 10 N Washington Properties LLC	Name: NOT LET				
Address: 10 N Washignton	Address:				
City/Zip: Hinsdale IL 60521	City/Zip:				
Phone/Fax: (312) 446 /6262	Phone/Fax: ()/				
E-Mail: mhamblet@edenservice.org	E-Mail:				
Contact Name: Mitch Hamblet					
Contact Ivallie.	Contact Name:				
ADDRESS OF SIGN LOCATION: 10 N Washinto	on, Hinsdale IL 60521				
ZONING DISTRICT: IB Institutional Buildings					
SIGN TYPE: Monument Sign					
ILLUMINATION None					
Sign Information: 4'5" 2'1"	1 1				
Overall Size (Square Feet): 9.2 SF (x x					
Overall Height from Grade: Ft. 3 /	Building/Tenant Frontage: 122.75 FT				
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:				
BRIGHT BRONZE	Business Name: Eve Assisted Living & Memory Care				
WHITE	Size of Sign: 16.25 Square Feet				
8	Business Name:				
	Size of Sign: Square Feet				
I hereby acknowledge that I have read this application and agree to comply with all Village of Hinsdale Ordin	and the attached instruction sheet and state that it is correct nances.				
mitch hamblet Digitally signed by mitch hamblet Date: 2019.06.04 15:12:15 -05'00'	6/03/2019				
Signature of Applicant Da	nte				
mitch hamblet Digitally signed by mitch hamblet Date: 2019.06.04 15:12:45 -05'00' 06	6/03/19				
Signature of Building Owner Da	nte .				
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE					
Total square footage: $0 x $4.00 =$	0 (Minimum \$75.00)				
Plan Commission Approval Date: Ad	lministrative Approval Date:				

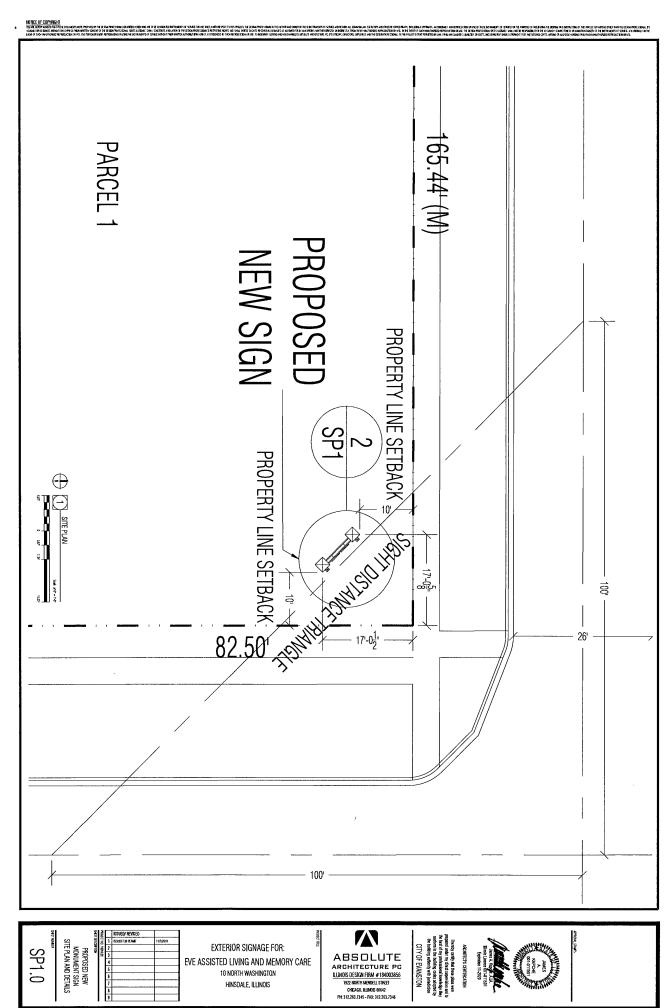


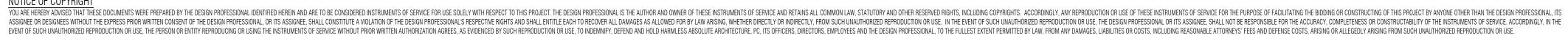


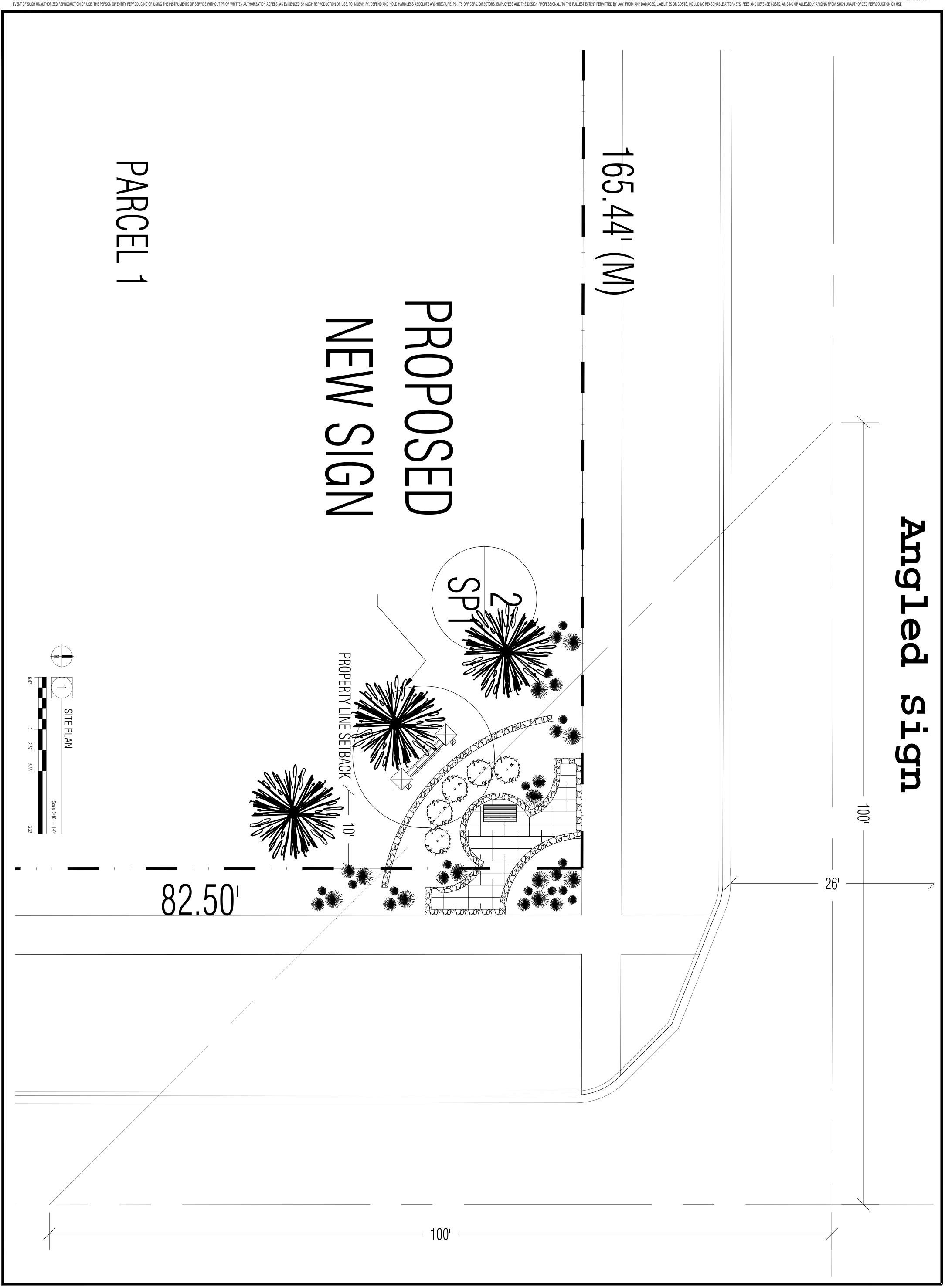
YOU ARE HEREBY ADVISED THAT THESE DOCUMENTS WERE PREPARED BY THE DESIGN PROFESSIONAL IDENTIFIED HEREIN AND ARE TO BE CONSIDERED INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE DESIGN PROFESSIONAL IS THE AUTHOR AND OWNER OF THESE INSTRUMENTS OF SERVICE FOR THE PURPOSE OF FACILITATING THE BIDDING OR CONSTRUCTING OF THIS PROJECT BY ANYONE OTHER THAN THE DESIGN PROFESSIONAL, ITS ASSIGNEE OR DESIGNEES WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE DESIGN PROFESSIONAL OR ITS ASSIGNEE, SHALL CONSTITUTE A VIOLATION OR USE, THE DESIGN PROFESSIONAL OR ITS ASSIGNEE, SHALL CONSTITUTE A VIOLATION OR USE, THE DESIGN PROFESSIONAL OR ITS ASSIGNEE, SHALL CONSTITUTE BY LAW ARISING, WHETHER DIRECTLY, COMPLETENESS OR CONSTRUCTABILITY OF THE INSTRUMENTS OF SERVICE. ACCORDINGLY, IN THE EVENT OF SUCH UNAUTHORIZED REPRODUCTION OR USE, THE PERSON OR ENTITY REPRODUCTION OR USE, TO INDEMNIFY, DEFEND AND HOLD HARMLESS ASSOLUTE ARCHITECTURE, PC, ITS OFFICERS, DIRECTORS, EMPLOYEES AND THE DESIGN PROFESSIONAL, TO THE FURLEST EXTENT PERMITTED BY LAW, FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OR ALLEGEDLY ARISING FROM SUCH UNAUTHORIZED REPRODUCTION OR USE.



ISSUED/ REVISED PROPOSED NEW
MONUMENT SIGN
SITE PLAN AND DETAILS ISSUED FOR PERMIT 11/7/2018 EXTERIOR SIGNAGE FOR: CITY OF EVANSTON \RCHITECT'S CERTIFICATION **ABSOLUTE** EVE ASSISTED LIVING AND MEMORY CARE ARCHITECTURE PC 10 NORTH WASHINGTON ILLINOIS DESIGN FIRM #184003856 1922 NORTH MENDELL STREET HINSDALE, ILLINOIS CHICAGO, ILLINOIS 60642 PH: 312.263.7345 - FAX: 312.263.7346

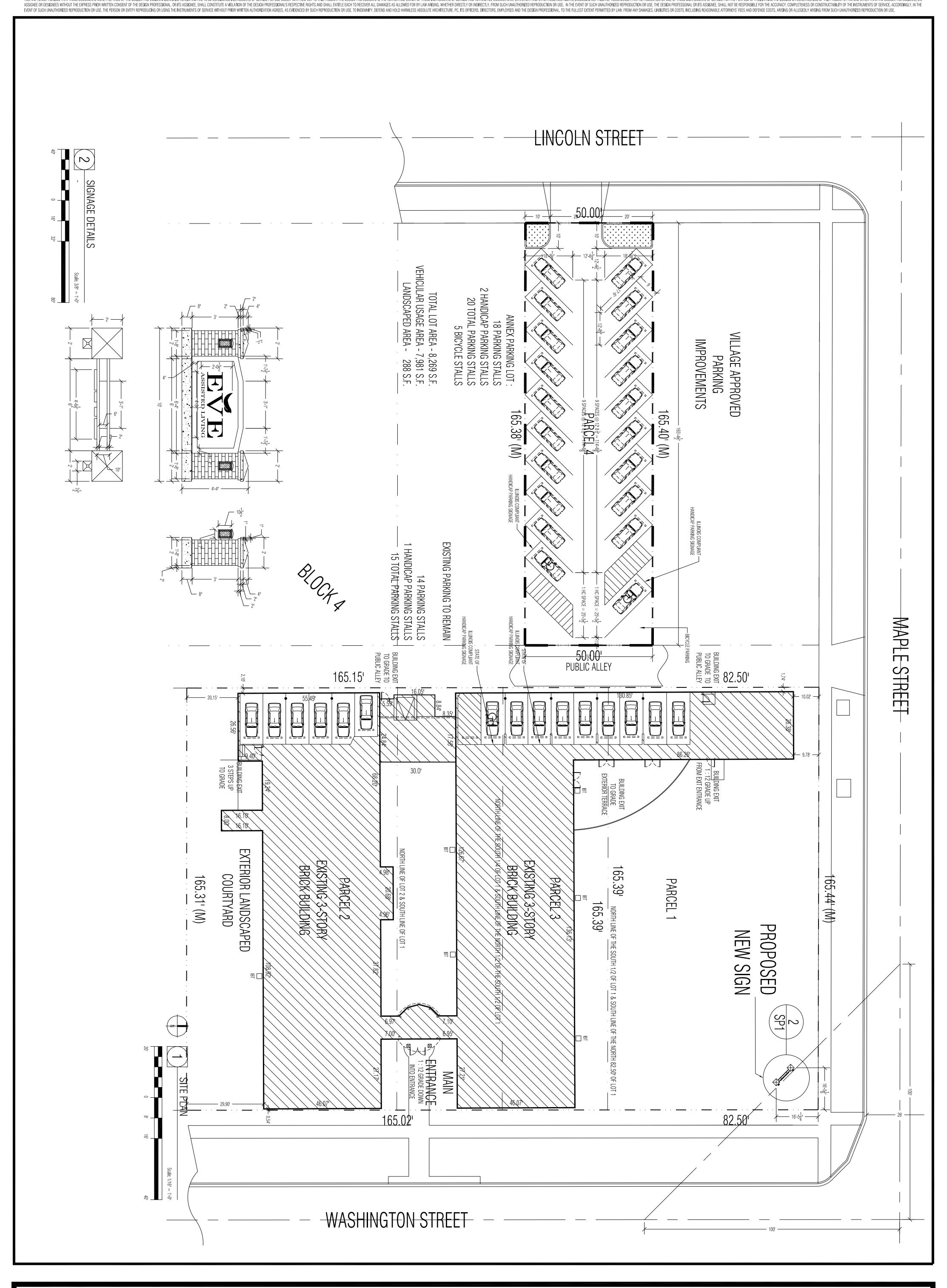


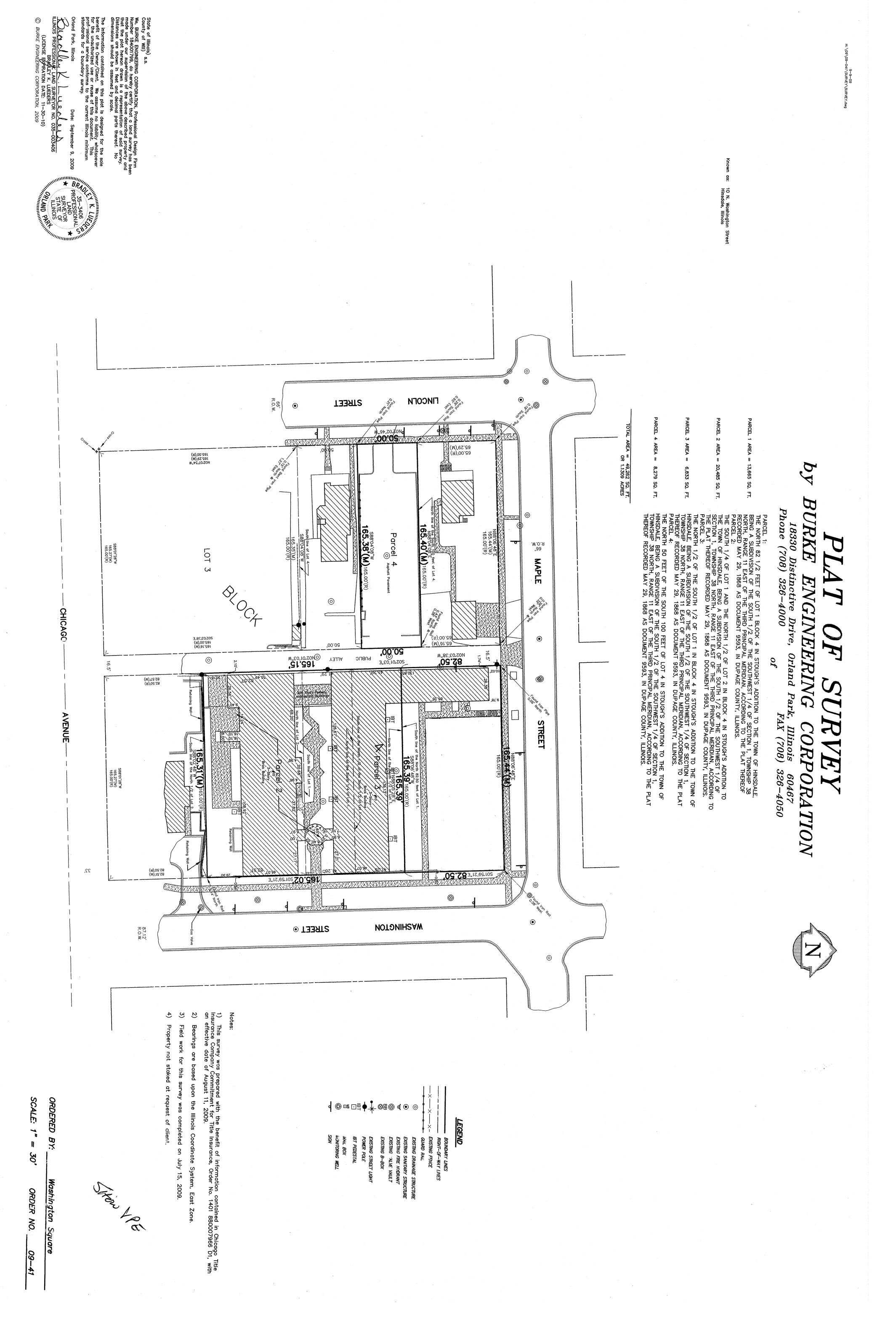




ISSUED/ REVISED PROPOSED NEW
MONUMENT SIGN
SITE PLAN AND DETAILS ISSUED FOR PERMIT 11/7/2018 EXTERIOR SIGNAGE FOR: CITY OF EVANSTON \RCHITECT'S CERTIFICATION **ABSOLUTE** EVE ASSISTED LIVING AND MEMORY CARE ARCHITECTURE PC 10 NORTH WASHINGTON ILLINOIS DESIGN FIRM #184003856 1922 NORTH MENDELL STREET HINSDALE, ILLINOIS CHICAGO, ILLINOIS 60642 PH: 312.263.7345 - FAX: 312.263.7346







Attachment 2

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions 1. to the height, width, and depth of any structure.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 2. all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - A traffic study if required by the Village Manager or the Board or Commission hearing the application. 7.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR

PAYMENT.			
On the	day of November , 20_	18, I/We have read the above certification	n, understand it, and
agree to abide by its cond	ditions.		
			_
Signature of appl	licant or authorized agent	Signature of applicant or authorized agent	
MITCH H	+AMBLET		_
Name of applicar	nt or authorized agent	Name of applicant or authorized agent	
SUBSCRIBED AND SWO to before me this 12th November , 20	day of	Eghan Carin	
		Notary Public	
2017 Version	ZISHAN ZAHID Official Seal Notary Public - State of Illino	is	Dava 7 a60
	Ally Commission Evalent Con 25	วกวา 🕻	Page 7 of 8

My Commission Expires Sep 25, 2022



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Address: 10 N Washington City/Zip: Hinsdale, IL 60521 Phone/Fax: (312) _446-6262/_ E-Mail:mhamblet@edenservice.org Name: James Kapche Title: _Architect Address:1922 N Mendell City/Zip:	Name: <u>10 Washington Properties LLC</u>	Name: Same as applicant
City/Zip: Hinsdale, IL 60521 Phone/Fax: (312) 446-6262/ E-Mail: mhamblet@edenservice.org Phone/Fax: (1)	Address: 10 N Washington	Address:
Phone/Fax: (312) 446-6262/ E-Mail:mhamblet@edenservice.org		
Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest) E-Mail:		Phone/Fax: ()/
Name: James Kapche Title: Architect Address: 1922 N Mendell City/Zip: Chicago, IL 60642 Phone/Fax: (312) 263-7345 / E-Mail: jakapche@absolutearchitecture.com Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest) Name:		
Name: _James Kapche		
Name: _James Kapche		
Title: Architect Address: 1922 N Mendell City/Zip: Chicago, IL 60642 Phone/Fax: 312) 263-7345 / Phone/Fax: () Phone/Fax: ()	Others, if any, involved in the project (i.e. Ar	rchitect, Attorney, Engineer)
Title: Architect Address: 1922 N Mendell City/Zip: Chicago, IL 60642 Phone/Fax: 312) 263-7345 / Phone/Fax: () Phone/Fax: ()	Name: James Kanche	Name:
Address:1922 N Mendell		
City/Zip: Chicago, IL 60642 Phone/Fax: (312) 263-7345 / Phone/Fax: () / E-Mail: jakapche@absolutearchitecture.com Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest) None 2)		
Phone/Fax: (312) 263-7345 / E-Mail: jakapche@absolutearchitecture.com Phone/Fax: () / _ E-Mail: _ E-Mail: / _ E-Mail: _ E-Mail: / _ E-Mail: / _ E-Mail: / _ E-Mail: / _ E-Mail: _ E-Ma	Address: 1922 N Mendell Chicago II 60642	
E-Mail: jakapche@absolutearchitecture.com E-Mail: Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest) 1)	City/Zip:	City/Zip:
Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest) 1) None 2)	Phone/Fax: (312) 263-7345 /	Phone/Fax: ()/
of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest) 1) None 2)	E-Mail: jakapche@absolutearchitecture.com	E-Mail:
of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest) 1) None 2)		
of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest) 1) None 2)		
	of the Village with an interest in the owner of record, the application, and the nature and extent of that interest) 1) None	
3)	3)	

Owner

II. SITE INFORMATION

Address of subject property: 10 N Washington						
Property identification number (P.I.N. or tax number): 09 - 01 - 331 - 011						
Brief description of proposed project: Construct new sign onsite.						
General description or characteristics of the site: <u>Assisted living facility for adults</u> with disabilities ages 22-64						
Existing zoning and land use: R-5/0-1						
Surrounding zoning and existing land uses:						
North: 1-B South: B-1						
East: 1-B West: 0-1						
Proposed zoning and land use:						
Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:						
☐ Site Plan Approval 11-604 ☐ Map and Text Amendments 11-601E						
☐ Design Review Permit 11-605E Amendment Requested:						
☐ Exterior Appearance 11-606E						
☐ Planned Development 11-603E☐ Special Use Permit 11-602E						
Special Use Requested: Development in the B-2 Central Business District Questionnaire						

TABLE OF COMPLIANCE

Address of subject property: _	10 N	Washingt	ton
The following table is based or	n the _	R-5	_Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000	49,262	· · · · · · · · · · · · · · · · · · ·
Lot Depth	125	247.02	
Lot Width	70	165.44	
Building Height	30	34	
Number of Stories	2	3	
Front Yard Setback	14.5	9.87'	
Corner Side Yard Setback	18.5	0	
Interior Side Yard Setback	8	1.74'	
Rear Yard Setback	25	14	
Maximum Floor Area Ratio (F.A.R.)*	.45	1.16	
Maximum Total Building Coverage*	35%	43.816%	
Maximum Total Lot Coverage*	N/A	N/A	
Parking Requirements			
	35	32	
Parking front yard setback	N/A	N/A	
Parking corner side yard setback	N/A	N/A	
Parking interior side yard setback	N/A	N/A	
Parking rear yard setback	N/A	N/A	
Loading Requirements	N/A	N/A	
Accessory Structure Information	N/A	N/A	

^{*} Must provide actual square footage number and percentage.

Where an application	ny lack o on despit	f complia e such la	ance is ack of d	shown, complian	state ce: _	e the reason a Previous	nd explai app1:	nthe Village's Lcation wa	authority as apj	y, if ar prov	ny, to approve the red with 1).	Waiver
from 4	4-107	(C) (I)	to	allow	a a	personal	care	facility	next	to	residential	•
2). Wa	aiver	from	4-11	0 as	it	relates	to la:	ndscaping	and 1	buff	ering.	

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions 1. to the height, width, and depth of any structure.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 2. all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - Location, size, and arrangement of all outdoor signs and lighting. 4.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - A traffic study if required by the Village Manager or the Board or Commission hearing the application. 7.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IE THE ACCOUNT IS NOT SETTI ED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR

PAYMENT.	THIN THICH (30) DATO ALTER THE MALENS	JI / DENVINO TO
On the8 day of JAN	, 20 <u>/</u> , I/We have read the above certification	, understand it, and
agree to abide by its conditions.		
V34		
Signature of applicant or authorized agent	Signature of applicant or authorized agent	
MITCH HAMBLET		
Name of applicant or authorized agent	Name of applicant or authorized agent	
SUBSCRIBED AND SWORN		
to before me this 8 day of JAN . 2019.	7 Ix hair Lahid	
ZISHAN ZAHII Official Seal 2017 Version Notary Public - State		

My Commission Expires Sep 25, 2022



MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Address of proposed request: 10 N Washington

Proposed Planned Development request: Add a new sign

Amendment to Adopting Ordinance Number: 02002-7

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, be ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

The proposal is for a sign to identify the use of the building. All setbacks will be followed. All signage regulations will be followed.

2. Explain the reason for the proposed major adjustment.

The building has no signage and visitors find the building hard to locate and identify.

Version 10.22.15

VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT

19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

Application for Certificate of Zoning Compliance

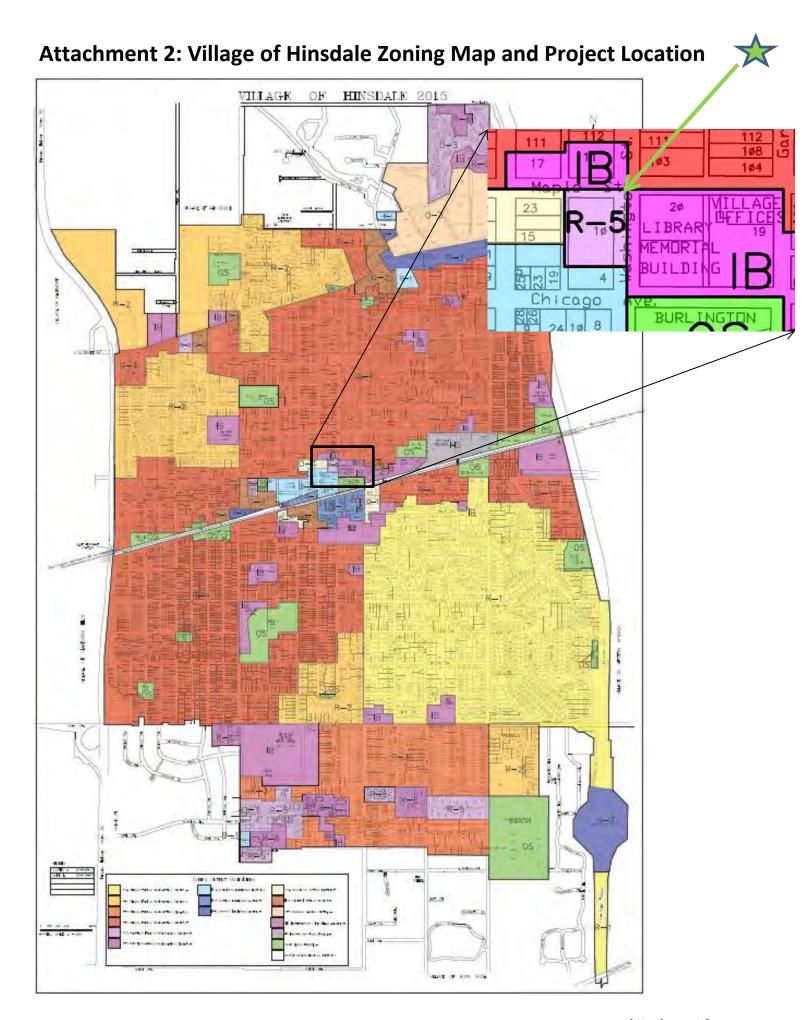
You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name:	Eden Supportive Living				
Owner's name (if different):	10 N Washington Properties LLC				
Property address:	10 N Washington St				
Property legal description:	[attach to this form]				
Present zoning classification	n: Other				
Square footage of property:	49,262				
Lot area per dwelling:	30,000				
Lot dimensions:	x 247.52' x 165.31' x 247.65' x 165.44				
Current use of property:	Assisted Living Facility				
Proposed use:	Single-family detached dwelling ✓ Other: Assisted Living Facility				
Approval sought:	☐ Building Permit ☐ Variation ☐ Special Use Permit ☐ Planned Development ☐ Site Plan ☐ Exterior Appearance ☐ Design Review ☐ Other: Approval for a new sign				
Brief description of request	and proposal:				
Approval for a new sign					
Plans & Specifications:	[submit with this form]				
Pr	ovided: Required by Code:				
Yards:					
front: interior side(s)	9.78 2 /2				

Provided:

Required by Code:

<i>y</i>						
cornèr side rear	N/A 14		18.5 25		7	
Setbacks (businesses and o	offices):			***************************************		
front:	9.78		14.5	·		
interior side(s)	/1.74	•	/8	·	æ,	
corner side	N/A 14		18.5 25			
rear others:	N/A		N/A	and the second s		
Ogden Ave. Center:	N/A	•	N/A	AND THE PROPERTY OF THE PROPER		
York Rd. Center:	N/A		N/A			
Forest Preserve:	N/A_		N/A	**************************************		
Building heights:						
principal building(s):	34		30			
accessory building(s):	N/A		N/A	MATERIAL MAT		
Maximum Elevations:						
principal building(s):	N/A		N/A		,	
accessory building(s):	N/A		N/A			
Dwelling unit size(s):	71 unit 83	bed	24	MANAGEM AND		
Total building coverage:	44.6%	-	35%			
Total lot coverage:	N/A	•	N/A	MANUFACTURE CONTRACTOR OF THE		
Floor area ratio:	1.16		.45			
Accessory building(s):	N/A				***************************************	
Spacing between buildings	:[depict on a	attached p	olans]			
principal building(s):	42	13		29		
accessory building(s):	N/A	N/A		N/A		
Number of off-street parkin	g spaces re	equired:	<u>35 (</u> 3	32 existing)		
Number of loading spaces	required:	1 :	(1 existin	ng)		
Statement of applicant:		,				
I swear/affirm that the info	rmation pro	vided in	this form	n is true ai	nd comple	te I
understand that any omission						
be a basis for denial or revoc	ation of the	Certificate	of Zonin	g Complian	ce.	
But 1/5/						
By: Applicant's signature						
		,				
MITCH HAMBLE	7-OWN	RS MA	WAGING	S PARTINE	R	
Applicant's printed na	ame					
Dated: /- 8-	, 20 <u><i>19</i></u> .				A Company	



VILLAGE OF HINSDALE

ORDINANCE NO. O2012-48

AN ORDINANCE APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN AT 10 N. WASHINGTON STREET – EDEN HINSDALE, LLC

WHEREAS, Eden Hinsdale, LLC (the "Applicant") is the legal title owner of the property located at 10 North Washington Street, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, the Village has previously approved a planned development for the Subject Property pursuant to Ordinance No. O2011-48 (the "Original Ordinance) in 2011, as well as an amendment to the planned development in January 2012 (the "Amending Ordinance"). The approval of the Original Ordinance included approval of a Site Plan/Exterior Appearance Plan; and

WHEREAS, at this time, the Applicant is finalizing its site improvements and now seeks approval of a major adjustment to its final approved Site Plan/Exterior Appearance Plan for the development of the Subject Property pursuant to Subsection 11-604(I)(2) of the Hinsdale Zoning Code (the "Application") for installation of a wall sign for the proposed personal care facility and senior citizen housing development on the Subject Property. The proposed wall sign will replace the existing 33.75 square foot Washington Square sign with a polished brass sign that is 16.5 square feet in size (the "proposed wall sign"). The existing goose neck lighting would be utilized to illuminate the proposed wall sign. A depiction of the proposed wall sign is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees find that the Application seeking a major adjustment to the approved Site Plan/Exterior Appearance Plan to allow the proposed wall sign will, as approved by this Ordinance, be in substantial conformity with the approved Site Plan/Exterior Appearance Plan and the Original Ordinance and Amending Ordinance, as required by Subsection 11-604(I)(2) of the Hinsdale Zoning Code.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

<u>Appearance Plan</u>. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-604(I)(2) of the Hinsdale Zoning Code, approve the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 10 N. Washington Street to allow for the addition of a 16.5 square foot wall sign. Said major adjustment is approved subject to the conditions set forth in Section 3 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approval granted herein.

<u>SECTION 3:</u> <u>Conditions on Approval</u>. The approval granted in Section 2 of this Ordinance is subject to the following conditions:

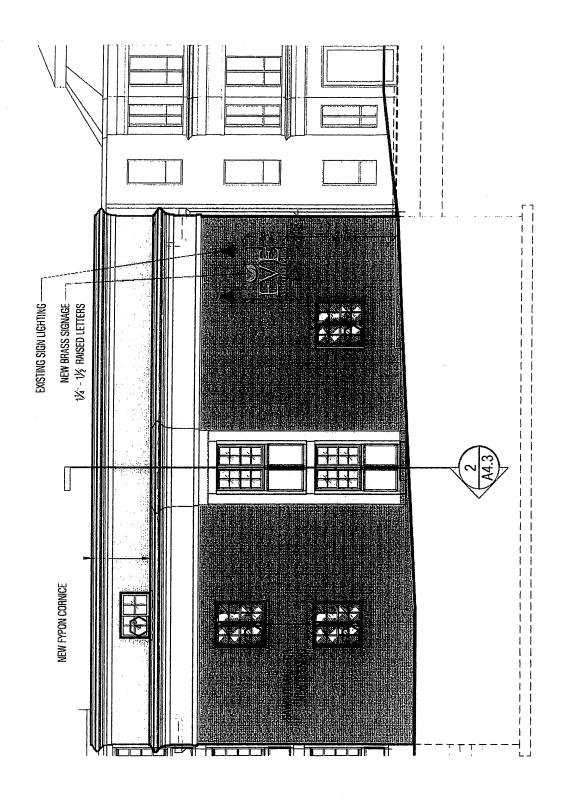
- A. <u>No Authorization of Work</u>. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance or the Original and Amending Ordinances precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Plans</u>. All development work on the Subject Property shall be undertaken only in strict compliance with the approved plans and specifications, including the depiction of the proposed wall sign attached hereto as **Exhibit A** and made a part hereof.
- C. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the Original Ordinance and any ordinance granting a variation relative to the Subject Property, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

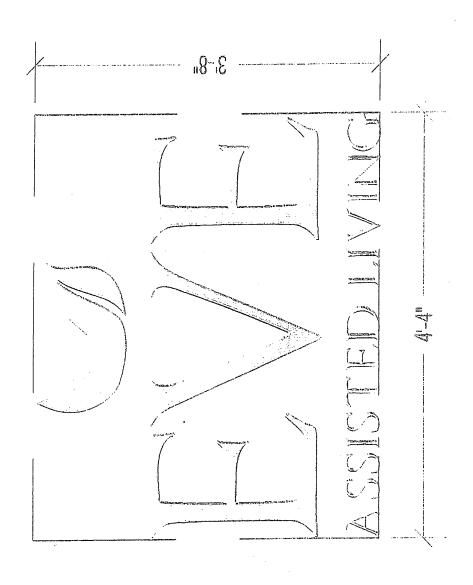
SECTION 4: <u>Violation of Condition or Code</u>. Any violation of any term or condition stated in this Ordinance, the Original Ordinance, the Amending Ordinance, or of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 16th day of October 2012.	
AYES: Trustees Elder, Angelo, Haarlow, Geoga, LaPlaca, Saigh	
NAYS: None	
ABSENT: None	
APPROVED this 16th day of October 2012.	
Q Pore 0 /	
Thomas K Cauley, Jr., Village President	
Christine M. Bruton, Village Clerk	
ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:	E
Ву:	
Its:	





VILLAGE OF HINSDALE

ORDINANCE NO. O2011-48

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT, A SPECIAL USE PERMIT FOR A PERSONAL CARE FACILITY AND SENIOR CITIZEN HOUSING DEVELOPMENT, AND SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR THE PROPERTY LOCATED AT 10 NORTH WASHINGTON STREET (Plan Commission Case No. A-05-2011)

WHEREAS, Eden Assisted Living (the "Petitioner") is the contract purchaser of the parcels of property generally located at 10 North Washington Street (the "Subject Property"), which Subject Property is legally described in <u>Exhibit A</u>, attached and incorporated herein by reference; and

WHEREAS, the Petitioner has applied for a planned development, which is required to be processed as a special use in the R-5 Multi-Family District, in Plan Commission Case No. A-05-2011 (the "Application"); and

WHEREAS, the Petitioner has applied for a special use permit to operate a personal care facility and senior citizen housing development at the Subject Property as part of the Application; and

WHEREAS, the Petitioner has applied for site plan and exterior appearance plan approval also as part of the Application; and

WHEREAS, a planned development was originally approved for the Subject Property pursuant to Village of Hinsdale (the "Village") Ordinance No. O94-1, as amended by Ordinance No. O2002-7, for senior citizen housing, and that facility ceased operations in 2009; and

WHEREAS, the Petitioner proposes to operate a personal care facility and senior citizen housing development at the Subject Property to provide assisted living for adults 55 years of age or older with physical disabilities (the "Facility"), and seeks the approval of a new planned development for the Subject Property; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the Application in Plan Commission Case No. A-05-2011 on April 13, 2011 and May 11, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on March 24, 2011, and upon remand of the Application by the Board of Trustees to the Plan Commission, conducted a further public hearing on July 13, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on June 22, 2011, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application

subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. A-05-2011; and

WHEREAS, the Plan Commission, at a regular meeting on August 10, 2011, approved its Findings and Recommendations for Plan Commission Case No. A-05-2011; and

WHEREAS, the Village Board remanded the Application for site plan and exterior appearance plan approval at its meeting of August 16, 2011, for the Petitioner to reflect the removal of the existing townhomes on the Subject Property on the site plan and exterior appearance plan; and

WHEREAS, the Petitioner revised its site plan and exterior appearance plan to reflect the removal of the existing townhomes at the Subject Property; and

WHEREAS, upon remand of the Application, at a regular meeting on September 14, 2011, the Plan commission unanimously recommended approval of the site plan and exterior appearance plan by a vote of eight (8) in favor, none (0) and one (1) absent; and

WHEREAS, the Petitioner shall remove all of the existing townhomes located on the Subject Property as reflected in the site plan attached hereto as <u>Exhibit C</u>; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in the Hinsdale Zoning Code relating to the requested approvals, but only subject to the conditions set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

<u>Section 1</u>. <u>Recitals</u>. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

Section 2. Approval of a Special Use Permit for a Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, approves a special use permit authorizing a Planned Development for the Subject Property, and approves the planned development detailed plan prepared by Burke Engineering Corp. dated September 9, 2009, in the form attached to, and by this

reference incorporated into, this Ordinance as <u>Exhibit B</u> (the "Approved Detailed Plan"). The approval granted in this Section 2 is subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 3. Approval of a Special Use Permit for a Personal Care Facility and Senior Citizen Housing Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 4-107 and 11-602 of the Hinsdale Zoning Code, approves a special use permit for a personal care facility and senior citizen housing development in the in the R-5 Multi-Family District for the Subject Property. The approval granted in this Section 3 is subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 4. Modifications of Certain Zoning Code Regulations for the Subject Property. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsection 11-603H of the Hinsdale Zoning Code, modifies the following provisions of the Hinsdale Zoning Code for the Subject Property, subject to the conditions set forth in Section 7 of this Ordinance:

- A. The total floor to area ratio shall be 1.04 in lieu of .45.
- B. The total building coverage of 38.04% in lieu of 35%.
- C. The rear yard setback shall be 14' in lieu of 25'.
- D. The Petitioner shall be permitted to have a total of 69 units at the Facility at the Subject Property in lieu of the allowable 24 units.
- E. The front yard setback shall be 9.78' in lieu of 25'.
- F. The corner side yard setback for the Subject Property shall be 0'-0" in lieu of 25'.
- G. The side yard setback shall be 1.74' in lieu of 8'.
- H. The number of required parking spaces for the Subject Property shall be 35 in lieu of 75.
- I. The requirements of Section 4-110 of the Zoning Code shall be waived as it relates to any required buffers or landscaping of existing primary or accessory structures or uses.

Section 5. Approval of Site Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plan for the proposed

development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Site Plan"), subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 6. Approval of Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plan for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit D (the "Approved Exterior Appearance Plan"), subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 7. Conditions on Approvals. The approvals granted in Sections 2 through 6 of this Ordinance are granted expressly subject to all of the following conditions:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Engineering Plans</u>. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall submit to the Village Engineer detailed final engineering plans (the "Engineering Plans"). After approval by the Village Engineer, the Engineering Plans shall, automatically and without further action by the Village, be deemed to be incorporated in and made a part of the Approved Site Plan.
- C. <u>Compliance with Codes, Ordinances, and Regulations</u>. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. <u>Compliance with Approved Plans</u>. All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plan, the Approved Exterior Appearance Plan, and other Village-approved plans.
- E. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the

appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

- F. <u>Services Provided at the Facility</u>. The Petitioner shall not accept residents or treat individuals with mental illness at the Facility.
- G. Age of Residents. All residents at the Facility shall be age of 55 or older.
- H. <u>License for Facility</u>. The Petitioner's applicable license to operate the Facility shall be subject to the restrictions set forth in subsections 7(F)-(G) above, and the Facility shall be 100% private pay.
- I. <u>Preference for Village Residents</u>. The Petitioner shall give preference to Village residents and their immediate family members who are on an applicable waiting list to reside at the Facility unless otherwise prohibited by law.
- J. <u>Townhomes</u>. The townhomes on the Subject Property shall be torn down per the approved site plan attached hereto as <u>Exhibit C</u>.
- K. Special Use Limited to Petitioner. For a period beginning upon the effective date of this Ordinance as provided in Section 10 below and ending on the fifth anniversary of that date, the special use permits granted herein shall be limited to (a) entities, including the Petitioner, which are whollyowned and controlled by the Hamblet Family (as defined below), such that any transaction during the aforesaid five year period involving the Petitioner which results in it not being wholly-owned and controlled by the Hamblet Family shall be regarded for purposes of this Ordinance as a prohibited transfer of such special use permits, and such that any transaction during the aforesaid five year period which results in such special use permits being owned by an entity other than the Petitioner but which entity is whollyowned and controlled by the Hamblet Family shall not be regarded for purposes of this Ordinance as a prohibited transfer of such special use permits, and (b) any lender (or any person designated by such lender) making a loan secured by a mortgage on the Subject Property the proceeds of which are used entirely to defray costs to acquire, construct and maintain the Subject Property, or solely to repay a prior loan made solely for such purposes, provided such lender becomes the owner of the Subject Property (or has the right to designate a third party who will become the owner of the Subject Property) as part of the exercise of its rights as a secured creditor following a default of such mortgage loan, and except as provided in clauses (a) and (b) above, such special use permits granted herein and the applied for uses shall not be transferable to a new owner during such five year period except upon reapplication, hearing and approval in the manner provided by

the Village's Zoning Code. As used in this section, the term "Hamblet Family" shall refer to Michael Hamblet, Mitch Hamblet, their children and grandchildren, and their respective spouses. For the purposes of this Ordinance, the term "Prohibited Transfer" shall mean that the special use granted herein will not transfer with the transfer of the property, and that for the special use to continue following any such Prohibited Transfer the new owner would need to follow all of the provisions of the Village's Zoning Code that are applicable to a new application for a special use permit.

Section 8. Violation of Condition or Code. Any violation of (i) any term or condition stated in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 9. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 10. Effective Date. This Ordinance shall take effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 24th day of October 2011.

AYES: Trustees Elder, Haarlow, Geoga, LaPlaca, Saigh

NAYS: Trustee Angelo

ABSENT: None

APPROVED this 24th day of October 2011.

Thomas K. Cauley, Jr., Village Presider

Christine M. Bruton, Village Clerk

ACKNOWLEDO	GEMENT A	AND AG	REEMEN'	BY THE	PETITIONER	TO	THE
CONDITIONS	OF THIS C	RDINA	NCE:				

Date: 10 26, 2011

7

EXHIBIT A

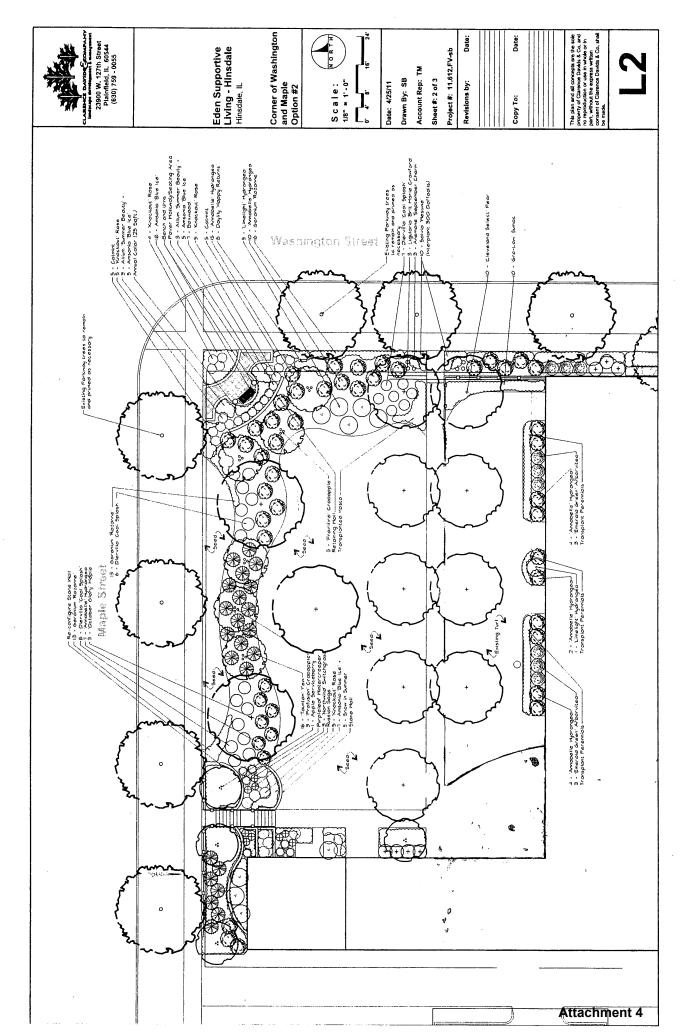
LEGAL DESCRIPTION

PARCEL 1: THE NORTH 82½ FEET OF LOT 1 BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS. AND;

PARCEL 2: THE SOUTH ¼ OF LOT 1 AND THE NORTH ½ OF LOT 2 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS. AND;

PARCEL 3: THE NORTH ½ OF THE SOUTH ½ OF LOT 1 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS.





Attachment 5: Aerial View of 10 Washington Street

Proposed Ground Sign Location



Attachment 6: Street View of 10 Washington Street Proposed Ground Sign Location





MEMORANDUM

DATE: June 12, 2019

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 306 W. Fourth Street – Second Major Adjustment to Planned Development/Exterior

Appearance and Site Plan to install an emergency gas generator.

Case A-17-2019 – IB Institutional Buildings District

Summary

This is a second major adjustment request from St. Isaac Parish to install an emergency gas generator to power lighting, heating, storm-water management and communication systems in the event that emergency power is necessary. The proposed location is 73 feet from the east property line, 105 feet from S. Vine Street's center-line and 165 from the closest residential neighbor. St. Isaac Jogues Parish is located in the IB Institutional Buildings District and includes the addresses of 427 and 440 S. Clay Street. The subject property is surrounded by the R-4 Single Family Residential District.

On September 1, 2015, the Village Board approved its first major adjustment request to construct a preschool playground at the south end of the subject property (Attachment 5).

Request and Analysis

The proposed site of the emergency generator is hidden from the north, south and west sides of the parcel, surrounded by the walls of the existing 2-story building. The chosen location is below grade at the bottom of an existing delivery ramp and the applicant is proposing to install a functional aluminum fence painted to match the existing awnings in the area. The generator would also be housed in a sound-attenuation enclosure. The applicant has included the enclosure data and aluminum fence/screen information (Attachment 1). The enclosure is 6'-2" tall and 12' wide and the fence is 7'-4" tall. The chosen fence color (to match the existing awnings) is called "Interstate Green".

Per the applicant, the emergency generator would perform periodic tests during normal business hours, however, not be on/used unless an emergency arises. A certified mailing was completed and signage was posted at the subject property. As of June 6, 2019, staff has not received any inquiries from the neighbors.

Process

Pursuant to Section 11-606, the Chairman of the PC shall, at the public meeting on the application for exterior appearance review, allow any member of the general public to offer relevant material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting,



MEMORANDUM

the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-606.

Attachments:

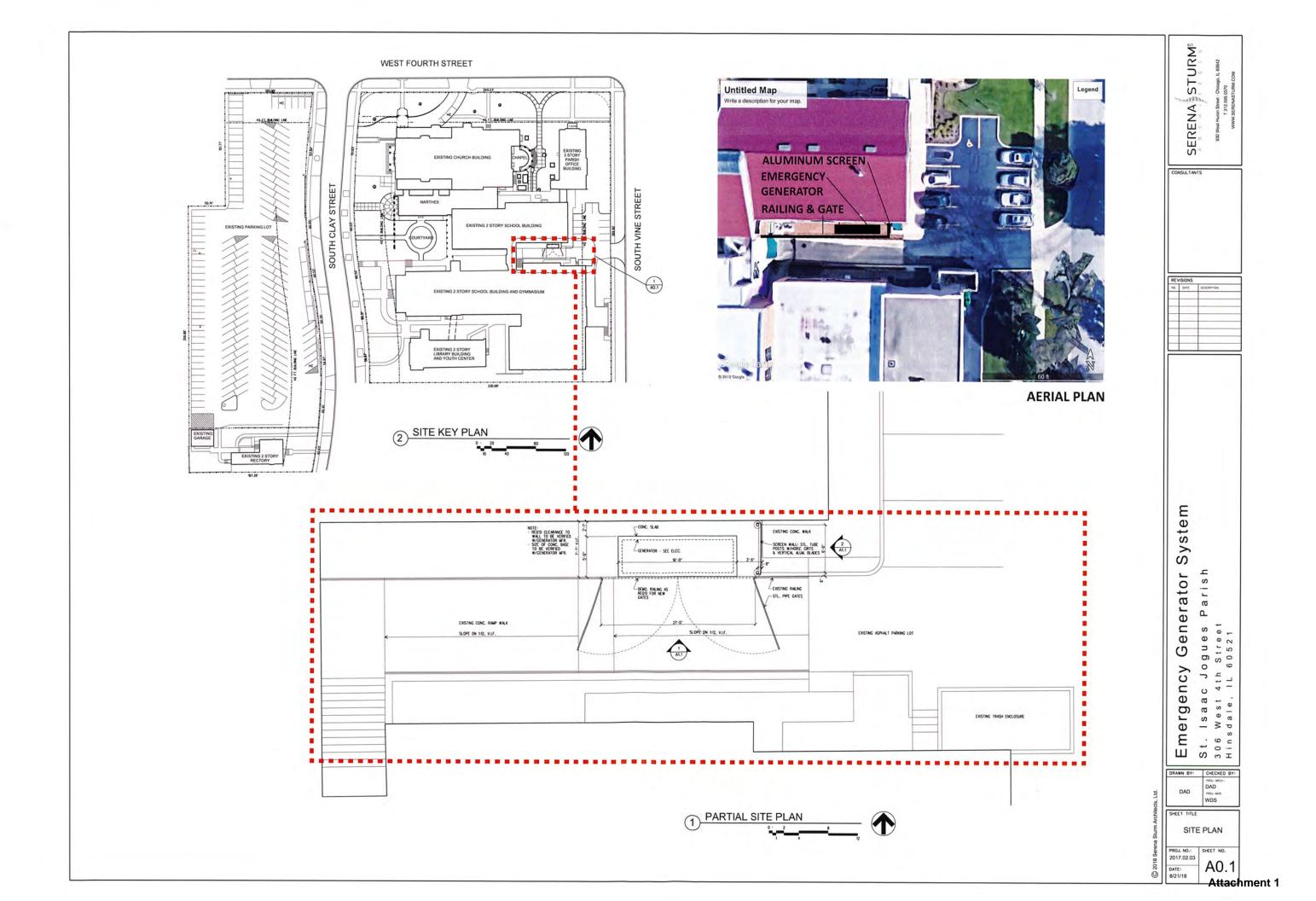
Attachment 1 - Major Adjustment Application and Exhibits

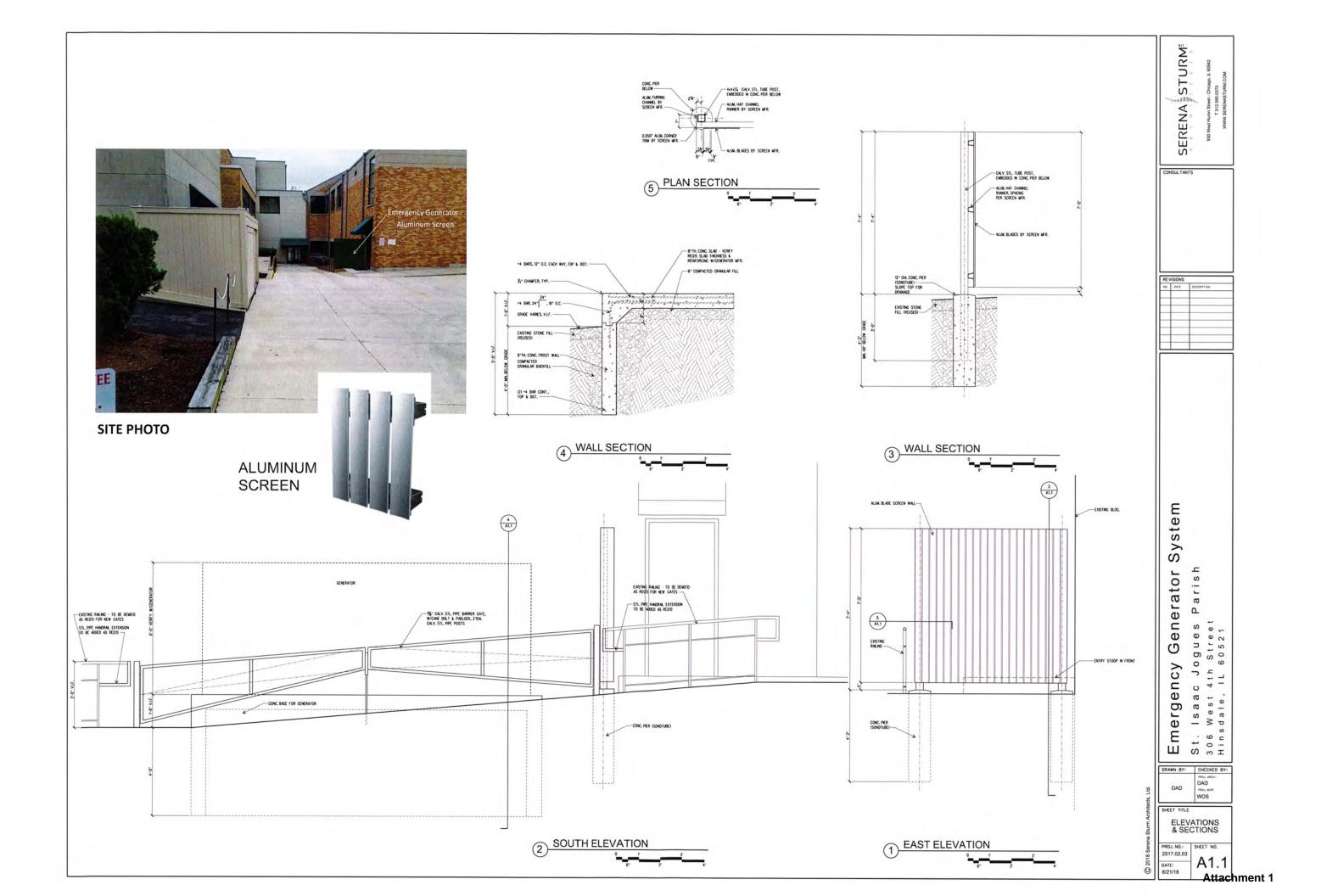
Attachment 2 - Zoning Map and Project Location

Attachment 3 - Street View of 306 W. 4th Street

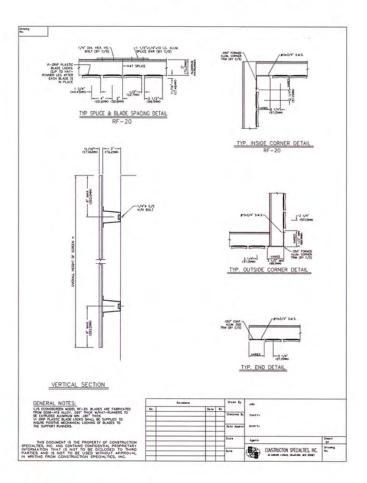
Attachment 4 - Bird's Eye View of 306 W. 4th Street

Attachment 5 - 1st Major Adjustment Ordinance O2015-30 (Sept. 1, 2015)



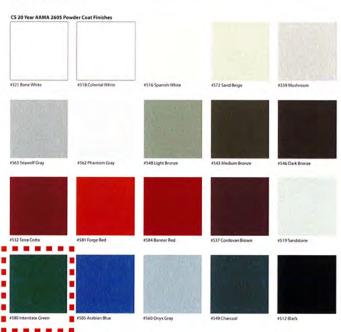


ALUMINUM SCREEN DATA



Construction Specialties

Architectural Grilles and Vision Barriers, Architectural Louvers and Sun Controls



SCREEN COLOR TO MATCH AWNING

EMERGENCY GENERATOR DATA

Enclosures





Weather Protective and Sound Attenuated Enclosures DG100-2, DG125-2, and DG150-2

Picture shown may not reflect actual configuration

Features

- Highly Corrosion Resistant construction

 Stainless steel flush fitting latches and hinges tested and proven to withstand extreme conditions of corrosion

 Zinc plated or stainless steel fastener

Excellent Access Radiator fill access

- Radiator fill access
 Lube oil and coolant drains piped to the exterior of the enclosure base
 Large cable entry area for installation ease
 Removable, vertically hinged double doors on both sides with rubber external snap-in-place door securement when fully opened
 Removable, vertically hinged rear door for control panel access with solid bar door stay to hold door in place when open
 Removable front panel

- Security and Safety
 Lockable access doors which give full access to control panel and breaker
 Cooling fan and battery charging alternator fully
- guarded

 Oil fill, and battery can only be reached via
- lockable access

 Stub-up area is rodent proof

- Transportability

 These enclosures are of extremely rugged construction to withstand outdoor exposure and rough handling common on many construction sites. The sound deadening material is of a self-extinguishing design
- This range of enclosures are designed on modular principles with many interchangeable components permitting on site repair

- Options

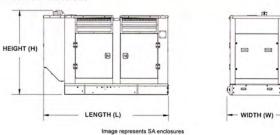
 Weather Protective constructed with 16 gauge steel

 Sound Attenuated constructed with 16 gauge steel; weather protective with critical silencer and lined with sound deadening material silencer mounted in separate upward discharging radiator hood
 Caterpillar Yellow or white paint
 Externally mounted emergency stop button
 IBC certification for 180 mph wind loading

Enclosures



Enclosure Dimensions



21.00	Generator		Widt	h W	Leng	th L	Heig	ht H
Model	Set Rating ekW	Enclosure	mm	in	mm	in	mm	in
DG100-2	100	Sound			Maria Maria		1853	73.0
DG125-2	125	Attenuated	1110	43.7	3659	144,1	1866	73.5
DG150-2	150				(1-1)		1875	73.8
DG100-2	100							
DG125-2	125	Weather Protective	1110	43.7	3232	127.2	1866	73.5
DG150-2	150							

Enclosure Sound Pressure Levels (SPL) at 100%

Sound Attenuated Enclosure		Cooling Air Flow Rate		SPL @7m(23 ft)
Model	Standby ekW	m³/s	cfm	dBA
DG100-2	100	3.1	6569	74
DG125-2	125	3.7	7840	72
DG150-2	150	5.5	11654	75

SERENA STURM

CONSULTANTS

stem Sy ency Generator Sac Jogues Parish lsaac Jog West 4th S

S t DRAWN BY: CHECKED BY: PROJ. MICH. DAD PROJ. WOR! WDS DAD

o 6 in s

PRODUCT INFORMATION 2017.02.03 DATE: 8/21/18

Attachment 1



MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Address of proposed request: 427 South Clay Street, Hinsdale, Illinois 60521

Proposed Planned Development request: Location of a new exterior emergency generator.

Amendment to Adopting Ordinance Number: 9-107,H.,3

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, be ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

St. Isaac Parish requires a campus emergency power system. Thus a new gas generator will be positioned on a below grade, existing, eastern delivery ramp. Its will be 73 ft. from the Parish's eastern property line, 105 ft. from South Vine Street's center-line and 165 ft. from the nearest neighbor. It will be housed in a sound-attenuation enclosure and will be shielded by an eastern, metal screen, painted green to match adjacent awnings. Other exposures will be hidden by existing Campus buildings. Except for periodic tests during normal business hours, the generator will remain non-functioning unless an emergency arises. Its installation will comply with applicable codes (ASME, NFPA, UL, etc.) and will meet requirements of exhaust emissions (EPA, State, Local) and noise emissions (EPA, State, Local). This proposed major adjustment to address life-safety concerns will be in substantial conformity with the existing St. Isaac's plan.

2. Explain the reason for the proposed major adjustment.

To position a generator to provide emergency power for lighting, heating, storm-water management and communication systems serving the life-safety needs of the St. Isaac Campus occupants and protecting the Parish facilities from damage.



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 300 W. Fourth Street, Hinsdale,

306 W.	Fourth	Street,	Hinsdale,	IL	60521
--------	--------	---------	-----------	----	-------

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

PLEASE NOTE If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

FEES for Exterior Appearance/Site Plan Review:
Standard Application: \$600.00
Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. Open spaces. The quality of the open space between buildings and in setback spaces between street and facades.

Not Applicable

2. *Materials*. The quality of materials and their relationship to those in existing adjacent structures.

Architectural materials will be painted metal to match existing green awnings.

3. *General design*. The quality of the design in general and its relationship to the overall character of neighborhood.

The functional fence will shield the generator's view from the public. Note: The generator will periodically tested during business hours and operated only in the case of an emergency.

4. General site development. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

Not Applicable

5. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The height of the new emergency generator screen is to be 7 feet.

6. Proportion of front façade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

Not Applicable

7. Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

Not Applicable

8. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

Not Applicable

9. Rhythm of spacing and buildings on streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

Not Applicable

10. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

Not Applicable

11. Relationship of materials and texture. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

Please see answer to item 2.

12. Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

Not Applicable

13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

Not Applicable

14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

Not Applicable

15. Directional expression of front elevation. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

Not Applicable

16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

Not Applicable

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

Not Applicable

2. The proposed site plan interferes with easements and rights-of-way.

Not Applicable

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

Not Applicable

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

The location of the generator which is below grade and internal to the St. Isaac campus and its screening will insure the site plan is not injurious or detrimental to surrounding property.

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

Not Applicable

6. The screening of the site does not provide adequate shielding from or for nearby uses.

Adequate shielding from or for nearby uses, will be addressed by the generator being surrounded by existing buildings (Parish Center, School, Elevator Tower) and a new eastern screen.

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

The proposed screen will improve compatibility and amenity of structures within this service area.

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

Not Applicable

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

Not Applicable

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

Not Applicable

11. The proposed site plan does not provide for required public uses designated on the Official Map.

Not Applicable

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

The proposed emergency generator and its location, does not adversely affect the public health, safety or general welfare.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: William Sturm, Serena Sturm Architects, Ltd.	Name: _ Thomas Sullivan, St. Isaac Jogues Parish
Address: 930 W. Huron Street	Address: 306 W. Fourth Street
City/Zip: Chicago, Illinois 60642	City/Zip: Hinsdale, Illinois 60521
Phone/Fax: (312)595-0370 /Ext. 314	Phone/Fax: (630)655-6666 /
E-Mail: <u>bsturm@serenasturm.com</u>	E-Mail: tom@sijhinsdale.com
Others, if any, involved in the project (i.e. Arc	hitect, Attorney, Engineer)
Name:	Name:
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:
Disclosure of Village Personnel : (List the name, a of the Village with an interest in the owner of record, the application, and the nature and extent of that interest)	ddress and Village position of any officer or employee Applicant or the property that is the subject of this
1) Not Applicable	
2)	
3)	

Owner

II. SITE INFORMATION

Address of subject property:306 West Fourth Street	, Hinsdale, Illinois 60521		
Property identification number (P.I.N. or tax number):			
Brief description of proposed project: Installation of a exterior emergency generator with metal screen.			
General description or characteristics of the site:	The site of the proposed emergency generator is off South Vine Street on a below grade, existing, delivery ramp. The generator		
	will be hidden from public view on three sides by existing Parish		
	Buildings and screened on its eastern exposure.		
Existing zoning and land use: _IB - Institutional Building			
Please mark the approval(s) you are seeking a standards for each approval requested:	and attach all applicable applications and		
☑ Site Plan Approval 11-604	☐ Map and Text Amendments 11-601E		
☐ Design Review Permit 11-605E	Amendment Requested:		
☑ Exterior Appearance 11-606E			
☐ Special Use Permit 11-602E	☐ Planned Development 11-603E		
Special Use Requested:	 Development in the B-2 Central Business District Questionnaire 		
	-		

TABLE OF COMPLIANCE

Address of subject property:	306 West Fourth Street, Hinsdale, Illinois 60521
, , , , ,	

The following table is based on the IB-Institutional Zoning District.

Building

You may write "N/A" if the	Minimum Code	Existing	Proposed
application does NOT affect the	Requirements	Development	Development
building/subject property.	Roquiromonio	20101011111111	
Lot Area (SF)	NA		
Lot Depth	NA		
Lot Width	NA		
Building Height	NA		
Number of Stories	NA		
Front Yard Setback	NA		
Corner Side Yard Setback	NA		
Interior Side Yard Setback	NA		
Rear Yard Setback	NA		
Maximum Floor Area Ratio			
(F.A.R.)*	NA		
Maximum Total Building			
Coverage*	NA		
Maximum Total Lot			
Coverage*	NA		
Parking Requirements			
	NA		
Parking front yard setback	NA		
Parking corner side yard			
setback	NA		
Parking interior side yard			
setback	NA		
Parking rear yard setback	NA		
Loading Requirements	NA		
Accessory Structure			
Information	NA		

^{*} Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: NA			

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 - 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT. HIGGS OF BASES.

On the <u>Seventeenth</u> day of <u>April</u> , 20 <u>19</u> agree to abide by its conditions	, I/We have read the above certification, understand it, and
The state of the s	self. 1: No

Signature of applicant or authorized agen

Thomas Sullivan, St. Isaac Jogues Parish

Name of applicant or authorized agent

Signature of applicant or authorized agent

William Sturm, Serena Sturm Architects, Ltd.

Name of applicant or authorized agent

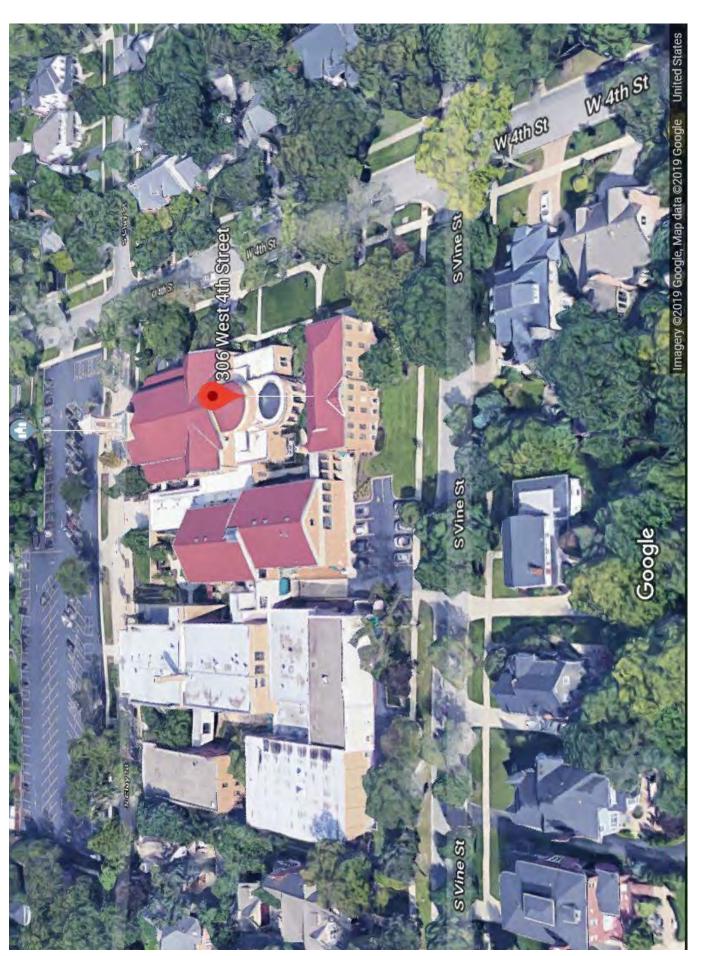
SUBSCRIBED AND SWORN to before me this 17th day of April 2019

Notary Public

OFFICIAL SEAL
CATHERINE M BOOTH
Notary Public - State of Illinois
My Commission Expires Apr 24, 2019

Attachment 2: Village of Hinsdale Zoning Map and Project Location HINSDALE 2015 ISAAC 4ø5 田二 STATE OF SPECIES org Benz Bardon





VILLAGE OF HINSDALE

ORDINANCE NO. 02015-30

AN ORDINANCE APPROVING A MAJOR ADJUSTMENT TO A PLANNED DEVELOPMENT FINAL PLAN, SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR A NEW PLAYGROUND AT 427 SOUTH CLAY STREET – ST. ISAAC JOGUES PARISH

WHEREAS, a Planned Development for St. Isaac Jogues Parish (the "Applicant") at 427 S. Clay Street (the "Subject Property"), which also included 440 S. Clay Street and 306 W. Fourth Street) was originally approved by Ordinance No. O94-19 and was later amended by Ordinance Nos. O96-3 and O2005-14 (the "Planned Development"); and

WHEREAS, the Subject Property is improved with a church, and other improvements, and is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Applicant seeks to construct a new pre-school playground, fence and an accompanying eleven foot, nine inch (11'9") wide landscape buffer between the playground area and the residential property located immediately to the south (collectively, the "Proposed Improvements"). Plans and specifications depicting the Proposed Improvements and their location within the planned development site are attached hereto as **Group Exhibit B** and made a part hereof; and

WHEREAS, construction of the Proposed Improvements is a major adjustment to the approved final plan, site plan and exterior appearance plan for the Planned Development requiring the approval of the Village Board pursuant to Subsections 11-603(L) and 11-603(K)(2), 11-604(I)(2) and Section 11-606 of the Hinsdale Zoning Code; and

WHEREAS, the Applicant has now submitted an application for a major adjustment to the Planned Development final plan, site plan and exterior appearance plan to allow for the construction of the Proposed Improvements on the Subject Property (the "Application"). The Proposed Improvements are Code compliant so no waivers related to the Improvements are required; and

WHEREAS, the Board of Trustees of the Village have duly considered all of the materials, facts and circumstances affecting the Application, and find that the Application proposes changes to the approved final plan, site plan and exterior appearance plan for the Planned Development that, as approved by this Ordinance, will be in substantial conformity with the approved final plan, site plan and exterior appearance plan for the Planned Development, in conformance with Subsections 11-603(L) and 11-603(K)(2), 11-604(I)(2) and Section 11-606 of the Hinsdale Zoning Code.

NOW, **THEREFORE**, **BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the Board of Trustees.

<u>Exterior Appearance Plan for the Planned Development</u>. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and pursuant to Subsections 11-603(L) and 11-603(K)(2), 11-604(I)(2) and Section 11-606 of the Hinsdale Zoning Code, approve the major adjustment to the previously approved final plan, site plan and exterior appearance plan for the Planned Development, as previously amended, to authorize construction of the Proposed Improvements on the Subject Property as shown in the development plan, site plan and exterior appearance depictions attached hereto as <u>Group Exhibit B</u>. The Planned Development final plan, site plan and exterior appearance plan are hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

SECTION 3: Conditions on Approvals. The approvals granted in Section 2 of this Ordinance are subject to the following conditions:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize the commencement of any work relative to installation of the Proposed Improvements. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced relative to the Improvements until all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Plans</u>. All work relative to installation of the Proposed Improvements shall be undertaken only in strict compliance with the approved plans and specifications for the Proposed Improvements, including those attached hereto as <u>Exhibit B</u> and made a part hereof.
- C. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Planned Development, the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the installation of the Proposed Improvements on the Subject Property. All work related to the Proposed Improvements shall comply with all Village codes, ordinances, and regulations at all times.
- D. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

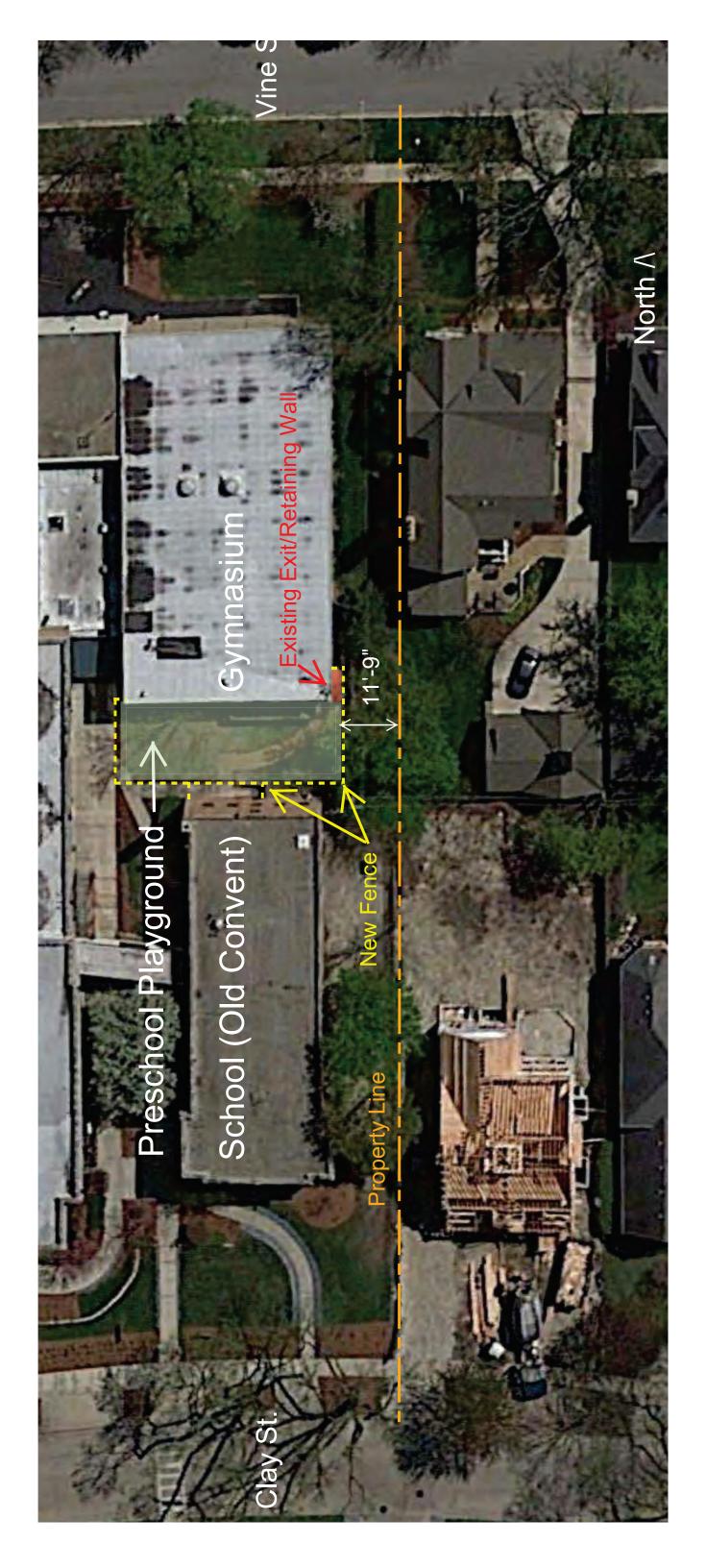
SECTION 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, the Ordinance approving the Planned Development, any previous amendments thereto, or of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this <u>lst</u> day of <u>September</u> 2015.
AYES: Trustees Elder, Angelo, Stifflear, Hughes, LaPlaca, Saigh
NAYS: None
ABSENT: None
APPROVED this 1st day of September 2015. Thomas K, Jauley, Jr., Village President AT EST: Christine M. Bruton, Village Clerk
ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:
By: The Williams
Its: Director of Administration
Date: 9115, 2015



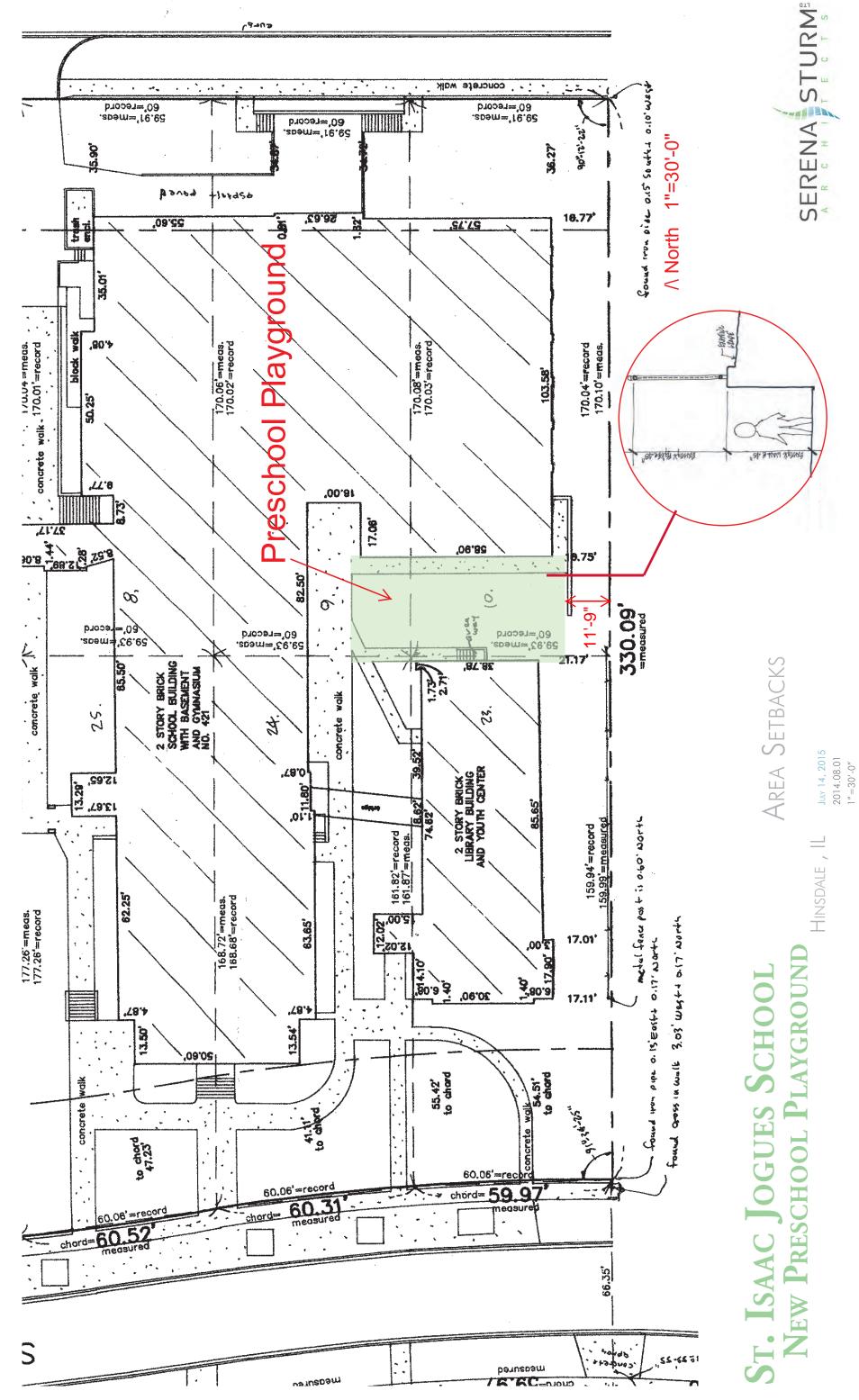


Boundaries Aerial

JULY 13, 2015 2014.08.01 No Scale

HINSDALE, IL

HOOL GROUND



Water Painting

Water Wall

Exhibit C

School Building

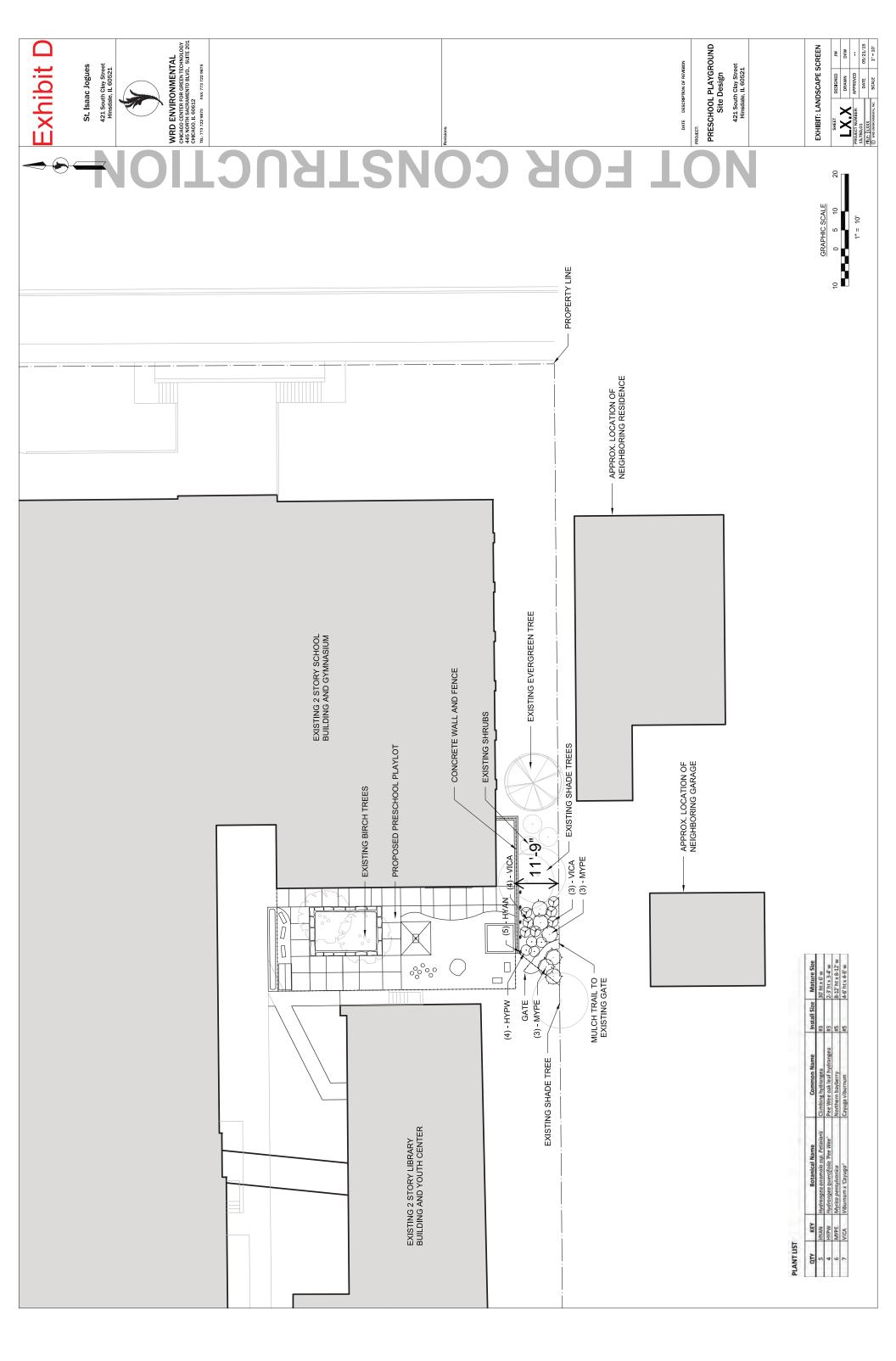
School Gymnasium

MEN LANDSCAPE











Project: St. Isaac Jogues Preschool Playground Project Number: 2014.08.01



1. View to northeast: Pavers and wood screen removed. Trees remain. New fence.





3. View to east: Existing gym exit. Pavers and wood screen removed. Electric panel to remain. Fence to be replaced.



5. View to northwest: Electric panel and support wires remain. Pavers removed. Fence extended.

Document: Existing Site Condititions



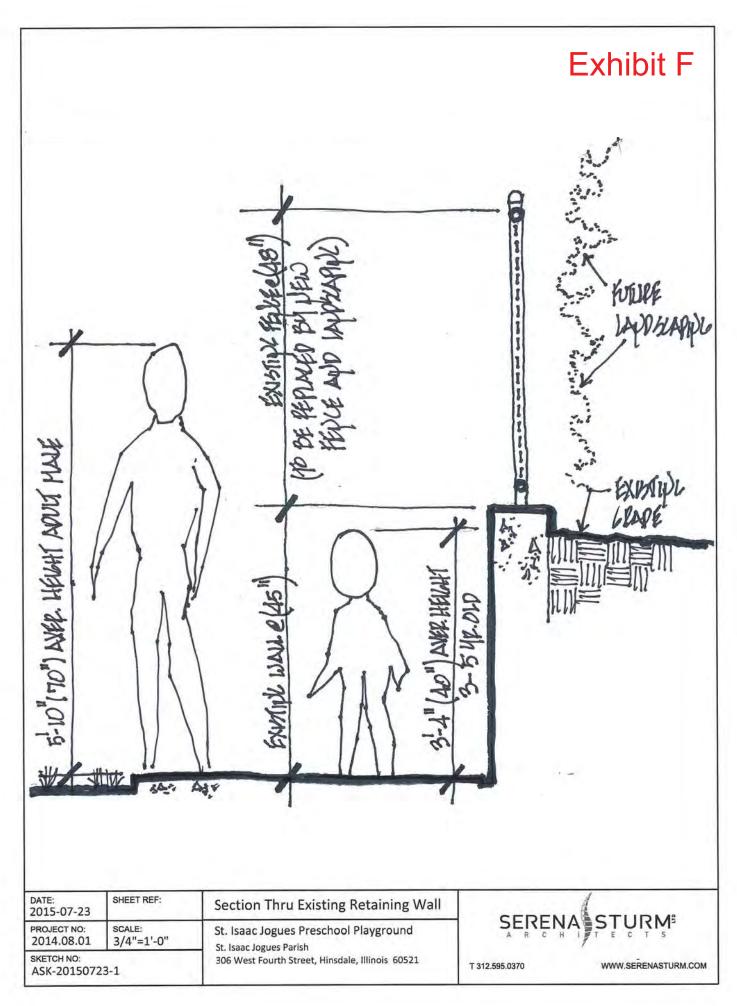
2. View to southeast: Pavers and wood screen removed. Trees remain. Fence replaced and extended.



4. View to west: Electric panel and support wires to remain. Fence replaced and extended.



6. View to north: Fence extended. Pavers and wood screen removed. Trees remain.





MEMORANDUM

DATE: June 12, 2019

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Chan Yu, Village Planner

RE: 24 W. Hinsdale Ave. – Michael Abraham Architects - Exterior Appearance for Updated

Front Building Facade - Case A-18-2019 - B-2 Central Business District

Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from Michael Abraham Architects on behalf of the building owner Rino Burdi, requesting approval to update the front façade of the existing building at 24 W. Hinsdale Avenue for a new retail business. Hartley's Cycle Shoppe was the former business located in the downtown B-2 District. The proposed project will not affect the building height, setbacks or lot coverage, and the signage in the exhibits are not for review at this time.

Request and Analysis

The applicant has included photos of the existing building at 24 W. Hinsdale Avenue from 1926 and 1930. Currently, the building has a wood shingle canopy/roof feature with a "Hartley's Cycle Shoppe LTD." wall sign attached to it. The proposed front elevation exhibit shows the roof feature removed and replaced with new fixed windows. The existing circular window above the roof feature is proposed to be enlarged but retain the same design pattern. Per the architect, the new windows would be in keeping with the historic design of the original storefront in 1926. The entry would feature a solid stained double wooden door and the existing brick façade would remain. The basalt stone sill and panels are colored black per the front elevation exhibits versus the current white trim.

Of note, the "Burdi" sign will require a formal sign application for review and the projecting metal brackets shown on the "Proposed Front Elevation" of Attachment 1, Sheet 6 will require more information in order to determine whether this meets code.

Process

Pursuant to Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for exterior appearance review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-604 and 11-606.

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

Attachments:

Attachment 1 – Exterior Appearance Application Request and Exhibits (packet)

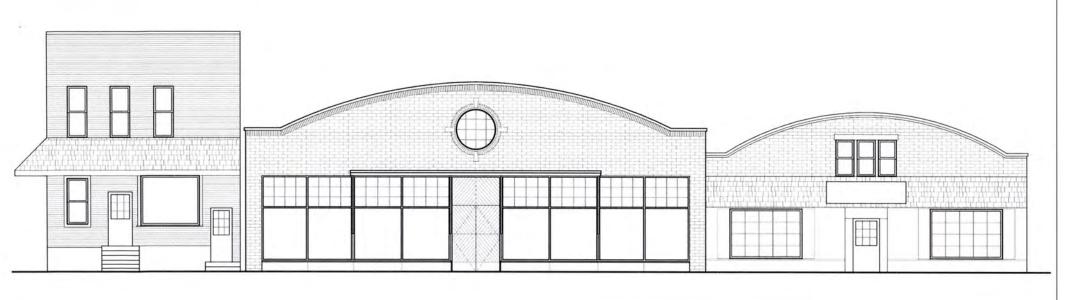
Attachment 2 - Zoning Map and Project Location

Attachment 3 - Street View of 24 W. Hinsdale Ave.

Attachment 4 - Birds Eye View of 24 W. Hinsdale Ave.

BLOCK CONTEXT

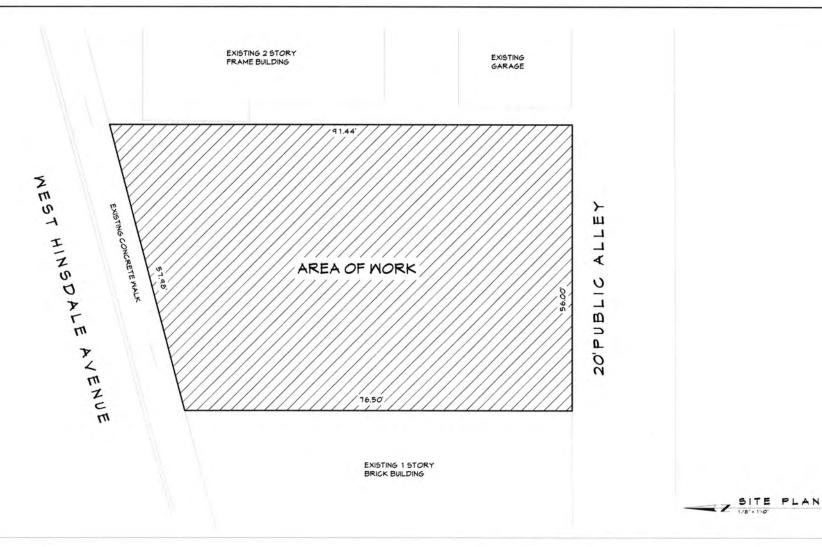
VICINITY PLAN



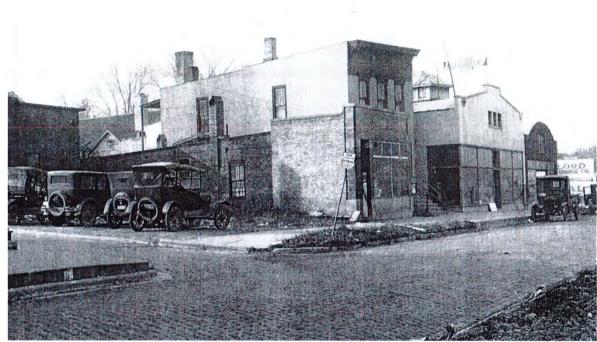


SITE PLAN

TABLE OF CONTENTS



- 1 SITE INFORMATION
- 2 PHOTO ARCHIVES
- 3 PROPOSED FIRST FLOOR PLAN
- 4 PROPOSED ELEVATION
- 5 EXTERIOR RENDERING
- 6 EXTERIOR RENDERING





1926 1930

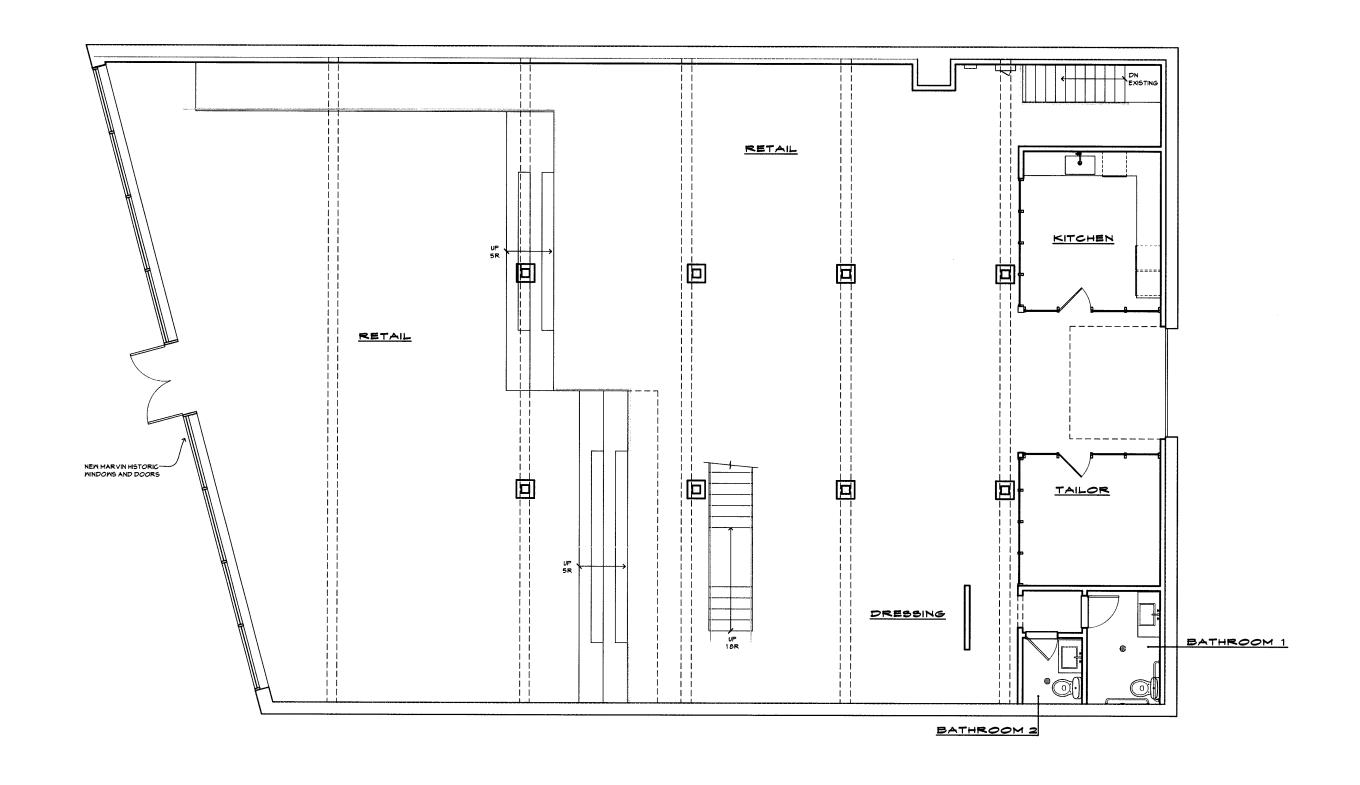


24 M. HINSDALE AVENUE

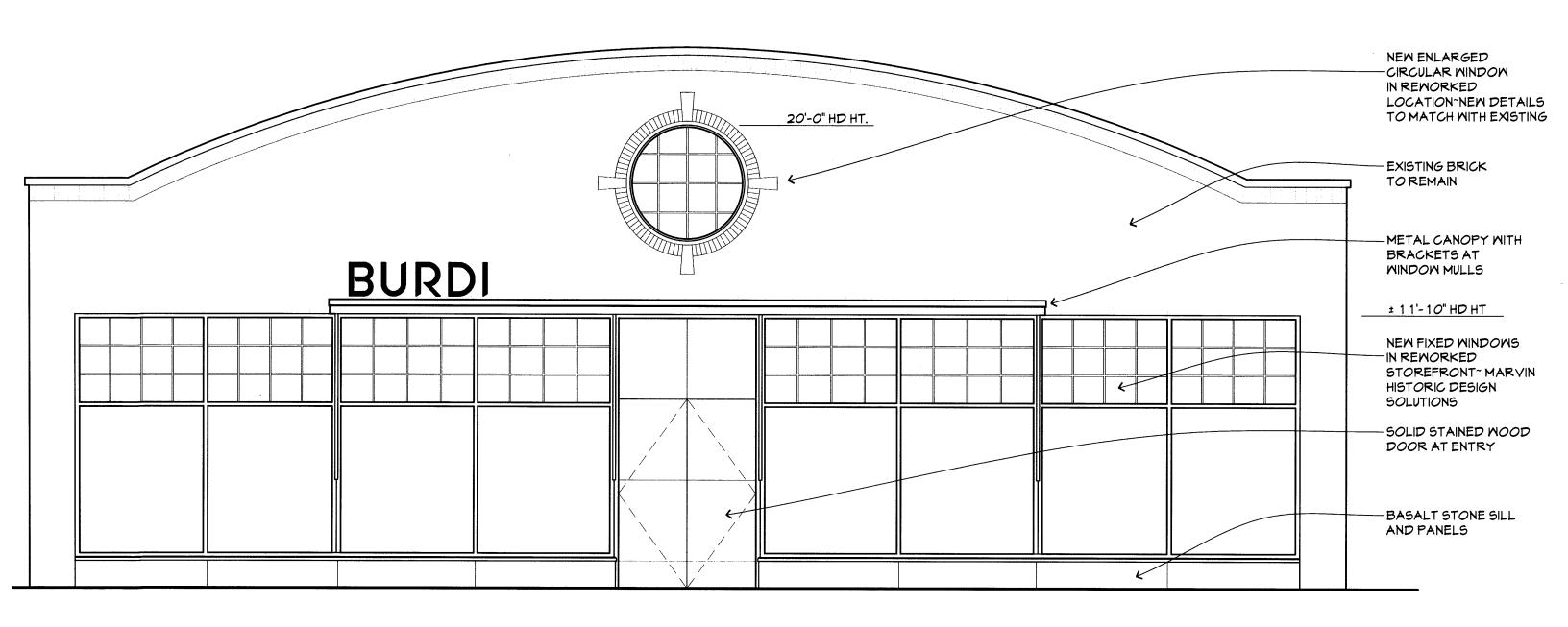
HINSDALE, ILLINOIS

PHOTO CRED: HINSDALE HISTORICAL SOCIETY ARCHIVES

2019



PROPOSED FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MICHAEL ABRAHAM ARCHITECTURE

148 Burlington Avenue
Clarendon Hills Illinois 60514

michael-abraham.com 630.655.9417

24 M. HINSDALE AVENUE HINSDALE, ILLINOIS



PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

24 W. Hinsdale

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

PLEASE NOTE If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

FEES for Exterior Appearance/Site Plan Review:
Standard Application: \$600.00
Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

- 1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
 - The building is not changing in form so it will not affect the relationship to the other buildings.
- 2. *Materials*. The quality of materials and their relationship to those in existing adjacent structures.
 - The brick material will remain as is currently on the facade. The addition of the storefront windows will relate back to the original design & facade of the building.
- 3. *General design*. The quality of the design in general and its relationship to the overall character of neighborhood.

The design of the building is in keeping with existing conditions in addition to adding new new storefront windows. The overall look of the building will remain as is currently with the existing brick at front facade. The addition of transom windows will add more transparency to the facade but will relate to the original storefront design in 1926.

4. *General site development*. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

There are no changes being made that affect the site in regards to landscaping, recreation, pedestrian access, auto access, parking etc.

5. *Height*. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The height of the building in not changing.

6. *Proportion of front façade*. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

The current building envelope in regards to width, height, and proportion are being preserved.

- 7. Proportion of openings. The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
 - The proposed windows will relate back to the original facade in 1926 as seen in the provided photo archives. The proposed transoms will be located in the existing wood shingle canopy.
- 8. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
 - The new proposed windows will remain in the existing openings with the addition of new transoms that will take the place of the existing wood single canopy over the whole front
- 9. Rhythm of spacing and buildings on streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

The overall footprint is not changing so it will not affect the spacing to the other buildings.

10. Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

The entry to the building will remain in the same location as the existing entry.

11. Relationship of materials and texture. The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

The relationship of the materials and textures of the proposed facade are compatible with the buildings and structures to which it is visually related to. The brick is existing and will remain as the predominant building material.

12. *Roof shapes*. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

The roof is unchanged.

13. Walls of continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

The building envelope/walls on the exterior are not changing.

14. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

The size and mass of the building is not changing.

15. Directional expression of front elevation. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

The building footprint is not changing so it will not affect the existing neighboring buildings.

16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

The overall design of the new front windows relates back to the original design dating back to 1926. The brick on the facade will remain in the existing location and there will be more transparency with added windows to replace the wood shingle canopy.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT **DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Margaret Morun	Name: Rino Burdi
Address: 148 Burlington Ave.	Address: 58 E. Walton St. FL 1
City/Zip: Clarendon Hills 60514	City/Zip: Chicago, IL 60611
Phone/Fax: (630) 655-9417 / Ext. 306	Phone/Fax: (312) 642-9166 /
E-Mail: mm@michael-abraham.com	E-Mail: rinoburdi@hotmail.com
Others, if any, involved in the project (i.e. A	rchitect, Attorney, Engineer)
Name: Michael Abraham	Name:
Title: Architect	Title:
Address: 148 Burlington Ave.	Address:
City/Zip: Clarendon Hills, IL 60514	City/Zip:
Phone/Fax: (630) 655-9417 /	Phone/Fax: ()/
E-Mail: ma@michael-abraham.com	E-Mail:
Disclosure of Village Personnel : (List the name of the Village with an interest in the owner of record, tapplication, and the nature and extent of that interest)	e, address and Village position of any officer or employee the Applicant or the property that is the subject of this
1)	
2)	
3)	

Owner

II. SITE INFORMATION

Address of subject property: 24 West Hinsdale
Property identification number (P.I.N. or tax number): 09 - 12 - 121 - 002
Brief description of proposed project: New storefront windows at front facade. New retail space at first floor.
General description or characteristics of the site: Located in downtown Hinsdale, the building is close to the street with a
pedestrian walkway in front of the building and is located across the street from the train tracks.
Existing zoning and land use: B-2
Surrounding zoning and existing land uses:
North: B-1 South: B-2
East: B-2 West: B-2
Proposed zoning and land use: B-2 Mercantile
Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:
☐ Site Plan Approval 11-604 ☐ Map and Text Amendments 11-601E
Amendment Requested: Design Review Permit 11-605E
Exterior Appearance 11-606E
☐ Planned Development 11-603E ☐ Special Use Permit 11-602E
Special Use Requested: Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

The following table is based on the <u>f</u>	Zoning Distric	t.
	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	N/A	
Minimum Lot Depth	N/A	
Minimum Lot Width	N/A	
Building Height	N/A	
Number of Stories	N/A	
Front Yard Setback	N/A	
Corner Side Yard Setback	N/A	
Interior Side Yard Setback	N/A	
Rear Yard Setback	N/A	
Maximum Floor Area Ratio (F.A.R.)*	N/A	
Maximum Total Building Coverage*	N/A	
Maximum Total Lot Coverage*	N/A	
Parking Requirements	N/A	
Parking front yard setback	N/A	
Parking corner side yard setback	N/A	
Parking interior side yard setback	N/A	
Parking rear yard setback	N/A	
Loading Requirements	N/A	
Accessory Structure	N/A	

Attachment 2: Village of Hinsdale Zoning Map and Project Location HINSDALE 2015 STATE OF CHIPMEN org Benz Bardon

HARTLEY'S CYCLE SHOPPE LTD Google 0 24 W Hinsdale Ave Hinsdale, Illinois Soogle Soogle

Attachment 3: Street View of 24 W. Hinsdale Ave. (facing south)

Attachment 4: Bird's-Eye View of 24 W. Hinsdale Ave.



MEMORANDUM

DATE: June 12, 2019

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager

Chan Yu, Village Planner

FROM: Robb McGinnis, Director of Community Development/Building Commissioner

RE: Scheduling of Public Hearing for Text Amendment to Sections 11-603 and 11-604 Relative

to Adjustments to Planned Developments and Site Plans Request by the Village of Hinsdale - Case A-20-2019

Request and Analysis

Staff has noted several occasions over the last few years where applicants of Planned Developments and other projects have had to come before the Board of Trustees (BOT) for seemingly minor changes to approved site plans or building exteriors that deviate from that approved by the BOT and/or Plan Commission (PC); the most recent being a window change to the exterior elevations in Hinsdale Meadows. This is due to the current language in the code narrowly defining a Minor Adjustment and limiting administrative approval to those items only.

Staff was directed by the BOT to define a Major Adjustment rather than a Minor Adjustment. Making this change allows more flexibility at a staff level, save applicants time and money, and keep the BOT from having to hear otherwise benign requests. Language was included to make any administrative approval contingent upon Zoning & Public Safety (ZPS) Chair and PC Chair review and approval prior to processing to provide oversight.

Any approvals will be included in Managers Notes in order to keep the BOT informed.

Attached is an email from our attorney that further explains the rationale behind the request along with a draft ordinance.

Process

On February 26, 2019, the BOT reviewed the referral and recommended that the number of changes be pared back and the language be more specific. In addition, Trustee Byrnes recommended specifically including any changes to an approved lighting plan.

On April 23, 2019, the BOT reviewed the referral and recommended several additional changes to the draft language further limiting what could be approved administratively. On May 21, 2019, the BOT referred this application to the PC for review and recommendation.



MEMORANDUM

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board its recommendation in the form specified by subsection 11-103(H). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.

Attachments:

Attachment 1 - Draft Ordinance

Attachment 2 - Email from Village Attorney

Attachment 3 - Plan Commission application

DRAFT - 04-30-19

ORDINANCE	NO.	

AN ORDINANCE AMENDING SECTION 11-603 (PLANNED DEVELOPMENTS) AND SECTION 11-604 (SITE PLAN REVIEW) OF THE HINSDALE ZONING CODE RELATIVE TO ADJUSTMENTS TO PLANNED DEVELOPMENTS AND SITE PLANS

WHEREAS, the Village of Hinsdale (the "Village") has received an application (the "Application") from the Village of Hinsdale (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code ("Zoning Code") for amendments to the text of subsection 11-603.K and 11-604.I of the Zoning Code relative to Adjustments to Site Plans and to Final Plans for Planned Developments During Development (the "Proposed Text Amendments"); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on ________, 2019, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in The Hinsdalean, and, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application by a vote of __ (_) in favor, ____ (_) against and __ (_) absent, as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. _____-2019 ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the Village is an Illinois non-home rule municipality, having all of the powers and authority granted to such municipalities pursuant to law, including authority to amend the existing Zoning Code regulations relative to site plans and planned developments; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application, and have determined that the approval of the Proposed Text Amendments, as set forth below, is in the best interests of the Village and is demanded by and required for the public good.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: Each whereas paragraph set forth above is incorporated by reference into this Section 1.

SECTION 2: The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Text Amendments set forth below are in the best interests of the Village and are demanded by and required for the public good.

<u>SECTION 3</u>: Subsection K (Adjustments to Final Plan During Development) of Section 11-603 (Planned Developments) of Article VI (Amendments and Special Approvals) of the Hinsdale Zoning Code is amended to read in its entirety as follows:

K. Adjustments To Final Plan During Development:

- 1. Minor Adjustments: During the development of a planned development, the village manager may authorize minor adjustments to the final plan, including changes to the site plan or design details, when such change is consistent with the standards and conditions applying to the planned development, and the change does not alter the concept or intent of the planned development. An adjustment is **not** minor if it, with regard to the approvals granted in the final plan:
 - (a) Changes the categories of uses to be permitted or the general location of residential or non-residential uses;
 - (b) Increases the density of residential uses or the intensity of non-residential uses;
 - (c) Alters the general architectural style of the planned development;
 - (d) Alters the location or amount of public and private open space or recreational amenities;
 - (e) Changes the nature, scope and extent of public dedications, improvements or contributions to be provided;
 - (f) Increases the height of buildings;
 - (g) Alters the location of any one structure or group of structures from the locations shown on the approved final plan;
 - (h) Alters the location of any circulation shown on the approved final plan;

- (i) Alters any final grade by more than six (6) inches from the originally planned grade;
- (j) Increases the footprint of a building;
- (k) Modifies the proportion of housing types and/or non-residential uses;
- (I) Reduces the number of parking spaces;
- (m) Creates a greater demand or burden on village services or materially alters the alignment of roads;
- (n) Increases the amount of stormwater conveyed to the village's stormwater sewer system;
- (o) Amends final governing agreements, provisions or covenants, or provides any other change inconsistent with any standard or condition; or
- (p) Amends any lighting plan approved by the Board of Trustees.

 when such adjustments appear necessary in light of technical or engineering considerations first discovered during actual development. Such minor adjustments shall be limited to the following:
 - (a) Altering the location of any one structure or group of structures by not more than twenty feet (20') or one fourth (1/4) of the distance shown on the approved final plan between such structure or structures and any other structure or any vehicular circulation element or any boundary of the planned development, whichever is less; and
 - (b) Altering the location of any circulation element by not more than twenty feet (20') or one fourth (1/4) of the distance shown on the approved final plan between such circulation element and any structure, whichever is less; and
 - (c) Altering the location of any open space by not more than fifty feet (50'); and
 - (d) Altering any final grade by not more than twenty percent (20%) of the originally planned grade; and
 - (e) Altering the location or type of landscaping elements.

Such mMinor adjustments shall be consistent with the intent and purpose of this code and the final plan, as approved, shall be the minimum necessary to overcome the particular difficulty, and shall not be approved if they would result in a violation of any standard or requirement of this code.

408226_2

A minor adjustment may be approved by the village manager, after consultation with the chair of the plan commission and chair of the zoning and public safety committee, without obtaining separate approval by the board of trustees. Any request for a minor adjustment may be, in the discretion of the village manager, or shall be, at the request of the chair of the plan commission or chair of the zoning and public safety committee, submitted to the board of trustees for review under subsection 2. below. A minor adjustment that would constitute a variation under this code may only be approved at the direction of the village board in accordance with the procedures and standards set forth in this code. Any minor adjustment approved by the village manager shall be reported to the village board.

2. Major Adjustments: Any adjustment to the final plan submitted by the village manager to the board of trustees pursuant to subsection K1 above, or not otherwise authorized by subsection K1 of this section, shall be considered to be a major adjustment and shall be granted only upon application to, and approval by, the board of trustees. The board of trustees may, by ordinance duly adopted, grant approval for a major adjustment without a hearing upon finding that any changes in the final plan as approved will be consistent with the concept and intent of the final plan of the planned development in substantial conformity with said final plan. If the board of trustees determines that a major adjustment is not consistent with the concept and intent of the final plan of the planned development in substantial conformity with the final plan as approved, then the board of trustees shall refer the request to the plan commission for further hearing and review as provided in subsection D3 of this section.

SECTION 4: Subsection I (Adjustments to Site Plan During Development) of Section 11-604 (Site Plan Review) of Article VI (Amendments and Special Approvals) of the Hinsdale Zoning Code is amended to read in its entirety as follows:

- I. Adjustments To Site Plan During Development:
 - 1.Minor Adjustments: During the development of the site, the village manager may authorize minor adjustments to a site plan approved by the board of trustees when such change is consistent with the standards and conditions applying to the site plan, and the change does not alter the concept or intent of the site plan. An adjustment is **not** minor if it, with regard to the approvals granted relative to the site plan:
 - (a) Changes the categories of uses to be permitted or the general location of residential or non-residential uses;

- (b) Increases the density of residential uses or the intensity of non-residential uses:
- (c) Alters the general architectural style of the site;
- (d) Alters the location or amount of public and private open space or recreational amenities;
- (e) Changes the nature, scope and extent of public dedications, improvements or contributions to be provided;
- (f) Increases the height of buildings;
- (g) Alters the location of any one structure or group of structures from the locations shown on the approved site plan;
- (h) Alters the location of any circulation shown on the approved site plan;
- (i) Alters any final grade by more than six (6) inches from the originally planned grade;
- (j) Increases the footprint of a building;
- (k) Modifies the proportion of housing types and/or non-residential uses;
- (I) Reduces the number of parking spaces;
- (m) Creates a greater demand or burden on village services or alters the alignment of roads;
- (n) Increases the amount of stormwater conveyed to the village's stormwater sewer system; or
- (o) Amends final governing agreements, provisions or covenants, or provides any other change inconsistent with any standard or condition; or
- (p) Amends any lighting plan approved by the Board of Trustees.

 when such adjustments appear necessary in light of technical or engineering considerations first discovered during actual development. Such minor adjustments shall be limited to the following:
 - (a)Altering the location of any one structure or group of structures by not more than twenty feet (20') or one fourth (1/4) of the distance shown on the approved site plan between such structure or structures and any other

structure or any vehicular circulation element or any boundary of the site plan, whichever is less.

(b)Altering the location of any circulation element by not more than twenty feet (20') or one-fourth (1/4) of the distance shown on the approved site plan between such circulation element and any structure, whichever is less.

(c)Altering the location of any open space by not more than fifty feet (50').

(d)Altering any final grade by not more than twenty percent (20%) of the originally approved grade.

(e)Altering the location or type of landscaping elements.

Such A minor adjustments shall be consistent with the intent and purpose of this code and the site plan as approved, shall be the minimum necessary to overcome the particular difficulty, and shall not be approved if they would result in a violation of any standard or requirement of this code.

A minor adjustment may be approved by the village manager, after consultation with the chair of the plan commission and chair of the zoning and public safety committee, without obtaining separate approval by the board of trustees. Any request for a minor adjustment may be, in the discretion of the village manager, or shall be, at the request of the chair of the plan commission or chair of the zoning and public safety committee, submitted to the board of trustees for review under subsection 2. below. A minor adjustment that would constitute a variation may only be approved by the board of trustees in accordance with the procedures and standards set forth in this code. Any minor adjustment approved by the village manager shall be reported to the village board.

2. Major Adjustments: Any adjustment to a site plan <u>submitted by the village</u> manager to the board of trustees pursuant to <u>subsection I1 above</u>, or <u>approved by the board of trustees</u> that is not <u>otherwise</u> authorized by subsection I1 of this section, shall be considered to be a major adjustment and shall be granted only upon application to and approval by the board of trustees. The board of trustees, by ordinance duly adopted, may grant approval for a major adjustment without referral to the plan commission upon finding that any changes in the site plan as approved will <u>not adversely affect the concept or intent of the previously approved be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment <u>may be inconsistent with the concept or intent of the previously approved be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment <u>may be inconsistent with the concept or intent of the previously approved be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment <u>may be inconsistent with the concept or intent of the previously approved be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment <u>may be inconsistent with the concept or intent of the previously approved be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment <u>may be inconsistent with the concept or intent of the previously approved be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment <u>may be inconsistent with the concept or intent of the previously approved by the board of trustees and the plan in the plan intent approach to the plan intent app</u></u></u></u></u></u></u>

408226_2

<u>intent of the</u> is not in substantial conformity with the site plan as approved, then the board of trustees shall refer the request to the plan commission for further consideration and review as provided in subsection E of this section.

SECTION 5: Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this day of	2019.	
AYES:		
NAYS:		
ABSENT:		
APPROVED by me this	day of	, 2019, and attested to by
the Village Clerk this same day.		
	Thomas K. Ca	uley, Jr., Village President
ATTEST:		

408226_2

Christine M. Bruton, Village Clerk

EXHIBIT A

FINDINGS AND RECOMMENDATION (ATTACHED)

Robert McGinnis

From:

Michael A. Marrs 🚛

Sent:

Tuesday, October 09, 2018 5:15 PM

To:

Robert McGinnis

Cc:

Lance C. Malina

Subject:

Adjustments to Planned Developments

Robb — Following up on our discussion, I think the struggles the Developer is having with adjustments to the Planned Development for Hinsdale Meadows are due in part to the set up of your Zoning Code relative to minor v. major adjustments.

It is common to allow minor adjustments to be administratively approved, and for major adjustments to require additional action by the corporate authorities, just as Hinsdale's Code does.

The difference I see between your Code v. others is that your Code includes a very narrow list of what constitutes a minor adjustment, and specifies that everything else is a major adjustment. More specifically, Section 11-603.K.1 of your Zoning Code lists the only 5 things that qualify as minor adjustments. Everything else is automatically a major adjustment requiring Board action pursuant to 11-603.K.2. The result is that some things that are unlikely to concern the corporate authorities if they were changed, such as the size of a particular window, end up being major adjustments by default, because of the short and specific exclusive list of what can be deemed minor adjustments.

Other Codes tend to instead define what IS a major adjustment, or what is NOT a minor adjustment (which is merely another way of defining what is a major adjustment), with most everything else being a minor adjustment. The result is that many more things can be minor adjustments because minor adjustments are not tied to a narrowly defined list.

An example of this latter approach is River Forest's Zoning Code. There, they list the things that <u>cannot</u> be minor adjustments. By doing so, the River Forest Code identifies the categories of things that are likely to concern the corporate authorities if they were altered, and allows other things to be considered minor adjustments without including a specific limiting list of what minor adjustments are. And if a change is proposed that is not on the list, but is deemed by staff to be a likely subject of corporate authority concern because of its nature, they can utilize the catch all of changes that "alter the concept or intent of the project" to deem it a major adjustment.

Here is the River Forest language I am talking about:

B. A minor change is any change in the site plan or design details of a project operating under an approved planned development permit which is consistent with the standards and conditions applying to the project and which does not alter the concept or intent of the project.

A change is not minor if it, with regard to the approvals granted in the planned development permit:

- 1. Increases the density;
- 2. Increases the height of buildings, unless the proposed height change is less than or equal to the lesser of: a) the height permitted in the property's zoning district regulations in effect as of the date the planned development permit is approved, or b) the height permitted in the property's zoning district regulations in effect as of the date the minor amendment is requested;
- 3. Increases the footprint of a building;

- 4. Modifies the proportion of housing types;
- 5. Reduces the number of parking spaces:
- 6. Creates a greater demand or burden on village services or alters the alignment of roads;
- 7. Increases the amount of stormwater conveyed to the village's stormwater sewer system; or
- 8. Amends final governing agreements, provisions or covenants, or provides any other change inconsistent with any standard or condition imposed by the board of trustees in approving the planned development permit.

A minor change may be approved by the zoning administrator without obtaining separate approval by the board of trustees. In addition, the village board may, after reviewing the request for a minor change made by the village staff or the applicant, direct the village administrator to process the minor change administratively. A minor change that would constitute a variation under the zoning title may only be approved at the direction of the village board. Any minor change approved by the zoning administrator shall be reported to the village board. (Ord. 3587, 2-29-2016)

Food for thought as to a potential text amendment.

Let me know if you have any questions based on the above.

Michael A. Marrs | Klein, Thorpe and Jenkins, Ltd. | 20 N. Wacker Drive, Suite 1660 | Chicago, IL 60606 | Ph:



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name:	Name:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()	Phone/Fax: ()/
E-Mail:	E-Mail:
Others, if any, involved in the project (i.e. A	architect, Attorney, Engineer)
Name:	Name:
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:
Disclosure of Village Personnel: (List the name of the Village with an interest in the owner of record, application, and the nature and extent of that interest) 1)	

II. SITE INFORMATION

Address of subject property:	
Property identification number (P.I.N. or tax number	er):
Brief description of proposed project:	
General description or characteristics of the site: _	
Evicting zoning and land use:	
Existing zoning and land use:	_
Surrounding zoning and existing land uses:	
North:	South:
East:	West:
Proposed zoning and land use:	
Please mark the approval(s) you are seeking ar standards for each approval requested:	nd attach all applicable applications and
☐ Site Plan Approval 11-604	☐ Map and Text Amendments 11-601E Amendment Requested:
☐ Design Review Permit 11-605E	
☐ Exterior Appearance 11-606E	☐ Planned Development 11-603E
☐ Special Use Permit 11-602E	·
Special Use Requested:	 Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

The following table is based on the _	Zoning Distric	t.
	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio		
(F.A.R.)*		
Maximum Total Building		
Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard		
setback		
Parking interior side yard		
setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure	\bigvee	\bigvee
Information		
* Must provide actual square footage	number and percentage.	
Where any lack of compliance is shown, sta application despite such lack of compliance:		'illage's authority, if any, to approv



COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment Text Amendment

Address of the subject property

Description of the proposed request:

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

- 1. The consistency of the proposed amendment with the purpose of this Code.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
- 3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

4.	The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5.	The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6.	The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7.	The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8.	The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9.	The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10.	The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11.	The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

12.	The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13.	The community need for the proposed amendment and for the uses and development it would allow.
14.	The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.