

#### **MEETING AGENDA**

# PLAN COMMISSION Wednesday, July 10, 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 June 12, 2019

#### 5. FINDINGS AND RECOMMENDATIONS

- a) Case A-17-2019 306 W. Fourth Street St. Isaac Jogues 2<sup>nd</sup> Major Adjustment to Site Plan/Exterior Appearance to install an emergency gas generator.
- **b)** Case A-18-2019 24 W. Hinsdale Ave. Michael Abraham Architects Exterior Appearance for new storefront façade updates.

#### 6. SIGN PERMIT REVIEW

- a) Case A-21-2019 40 S. Washington Street Alixandra Collections 1 New Wall Sign and 1 Wall Sign Update
- b) Case A-22-2019 24 W. Hinsdale Ave. Michael Abraham Architects 1 New Wall Sign.

#### 7. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

a) Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2<sup>nd</sup> Major Adjustment to Site Plan/Exterior Appearance to construct a new illuminated ground sign at the entrance. (continued from the April 10, May 8, and June 12, 2019 Plan Commission meetings)

#### 8. PUBLIC HEARING

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)

#### 9. 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 June 12, 2019 MEMORIAL HALL 7:30 P.M.

Acting Plan Commission Chair Crnovich called the meeting to order at 7:30 p.m., Wednesday, June 12, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Julie Crnovich, Troy Unell, Gerald Jablonski, Anna Fiascone, Scott Peterson, Debra

Braselton and Mark Willobee

**ABSENT:** Steve Cashman and Jim Krillenberger

**ALSO PRESENT:** Chan Yu, Village Planner and applicant for cases: A-19-2019, A-04-2019, A-17-2019

and A-18-2019

#### Approval of Minutes - May 8, 2019

The Plan Commission (PC) **unanimously approved** the May 8, 2019, minutes, as submitted, 6-0, (1 abstained and 2 absent).

# <u>Sign Permit Review</u> - Case A-19-2019 – 21 Salt Creek Lane – Hinsdale Humane Society – Ground Sign Update

The sign applicant, Ben Johansen of Landmark Sign Group presented to the PC and reviewed that the proposed update will use the same ground sign structure, but is proposing a larger sign face (maximum allowed).

Acting Chair Crnovich asked if they plan to change the other signs on the site. The applicant responded no.

Commissioner Willobee asked if there are any timers or illumination restrictions on the ground sign currently.

The applicant was not aware of any timers.

The PC generally expressed the requested modification looked good.

Acting Chair Crnovich asked how they like the new location.

The applicant responded they like it a lot, and see about 1,400 visitors a month.

The PC unanimously approved the sign application, as submitted, 7-0, (2 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, May 8, and June 12, 2019, PC meetings)

# Plan Commission Minutes June 12, 2019

The President of Eve Assisted Living (applicant) reviewed the revised submittals based on the previous PC meeting and neighbor comments. He presented the challenge of the subject property lot lines, and that the entry ground sign would be behind the building. Thus, he presented the ground sign at the initial location at the corner, however, at a reduced size and removal of all lighting to the sign.

Commissioner Braselton asked if he talked to any of the 3 neighbors that are opposed to the request.

The applicant responded no, he did not know if that would be appropriate.

Acting Chair Crnovich stated that she appreciates that the lights have been removed and the sign size has been decreased. However, she questioned that the original purpose of the sign was stated for wayfinding, however, tonight is saying the sign is for marketing.

The applicant responded that he said at the last meeting it was for marketing.

Commissioner Braselton stated that the applicant was not present at the first PC meeting.

Acting Chair Crnovich asked if he considered a sign by the portico.

The applicant responded no, but the issue is that it would be behind the building.

Acting Chair Crnovich asked if he thought about replacing the existing pillar with the sign by the entrance.

The applicant responded that is a good idea.

Commissioner Willobee asked if he considered a wall sign below the height of the existing wall sign.

The applicant replied yes, but that would look silly. The applicant continued and stated he would present a new plan by replacing the existing pillar and reach out to the neighbors.

The PC unanimously continued the sign application for the next meeting, 7-0, (2 absent).

# Exterior Appearance and Site Plan - Case A-17-2019 - 306 W. Fourth Street - St. Isaac Jogues - 2<sup>nd</sup> Major Adjustment to Site Plan/Exterior Appearance to install an emergency gas generator.

The applicant, Mr. Bill Sturm, on behalf of St. Isaac Jogues Parish, reviewed the plan to install an emergency backup generator for the church campus to power emergency lighting, alarm system, heating, pipes, PC data and sump pumps. He reviewed the dimensions of the generator as 12' long, 6' tall, and 3.5' wide, and in an enclosure to keep the sound contained to approximately 55 decibels. Due to the distance away from the lot line, and the proposed screen, the applicant stated that the generator would be, frankly, hard to find he stated.

Plan Commissioner Peterson asked if it is diesel powered. The applicant responded that it is gas powered.

The applicant explained the generator would only operate in the event of an emergency, however, it requires a 30-minute test once a month, and once a year test requiring to run for 4 hours.

#### Plan Commission Minutes June 12, 2019

Commissioner Braselton stated that you can't beat screening on 3 sides already.

Acting Chair Crnovich agreed and stated that she believes the location is a good one and nobody will see it.

Commissioner Jablonski suggested establishing generator test times, for example between 10AM and 2PM.

The applicant stated that they planned to run it during the day during outdoor activities of the church.

The PC unanimously recommended approval for the major adjustment to the exterior appearance/site plan application with the condition that the generator testing is done between 10AM and 2 PM, 7-0, (2 absent).

# <u>Exterior Appearance and Site Plan</u> - Case A-18-2019 - 24 W. Hinsdale Ave. - Michael Abraham Architects - Exterior Appearance for new storefront façade updates.

The applicant's architect, Ms. Margaret Morun, on behalf of the building owner, Mr. Rino Burdi reviewed the plans to rehab the front façade of the building to mirror the historic and original architecture of the building. Ms. Morun stated the plan is to keep the brick, change the windows, enlarge the existing circular window and install a metal canopy.

Mark Willobee asked how far the canopy projects from the wall.

The applicant responded 20 inches.

Mark Willobee asked Chan for clarification, in that the PC is not reviewing the sign at this time.

Chan replied correct.

Acting Chair Crnovich asked if the PC is looking at the canopy.

Chan replied from an aesthetic point of view, yes, but not the technical data that the building review permit would.

Mark Willobee asked if the dropdown section be considered a sign.

Chan replied no, that doesn't meet the definition of a projecting sign.

Acting Chair Crnovich asked if all the brick is staying.

The applicant responded yes, but they will replace some of the white perimeter brick to match the rest of the façade brick and color.

Mark Willobee asked what the original circular window diameter is.

Mr. Rino Burdi introduced himself, and stated that it is his goal to bring the façade back to what it originally looked like. To answer the commissioner's question, he stated that you can see the original size from the interior of the building, and would like to bring the original size back. Both the owner and architect agreed that

#### Plan Commission Minutes June 12, 2019

it'd also be more proportionate to the proposed new and larger windows.

Acting Chair Crnovich asked if there are plans for the back of the building.

The architect stated they plan to replace the sliding door with a garage door and add an emergency door.

Commissioner Braselton asked what business is locating in the building.

The applicant responded a men's clothing store.

Acting Chair Crnovich stated that the building is in the downtown historic district, and wishes the Historic Preservation Commission would be able to review it. However, she believes that's not going to happen.

In general, the PC expressed appreciation for preserving the historical elements of the original building façade, that the proposed plans look great, and that the building is being repurposed.

The PC **unanimously recommended approval for** the exterior appearance plan application as submitted, 7-0, (2 absent).

<u>Schedule of a Public Hearing - 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)</u>

The PC unanimously scheduled a public hearing for Case A-20-2019, 7-0, (2 absent).

#### **Adjournment**

The meeting was adjourned at 8:17 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

#### **HINSDALE PLAN COMMISSION**

RE: Case A-17-2019 - Applicant: St. Isaac Parish - 306 W. 4th Street

Request: 2<sup>nd</sup> Major Adjustment to Planned Development/Exterior Appearance/Site Plan in the IB District

DATE OF PLAN COMMISSION (PC) REVIEW: June 12, 2019

DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: July 16, 2019

#### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

- 1. The PC heard testimony from the applicant's architect, Mr. Bill Sturm, on behalf of St. Isaac Jogues Parish (306 W. 4<sup>th</sup> Street.). He reviewed the site plan and screening to install an emergency backup generator for the church campus. He reviewed the dimensions of the generator as 12' long, 6' tall, and 3.5' wide, and in an enclosure to keep the sound contained to approximately 55 decibels. Due to the distance away from the lot line, and the proposed screen, the applicant stated that the generator would be, frankly, hard to find. The generator would only operate in the event of an emergency, however, it requires a 30-minute test once a month, and once a year test requiring to run for 4 hours.
- 2. A Plan Commissioner asked if it is diesel powered. The applicant responded that it is gas powered.
- 3. In general, the PC supported the proposed location, commenting that it is shielded by buildings on 3 sides already, and hard to see given the far distance from the lot line.
- 4. There were no neighbors present to comment about the request. The subject property is zoned IB Institutional Buildings District and surrounded by R-4 Single Family Residential District. The applicant completed the certified mailing notification and the public meeting was notified in the Hinsdalean on May 16, 2019.
- 5. A Plan Commissioner expressed concern about the test time. The PC recommended and the applicant agreed to run the monthly tests between 10 AM and 2 PM. It was also pointed out that this would work for the aforementioned 4-hour annual test too.

#### II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed 2<sup>nd</sup> major adjustment to the planned development/exterior appearance and site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By:			, Chairman	
	Dated this	day of		, 2019.

#### **HINSDALE PLAN COMMISSION**

RE: Case A-18-2019 - Applicant: Michael Abraham Architects - 24 W. Hinsdale Avenue

Request: Exterior Appearance and Site Plan in the B-2 Central Business District

DATE OF PLAN COMMISSION (PC) REVIEW: June 12, 2019

DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: July 16, 2019

#### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

- 1. The PC heard testimony from the applicant's architect, Ms. Margaret Morun, on behalf of the building owner, Mr. Rino Burdi (24 W. Hinsdale Ave.). She reviewed the plans to rehab the front façade of the building to mirror the historic and original architecture of the building. It should be noted that the applicant included photos of the storefront from 1926 and 1930. Ms. Morun stated the plan is to keep the brick, change the windows, enlarge the existing circular window and install a metal canopy. It was clarified that the PC is not reviewing the sign shown in the exhibit.
- 2. A Plan Commissioner asked if all the brick is staying. The applicant responded yes, but they will replace some of the white perimeter brick to match the rest of the façade brick and color.
- 3. Mr. Rino Burdi stated that it is his goal to bring the façade back to what it originally looked like. In general, the PC expressed appreciation for preserving the historical elements of the original building façade.
- 4. A Plan Commissioner asked why they would like to expand the circular window. The building owner stated that you can see the original size from the interior of the building, and would like to bring the original size back. Both the owner and architect agreed that it'd also be more proportionate to the proposed new and larger windows.
- 5. A Plan Commissioner asked if there are plans for the back of the building. The architect stated they plan to replace the sliding door with a garage door.
- 6. The proposed façade rehab request is to establish (the building owner's) a men's retail store to the subject property, located in the B-2 Central Business District. The PC in general, supports the plans and complimented the selected architectural firm, Michael Abraham Architecture.

#### II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By:			, Chairman	
	Data dilikia	day of		0040
	Dated this	day of	,	2019.

# VILLAGE OF Linadale Est. 1873

#### **MEMORANDUM**

**DATE:** July 10, 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:** 40 and 42 S. Washington St. – Alixandra Collections – 1 New non-Illuminated Wall Sign

and Wall Sign Modification - Case A-21-2019

#### Summary

The Village of Hinsdale has received a sign application from Aubrey Sign Co., on behalf of Alixandra Collections, requesting approval to install a new non-illuminated wall sign at 42 S. Washington Street and a modification to an existing wall sign at 40 S. Washington Street in the B-2 Central Business District. The business, Alixandra Collections occupies both locations.

#### **Request and Analysis**

The requested new wall sign features dimensional text made from acrylic and two colors, black and pink. The proposed location of the new wall sign is above the front entrance, just like the front entrance next door. With the wall sign modification to replace the existing logo next door, both wall signs would appear the same. The proposed new wall sign at 42 S. Washington St. is 17" tall and 7'-5" long for an area of 10.5 SF. The modified sign request at 40 S. Washington St. is 16" tall, however, according to the sign company, the sign with the shorter "AC" logo would still have an area of 10.5 SF when combined with the existing wall sign text.

In the B-2 Central Business District, a multi-tenant building is permitted to request up to 25 SF of signage per tenant. Thus, the request complies with the Code. There are no additional wall signs on the commercial building.

#### **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,



#### **MEMORANDUM**

proportion, scale, materials, texture, colors, and shapes.

- 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 - Street View of 40 and 42 S. Washington St.

Attachment 4 - Birds Eye View of 40 and 42 S. Washington St.

# Exterior Signage

Account:

Collections Alixandra

Location:

40 & 42 S. Washington Hinsdale, IL

Date: 5-14-19

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE ALBREY SIGN CO, UNIT, BAID FOR, IN FULL, BY CUSTOWER, USE OF THIS ARTWORK FOR ANY COMMERCIAL PURPOSE WITHOUT OUR WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY.

PLEASE REVIEW, SIGN AND DATE THIS - INDICATING YOUR APPROVAL.

dab

ni 91

COLLECTIONS

Alixar

ni Tr

89.06 in

Sign details: Dimensional letters (1/4" FCO acrylic) stud mounted to EIFS exterior. Type of Illumination: None

Dimensions: FCO letters @ 17"  $H \times 89$ " W = 10.50 sq. ft. FCO letters @ 16"  $H \times 22.33$ " W = 2.5 sq. ft.

Special Notes: New AC logo to replace existing as shown on right unit

SIGN CO.

1847 Suncast Lane Batavia, IL 60510

Fax: 630-482-9906 Ph: 630-482-9901

Existing

www.aubreysigns.com

Email: paul@aubreysigns.com



#### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	
Name: Aubrey Sign Co.	Contractor
	Name: Aubrey Sign Co.
Address: 1847 Suncast Ln	Address: 1847 Suncast Ln
City/Zip: Batavia 60510	City/Zip: Batavia 60510
Phone/Fax: (63) 482 /9901	Phone/Fax: (63) 482 /9901
E-Mail: paul@aubreysigns.com	E-Mail: paul@aubreysigns.com
Contact Name: Paul Bandur	Contact Name: Paul Bandur
	Contact Name:
ADDRESS OF SIGN LOCATION: 42 S Washington	n
ZONING DISTRICT: B-2 Central Business District	
SIGN TYPE: Wall Sign	
ILLUMINATION None	
Sign Information:	Side La Company
Overall Size (Square Feet): 10.5 (17" x 89")	Site Information:
Overall Michael Control 14	Lot/Street Frontage:
Overall Height from Grade: 14 Ft.	Building/Tenant Frontage: 250" (20.8 ft)
Proposed Colors (Maximum of Three Colors):  black	Existing Sign Information:
pink	Business Name: Alixandra Collections
€ piik	Size of Sign: 10.5 Square Feet
<b>8</b>	Business Name:
	Size of Sign: Square Feet
I hereby acknowledge that I have read this application and	the attached instruction sheet and state that it is correct
and agree to comply with all Village of Hinsdale Ordinance	es.
faul B 1 5	-14 -19
Signature of Applicant Date	
Signature of Building Owner Date	-15 -19
Signature of Building Owner Date	
FOR OFFICE USE ONLY – DO NOT WRITE BELOW	V THIS LINE
$\begin{array}{c} \text{Otal square footage: } \underline{0} \\ \text{x $4.00 = } \underline{0} \end{array}$	(Minimum \$75.00)
Plan Commission Approval Date: Admin	istrative Approval Date:

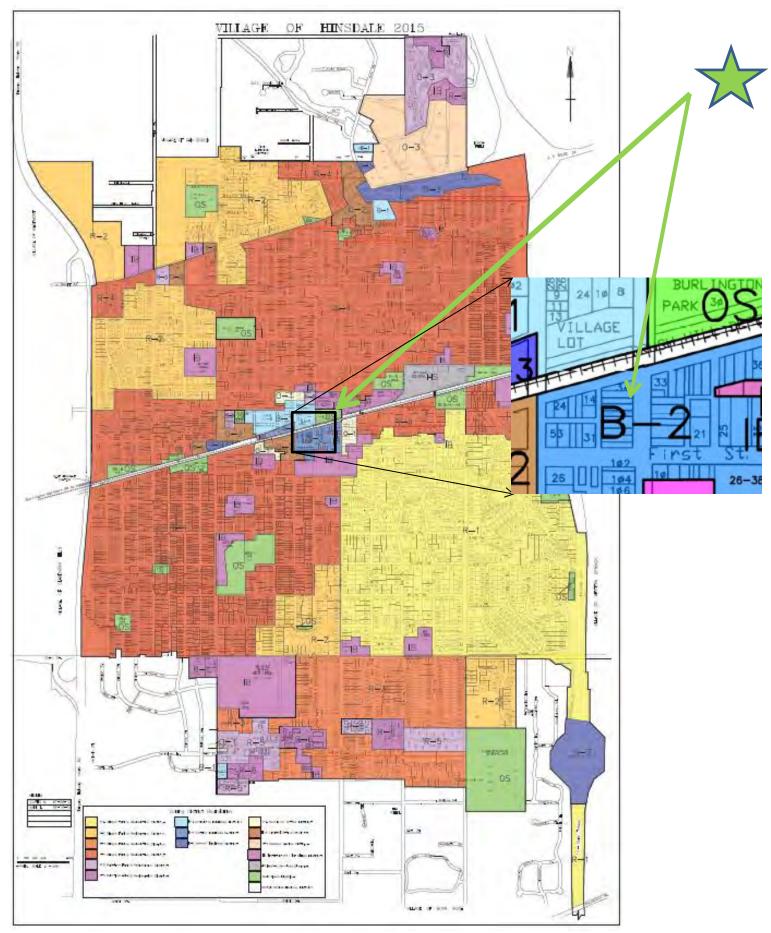


# VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

APPLICATION FOR SIGN PERMIT		
Applicant	Contractor	
Name: Aubrey Sign Co  Address: 1847 Suncast Ln  City/Zip: Batavia 60510  Phone/Fax: (63) 482 /9901  E-Mail: Paul@aubreysigns.com  Contact Name: Paul Bandur  ADDRESS OF SIGN LOCATION: 40 S Washington	Name: Aubrey Sign Co  Address: 1847 Suncast Ln  City/Zip: Batavia 60510  Phone/Fax: (63) 482 /9901  E-Mail: Paul@aubreysigns.com  Contact Name: Paul Bandur	
ZONING DISTRICT: B-2 Central Business District SIGN TYPE: Wall Sign ILLUMINATION None		
Sign Information:  Overall Size (Square Feet): 2.5 (16" x 23")  Overall Height from Grade: 10.75 Ft.  Proposed Colors (Maximum of Three Colors):  black pink  jink	Site Information:  Lot/Street Frontage:  Building/Tenant Frontage:  Existing Sign Information:  Business Name:  Alixandra Collections  Size of Sign:  Square Feet  Business Name:  Size of Sign:  Square Feet	
Signature of Applicant Date	-14 - 19 -15 -19	
Total square footage: $\frac{0}{x} \$4.00 = \frac{0}{2}$ Plan Commission Approval Date: Admini		

## **Attachment 2: Village of Hinsdale Zoning Map and Project Location**





Street View of 40 and 42 S. Washington St. (facing west) Removing **Proposed Sign Locations** Attachment 3:



Birds Eye View of 42 and 40 S. Washington St. (facing west) Attachment 4:

# VILLAGE OF Linsdale Est. 1873

#### **MEMORANDUM**

**DATE:** July 10, 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 - 1 New Illuminated Wall Sign

Case A-22-2019 – B-2 Central Business District

#### **Summary**

The Village of Hinsdale has received a sign application from Michael Abraham Architects on behalf of the building owner Rino Burdi, requesting approval to install a new illuminated wall sign at 24 W. Hinsdale Avenue for a new retail business. Hartley's Cycle Shoppe was the former business located in the building in the downtown B-2 District.

The requested new wall sign features dimensional text, "BURDI", made from metal and 1 color, black. The proposed location of the wall sign is above a canopy feature. The proposed new wall sign is 1'-5" tall and 5'-10" long for an area of 8.3 SF. The wall sign would project 1'-5" from the wall and features halo illuminated text at night. The application is code compliant.

#### **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.
- 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.



#### **MEMORANDUM**

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 (packet)

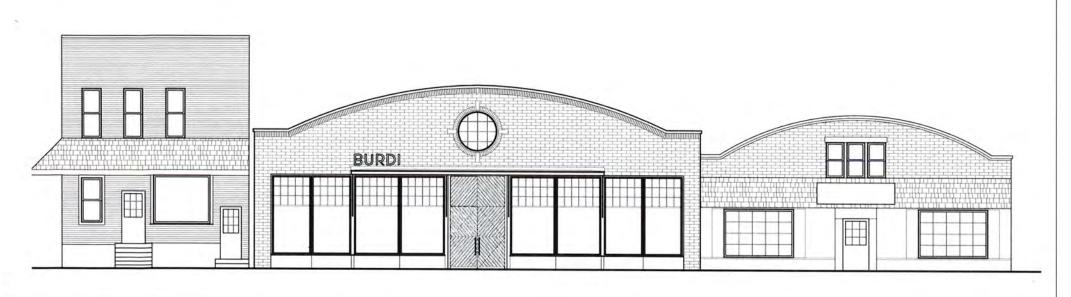
Attachment 2 - Zoning Map and Project Location

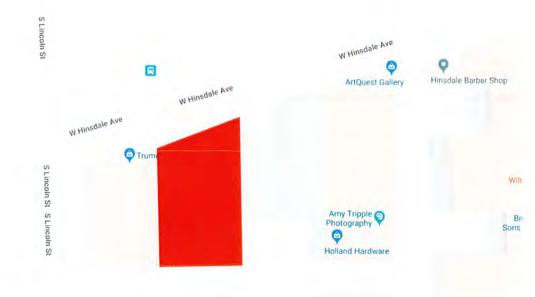
Attachment 3 - Street View of 24 W. Hinsdale Ave.

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

## BLOCK CONTEXT

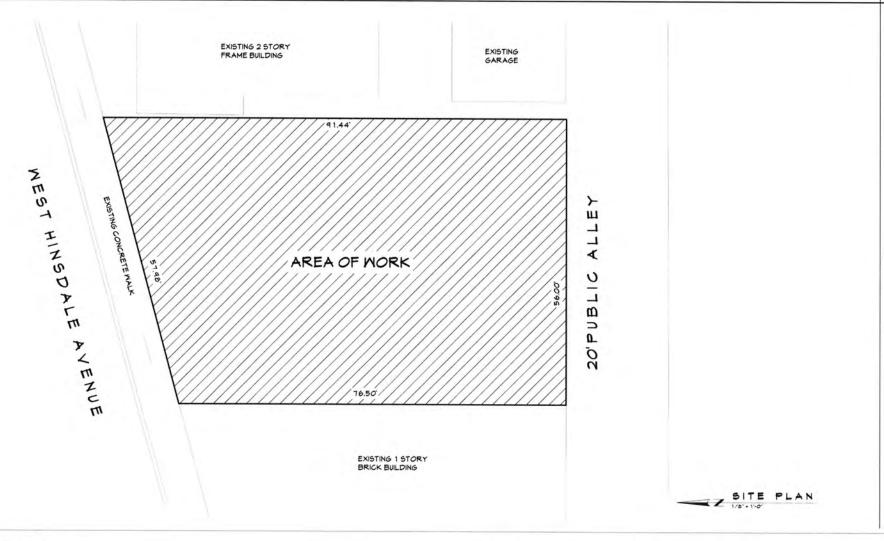
## VICINITY PLAN





## SITE PLAN

### TABLE OF CONTENTS



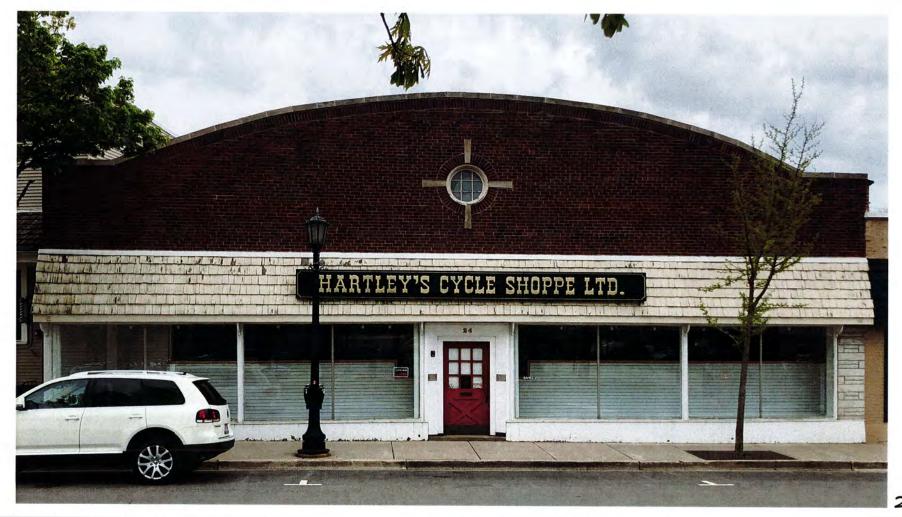
- 1 SITE INFORMATION
- 2 PHOTO ARCHIVES
- 3 PROPOSED FIRST FLOOR PLAN
- 4 PROPOSED ELEVATION
- 5 SIGN DETAIL
- 6 EXTERIOR RENDERING
- 7 EXTERIOR RENDERING





1926

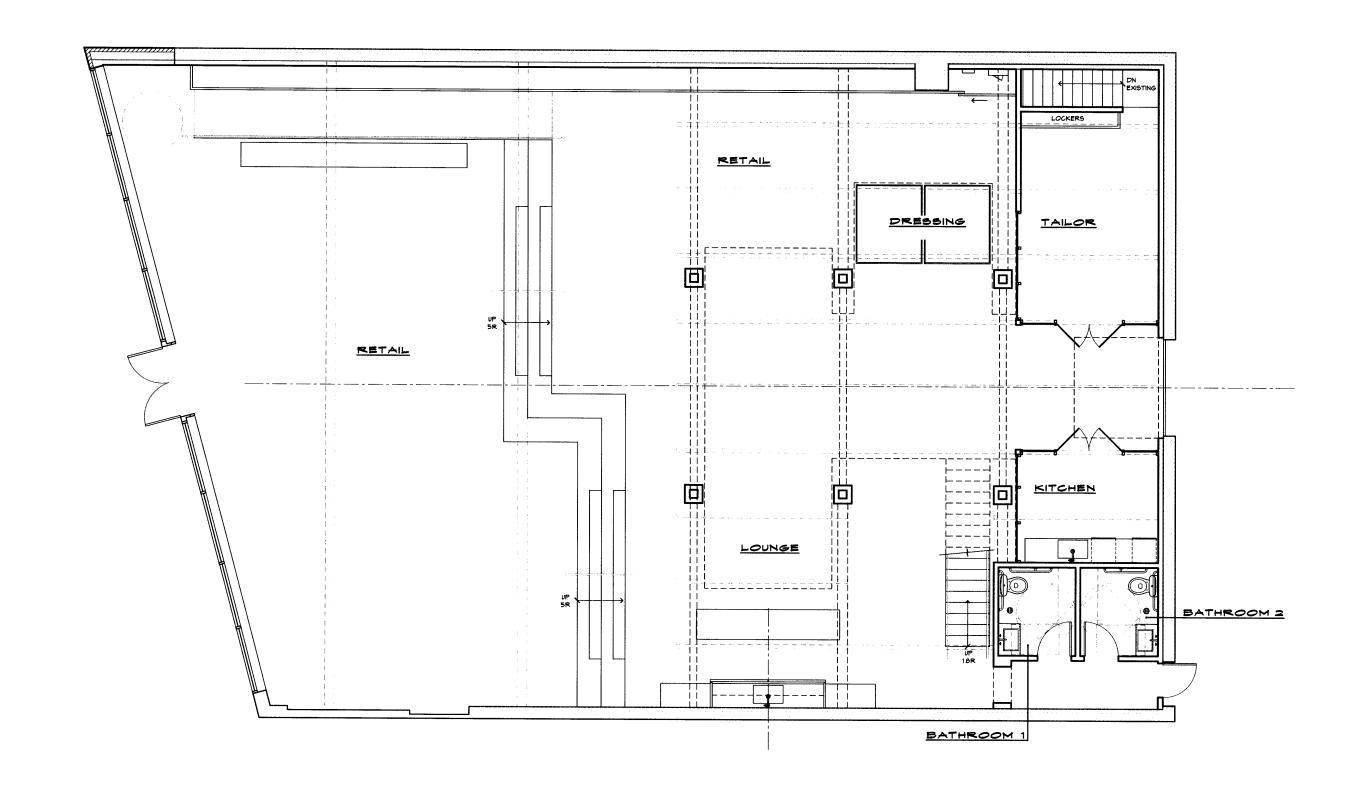
1930



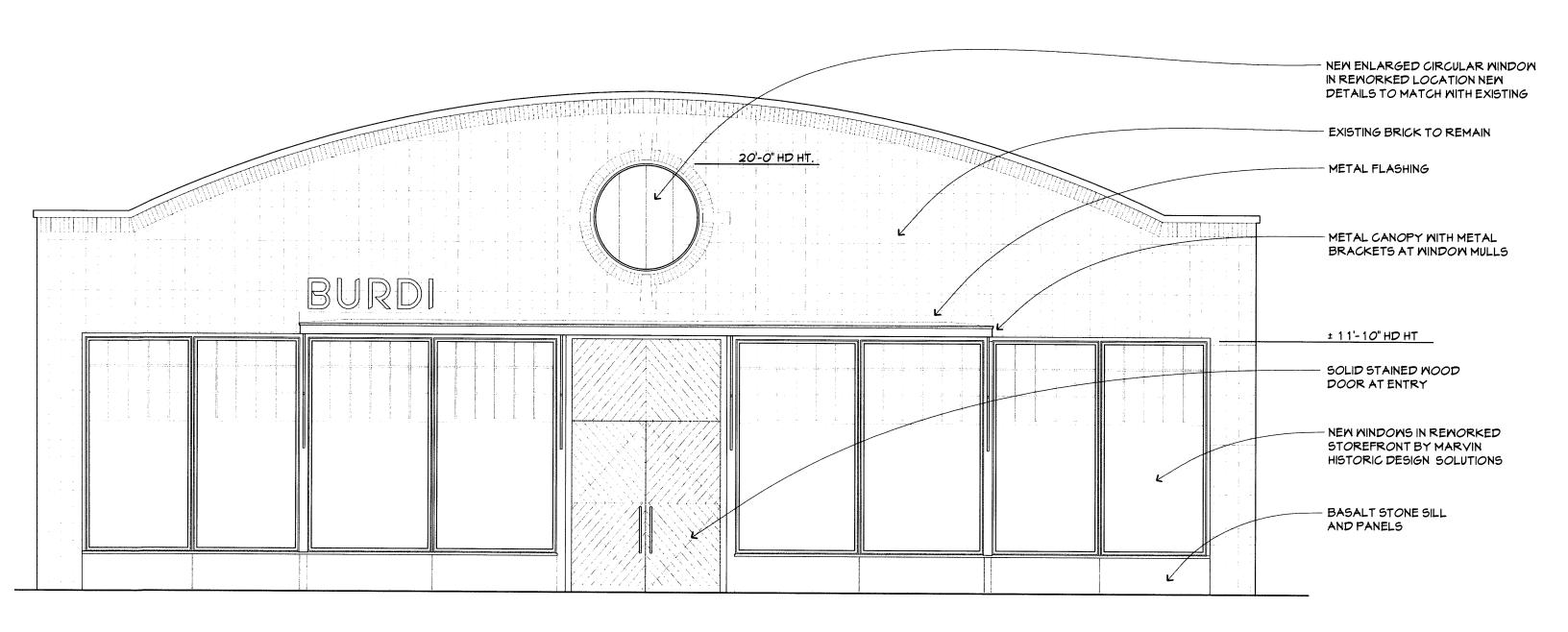
2019

PHOTO CRED: HINSDALE HISTORICAL SOCIETY ARCHIVES

michael-abraham.com 630.655.9417



PROPOSED FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



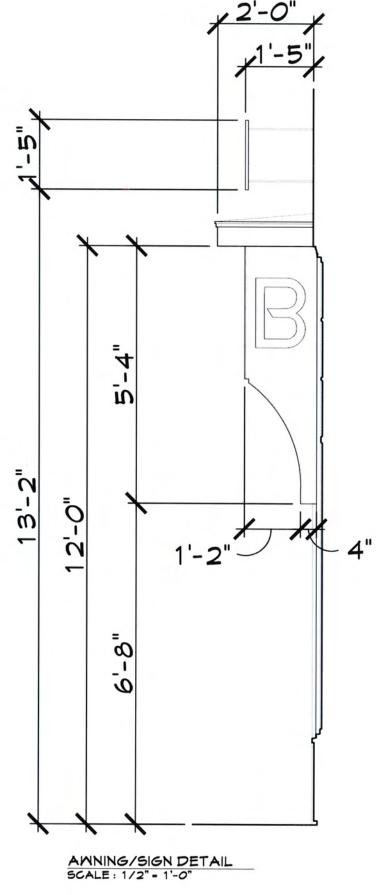
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MICHAEL ABRAHAM ARCHITECTURE

148 Burlington Avenue
Clarendon Hills Illinois 60514

michael-abraham.com 630.655.9417





MICHAEL ABRAHAM ARCHITECTURE

148 Burlington Avenue
Clarendon Hills Illinois 60514

michael-abraham.com 630.655.9417



PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION

#### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

<u> </u>	
Applicant	Contractor
Name: Margaret Morun	Name: Anthony Burdi
Address: 148 Burlington Ave	Address: 9400 Falling Waters Dr.
City/Zip: Clarendon Hills 60514	City/Zip: Burr Ridge, IL
Phone/Fax: (630) 655-9417 /ext. 306	Phone/Fax: (708) 715-7054
E-Mail: mm@michael-abraham.com	E-Mail: burdicustombuilders@aol.com
Contact Name: Margaret Morun	Contact Name: Anthony Burdi
Sanda Ivame.	Contact Name.
ADDRESS OF SIGN LOCATION: 24 W. Hinsdale	
ZONING DISTRICT: B-2 Central Business District	
SIGN TYPE: Wall Sign	
ILLUMINATION Back Lit	
Sign Information:	Site Information:
Overall Size (Square Feet): $8.3   (1.4'   x 5.8')$	Lot/Street Frontage: 57.98'
Overall Height from Grade: 13'-2" Ft.	Building/Tenant Frontage: 55.19'
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
<b>⊕</b> Black	Business Name:n/a
<b>2</b>	Size of Sign: Square Feet
<b>6</b>	Business Name:
	Size of Sign: Square Feet
I hereby acknowledge that I have read this application and	d the attached instruction sheet and state that it is correct
and agree to comply with all Village of Hinsdale Ordinan	ces.
	8/2019
Signature of Applicant Date	
	8/2019
Signature of Building Owner Date	
FOR OFFICE USE ONLY – DO NOT WRITE BELO	W THIS LINE
Total square footage: $0   x $4.00 = 0$	(Minimum \$75.00)
Plan Commission Approval Date: Adm:	inistrative Approval Date:

**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:** July 10, 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)

2<sup>nd</sup> Major Adjustment to Exterior Appearance and Site Plan for a new Illuminated Ground

Sign – R-5 Multiple Family District - Case A-04-2019 \*Continued from April 10, May 8, and June 12 2019\*

#### Summary

This major adjustment request is to construct a new <u>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.

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. At the June 12, 2019, PC meeting, the PC asked if the applicant would consider signage closer to the building at the front entrance. This would alleviate the concerns expressed by three neighbors in opposition of the request.

To consider at the July 10, 2019, PC meeting, the applicant has submitted a proposed location at the front entrance (behind the lot line), illuminated illustration at night exhibit, and two (2) letters of support by the initial neighbors in opposition (Attachment 1). The two letters support the proposed location and expressed the entrance location is a fair solution and preserves the northeast corner landscaped area.

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



#### **MEMORANDUM**

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' <del>-4"</del> / <b>3'-1/2"</b>
Max. Ground Sign Area	50 SF	21.1 SF / 9.2 SF

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:**

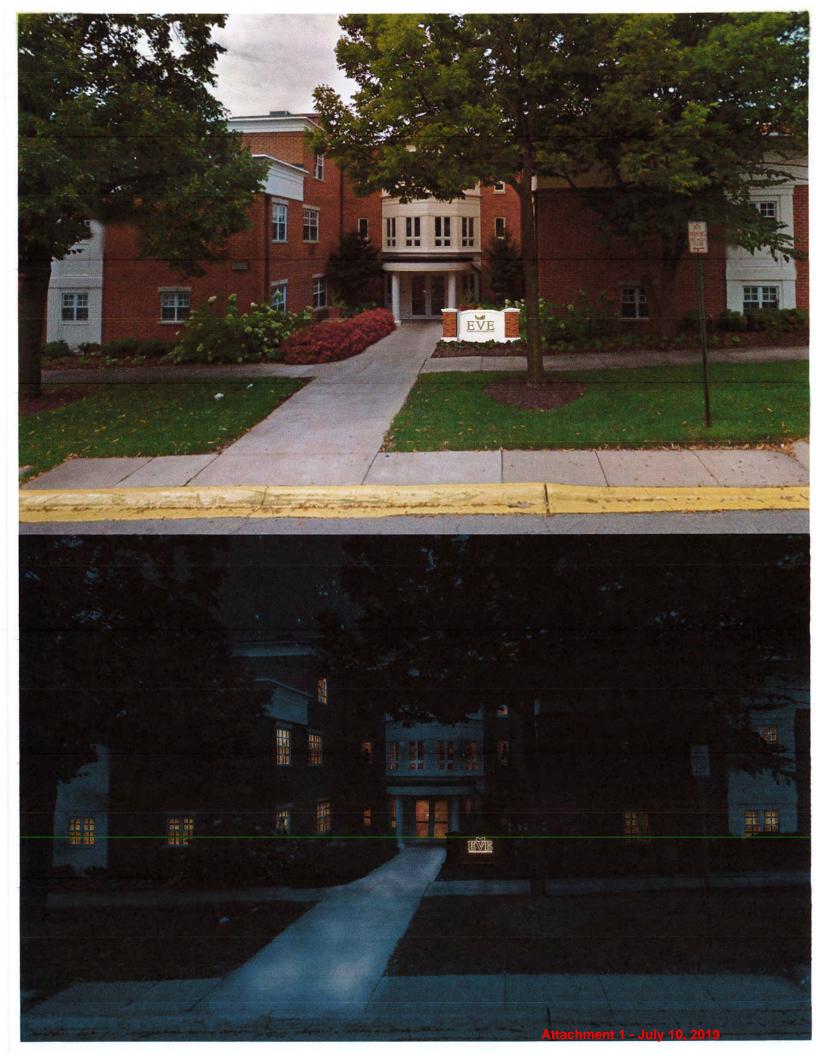
Attachment 1 – July 12, 2019, Revised Location and two (2) Letters of Support

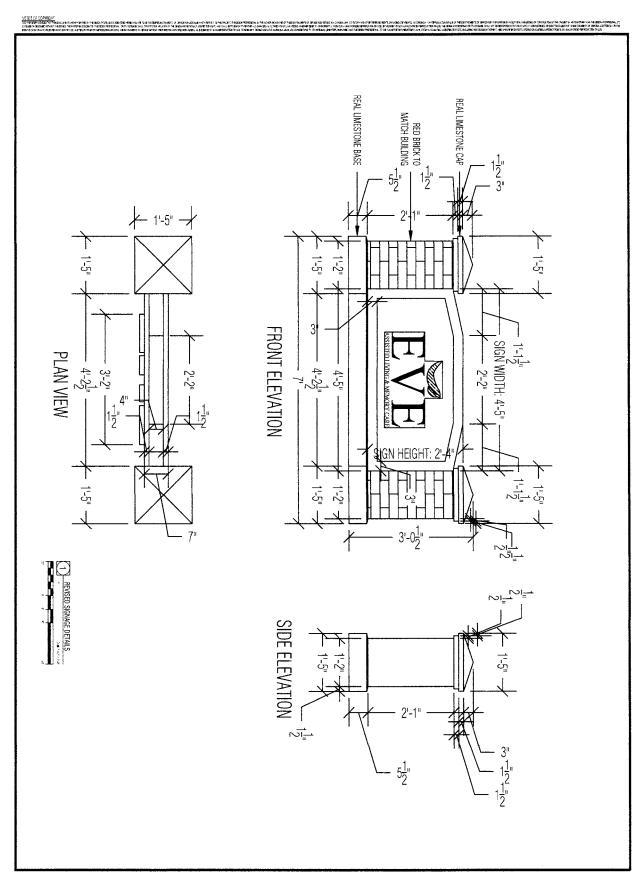
Attachment 2 - Major Adjustment Application, Sign Application Zoning Map and Project Location

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

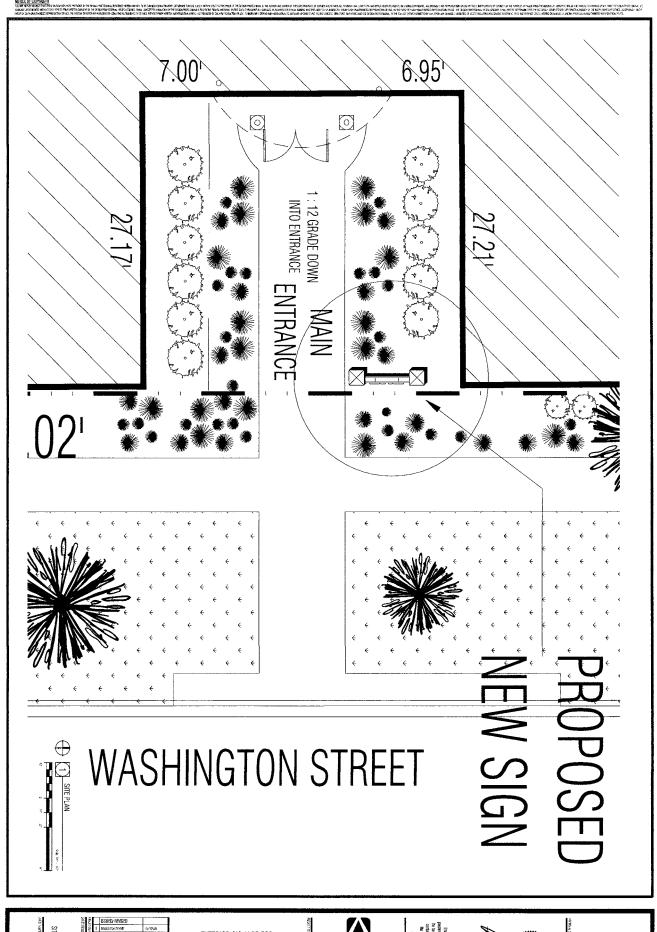
Attachment 4 - Approved Special Use, Site Plans/Exterior Plans Ordinance O2011-48 (Oct. 24, 2011)

Attachment 5 - Aerial View of 10 N. Washington Street Sign Location









SPT. 0

SITEPLIAN AND DETAILS

SUBSECTION SIGNAGE FOR:

EXTERIOR SIG

#### **Chan Yu**

**From:** Mitch Hamblet <mhamblet@edenservice.org>

**Sent:** Tuesday, July 02, 2019 9:43 AM

To: Chan Yu

**Subject:** Fwd: 10 N. Washington relocated sign

Follow Up Flag: Follow up Flag Status: Flagged

Chan.

Please include Michael's response for the next meeting. I will forward the others to you.

Have a great 4th.

MitchHamblet at Eve

----- Forwarded message -----

From: Michael Loughlin

Date: Tue, Jul 2, 2019, 6:45 AM

Subject: Re: 10 N. Washington relocated sign To: Mitch Hamblet <a href="mailto:mhamblet@edenservice.org">mhamblet@edenservice.org</a>>

Cc:

Mitch - thx for the note. Moving the sign to the door area seems like a fair solution.

Thx

On Jul 1, 2019, at 5:24 PM, Mitch Hamblet < mhamblet@edenservice.org > wrote:

Dear Neighbor,

I wanted to reach out and send you our new proposed signage which has been relocated to the front of the building (originally proposed on the corner). The revised sign is smaller than the original proposed sign, is now located within to the entrance of the building (approx. 150' away from the corner lot) and will have a soft, warm LED glow behind the letters which will turn off each night according to the Village's policy.

As you can see from the "3 Eve proposed sign located at entrance landscape," the sign will be flush with the building entrance and should not be visible from your property.

Again, thank you for your comments and if you have any further questions, please do not hesitate to email me.

Thank you,

Mitch Hamblet | President/Founder

**Eve Assisted Living** 

1100 Jorie Blvd. Suite 115 Oak Brook, IL 60523

mhamblet@edenservice.org

www.livingineve.com



Please consider the environment before printing this e-mail

**CONFIDENTIALITY NOTICE:** The materials in this email are private and may contain Protected Healthcare Information. If you are not the intended recipient, be advised that any unauthorized use, disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify the sender via telephone or return mail.

- <4 Relocated location of sign from corner to middle of property 6-26-19.pdf>
- <1 Eve proposed sign Day and Night View 6-26-19.jpg>
- <2 Eve proposed sign dimensions 6-26-19.pdf>
- <3 Eve proposed sign located at entrance landscape 6-26-19.pdf>

#### **Chan Yu**

From: Mitch Hamblet <mhamblet@edenservice.org> Tuesday, July 02, 2019 9:45 AM Sent: To: Chan Yu Fwd: 10 N. Washington relocated sign **Subject: Follow Up Flag:** Follow up Flag Status: Flagged Here is Vera's. ----- Forwarded message -----From: Vera Shively Date: Tue, Jul 2, 2019, 8:19 AM Subject: Re: 10 N. Washington relocated sign To: Mitch Hamblet <mhamblet@edenservice.org> Cc: Dear Mr. Hamblet, Thank you very much for forwarding the image and plans for the relocated sign. The new location should work well for all parties concerned. The sign is attractive, and moving it to the location near the entrance maintains the beautiful landscaping on the north east corner of the property. Sincerely, Vera and Tom Shively On Mon, Jul 1, 2019 at 5:24 PM Mitch Hamblet <mhamblet@edenservice.org> wrote: Dear Neighbor, I wanted to reach out and send you our new proposed signage which has been relocated to the front of the building (originally proposed on the corner). The revised sign is smaller than the original proposed sign, is now located within to the entrance of the building (approx. 150' away from the corner lot) and will have a soft, warm LED glow behind the letters which will turn off each night according to the Village's policy. As you can see from the "3 Eve proposed sign located at entrance landscape," the sign will be flush with the

building entrance and should not be visible from your property.

Again, thank you for your comments and if you have any further questions, please do not hesitate to email me.

Thank you,

Mitch Hamblet | President/Founder

**Eve Assisted Living** 

1100 Jorie Blvd. Suite 115 Oak Brook, IL 60523

mhamblet@edenservice.org

www.livingineve.com



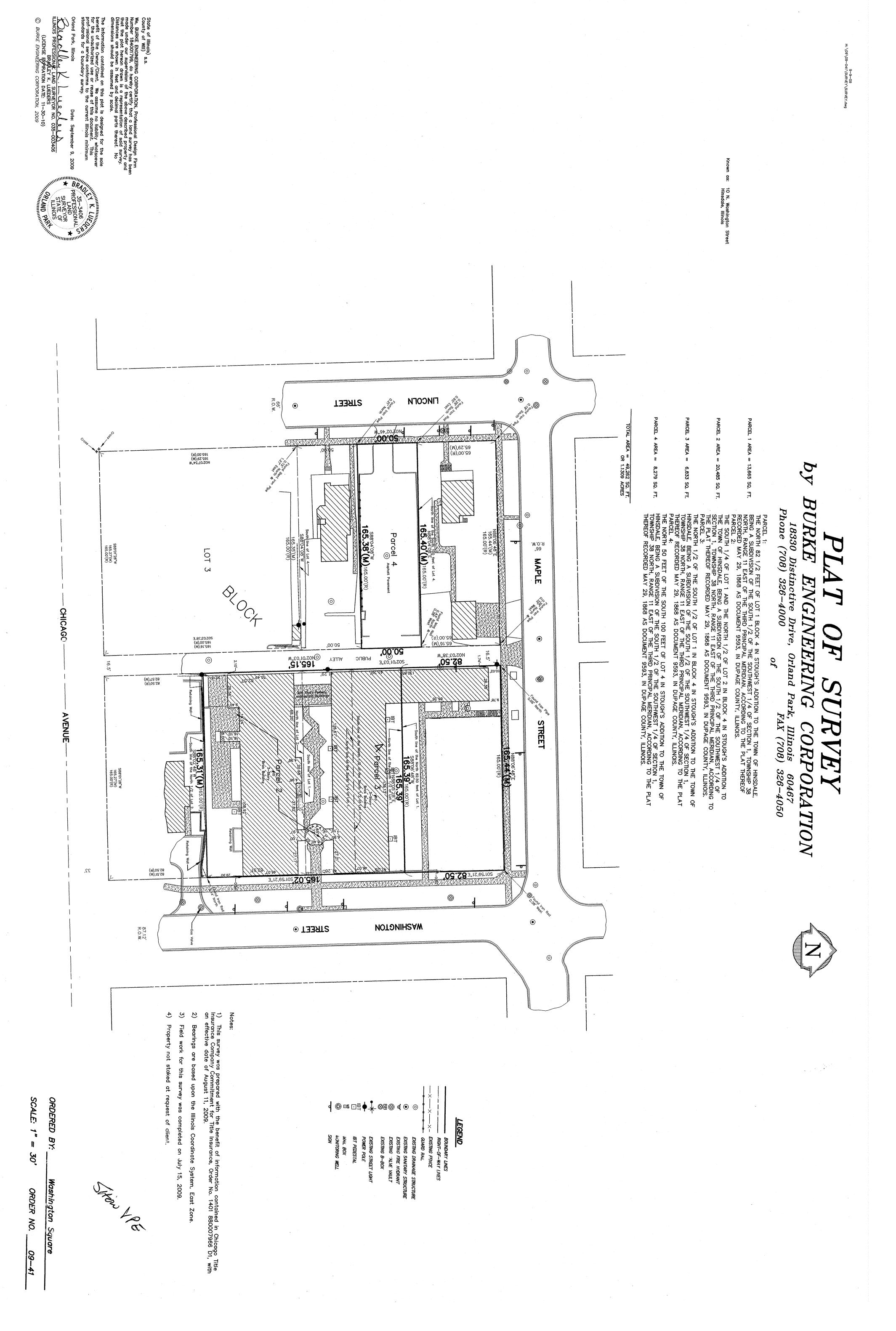
Please consider the environment before printing this e-mail

**CONFIDENTIALITY NOTICE:** The materials in this email are private and may contain Protected Healthcare Information. If you are not the intended recipient, be advised that any unauthorized use, disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify the sender via telephone or return mail.



#### 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				
<b>WHITE</b>	Size of Sign: 16.25 Square Feet				
<b>8</b>	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:				



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 app	licant or authorized agent	Signature of applicant or authorized agent	
MITCH 1	+AMBLET		_
Name of applicar	nt or authorized agent	Name of applicant or authorized agent	
SUBSCRIBED AND SWI to before me this 12th November , 20	day of	Lyhan 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-	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	

<sup>\*</sup> 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: Previous application was approved with 1). Wair									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 I OI
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**

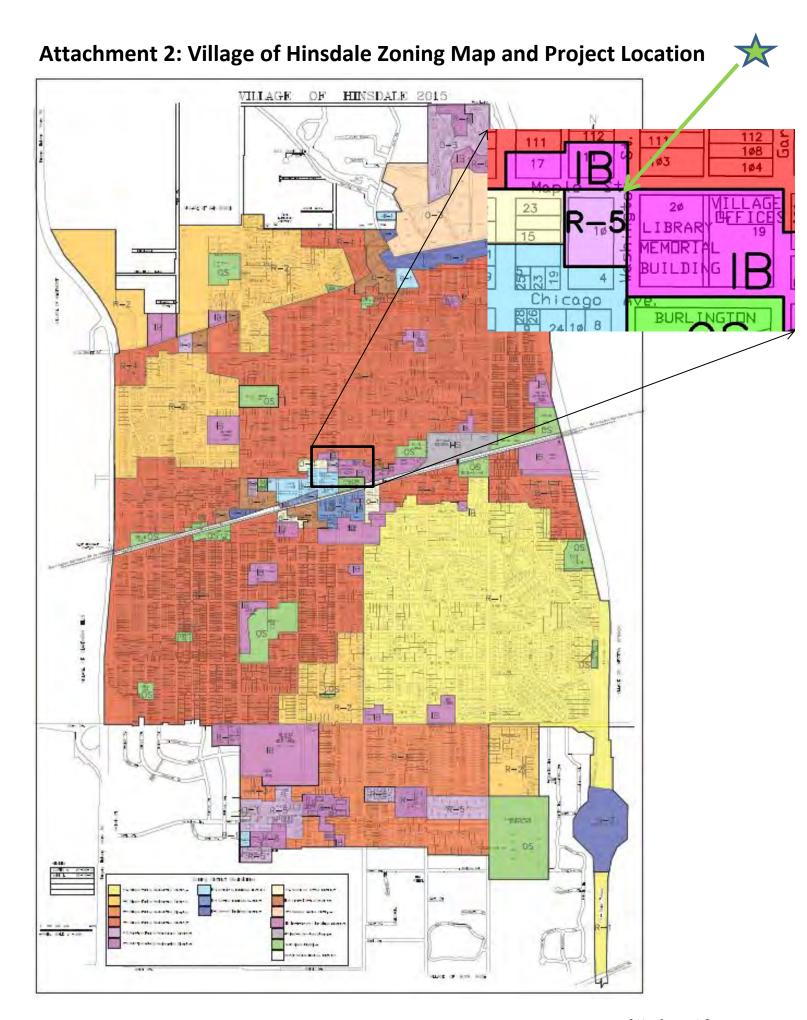
You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

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:

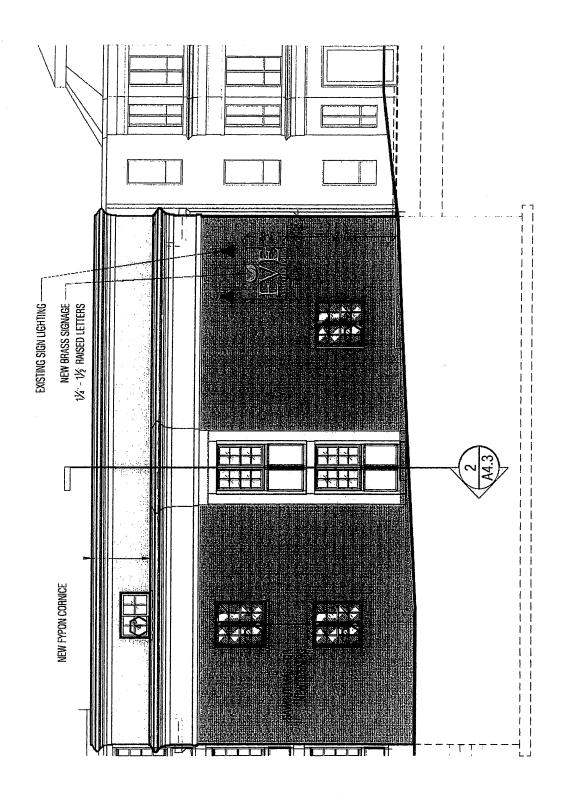
- A. <u>No Authorization of Work</u>. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance 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.

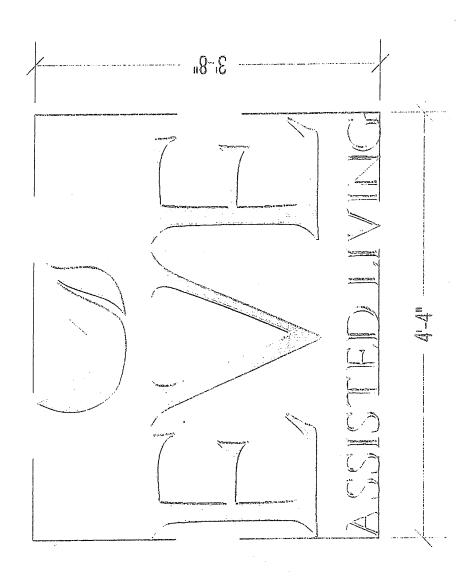
**SECTION 4**: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, the Original Ordinance, the Amending Ordinance, or of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals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

Christine M. Bruton, Village Clerk

ACKNOWLEDO	GEMENT A	AND AGRI	EEMENT	BY THE	<b>PETITIONER</b>	TO	THE
<b>CONDITIONS</b>	OF THIS O	RDINAN	CE:				

Date: 10 26 , 2011

7

#### **EXHIBIT A**

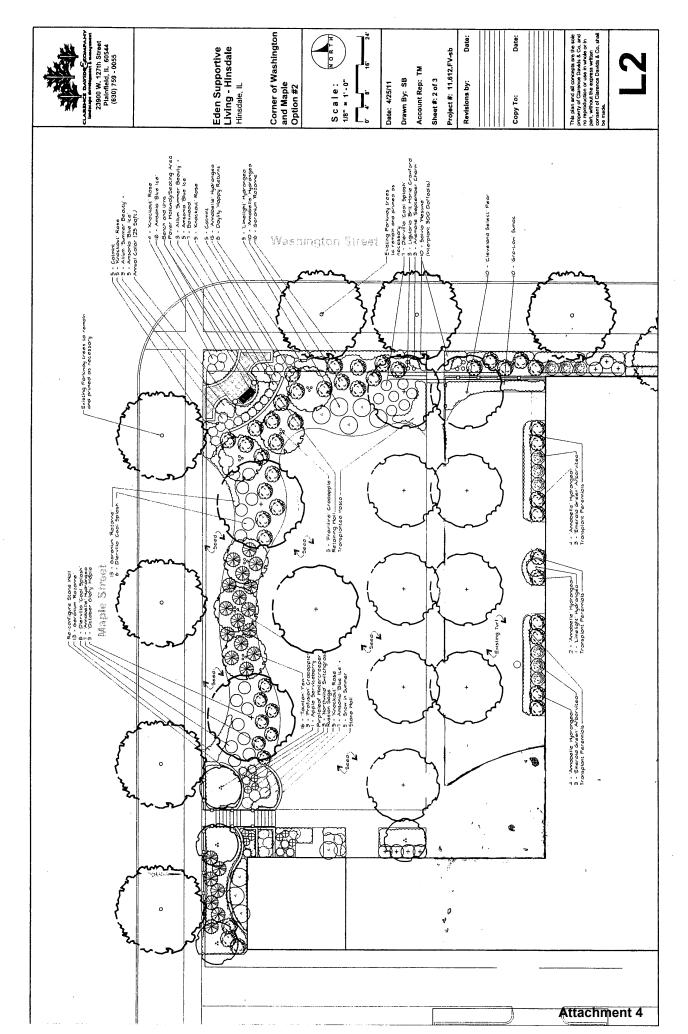
#### LEGAL DESCRIPTION

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





#### **MEMORANDUM**

**DATE:** July 10, 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: 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. On June 12, 2019, the PC scheduled the public hearing for the July 10, 2019, PC meeting.



#### **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 <a href="https://example.com/11-103">11-103</a>(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 (dated Oct. 9, 2018)

Attachment 3 - Plan Commission application

#### DRAFT - 04-30-19

<b>ORDINANCE</b>	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	auley, Jr., Village President
ATTEST:		

408226\_2

Christine M. Bruton, Village Clerk

#### **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	rchitect, 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, the 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):		
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:	<ul> <li>Development in the B-2 Central Business</li> <li>District Questionnaire</li> </ul>	

# 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.