



MEETING AGENDA

PLAN COMMISSION
Wednesday, September 11, 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 July 10, 2019

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2nd Major Adjustment to Site Plan/Exterior Appearance to construct a new illuminated ground sign at the entrance.
- b) 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)

6. SIGN PERMIT REVIEW

- a) Case A-24-2019 – 30 Chestnut St. – @Properties – 2 New Wall Signs

7. SCHEDULE OF PUBLIC HEARING - No discussion will take place except to determine a time and date of hearing. (note: the next PC meeting is on Weds. October 9, 2019)

- a) Case A-23-2019 – Village of Hinsdale – Proposed Text Amendment to the Hinsdale Zoning Code, Sections 9-101(D)(9), 9-104(H)(2)(h) and 12-206, relating to the definitions of the lighting regulations (Section 11-604).
- b) Case A-25-2019 – 11 Salt Creek Lane - Normandy Builders - Text Amendment to add Design Work for Home or Office Remodeling and related Showrooms as a Special Use in the O-3 General Office District and concurrent Special Use Permit for Normandy Builders to operate at 11 Salt Creek Lane in the O-3 District.

8. ADJOURNMENT

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

Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
July 10, 2019
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, July 10, 2019, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Julie Crnovich, Troy Unell, Gerald Jablonski, Anna Fiascone, Debra Braselton, and Jim Krillenberger

ABSENT: Mark Willobee and Scott Peterson

ALSO PRESENT: Chan Yu, Village Planner and applicants for cases: A-21-2019, A-22-2019, and A-04-2019

Approval of Minutes – June 12, 2019

The Plan Commission (PC) **unanimously approved** the June 12, 2019, minutes, as submitted, 6-0, (1 abstained and 2 absent).

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

The PC **unanimously approved** the Findings and Recommendations, as submitted, 6-0, (1 abstained and 2 absent).

Findings and Recommendations - Case A-18-2019 – 24 W. Hinsdale Ave. – Michael Abraham Architects – Exterior Appearance for new storefront façade updates.

The PC **unanimously approved** the Findings and Recommendations, as submitted, 6-0, (1 abstained and 2 absent).

Sign Permit Review - Case A-21-2019 – 40 S. Washington Street – Alixandra Collections – 1 New Wall Sign and 1 Wall Sign Update

The sign applicant, Ryan, of the Aubrey Sign Company, reviewed the proposed sign elements.

Chan noted that the HPC reviewed the sign and recommended approval.

With no comments, the PC **unanimously approved** the sign application, as submitted, 7-0, (2 absent).

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Sign Permit Review - Case A-22-2019 – 24 W. Hinsdale Ave. – Michael Abraham Architects – 1 New Illuminated Wall Sign.

The sign applicant, Margaret, of Michael Abraham Architecture, reviewed the proposed metal black sign which would be backlit.

Commissioner Krillenberger asked if this business is a men's clothing store, and if so, is the name on the sign the name of the business.

The sign applicant replied correct.

Chairman Cashman mentioned there is another location currently in the City's Gold Coast neighborhood.

Commissioner Krillenberger asked about the "splash" as indicated in the materials.

Chan explained the splash referenced the method of sign lighting is projected against the wall vs. for example, a backlit translucent text or halo lit sign.

Commissioner Crnovich asked if there were any comments by the HPC.

Chan responded yes, Commissioner Prisby requested the sign be closer to the wall. However, no distance was given as to how much closer.

Commissioner Jablonski asked how far the sign projects from the wall.

The sign applicant responded 17-inches.

With no further questions or comments, the PC **unanimously approved** the sign application, as submitted, 7-0, (2 absent).

Exterior Appearance and Site Plan - Case A-04-2019 – 10 N. Washington Street – Eve Assisted Living (10 N. Washington Properties LLC) – 2nd 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)

The President of Eve Assisted Living (applicant) reviewed the revised submittals based on the previous PC meeting and neighbor comments. The new location of the ground sign is at the front entrance of the building, in the middle of the block on Washington Street between Maple Street and Chicago Avenue. The sign has also been reduced in size. Two of the three neighbors supported the revised plan, and the third neighbor did not respond to the applicant's email.

Chairman Cashman and Commissioner Julie Crnovich asked about the existing brick piers by the entrance.

The applicant replied that they would reconstruct those.

The applicant stated yes.

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Commissioner Julie Crnovich asked if the sign would be turned off at night.

The applicant responded yes, by 10 PM.

Chairman Cashman asked if the sign material is real brick.

The applicant stated yes, same as the building facade.

With no further questions or comments, the PC **unanimously approved** the major adjustment to exterior appearance/site plan/planned development application, as submitted, 7-0, (2 absent).

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)

Please refer to Attachment 1, for the transcript for Public Hearing Case A-20-2019

The PC heard testimony from Village staff, Chan Yu, who gave a summary of the text amendment to change the definitions of a major and minor adjustment to a planned development and site plan/exterior appearance plan. He reviewed that this was initiated by the Village Board after receiving several seemingly minor changes to the approved site plans or building facades after approval, and gave example of projects from the last few years.

The PC reviewed different scenarios relative to the proposed language of the text amendment and was generally satisfied with the language, however, requested to add more details to Sections K(1)(g), K(1)(j) and add K(1)(q). These details specifically list (below in red), for example, “fences”, “screening” and “landscape plan” to clarify that these items are included in the proposed definitions:

K(1)(g) Alters the location of any one structure or group of structures, including fences or screening, from the locations shown on the approved final plan;

K(1)(j) Increases the footprint of a building or impervious surface;

K(1)(q) Significantly modifies the landscape plan.

To this end, the PC **unanimously recommended approval for** the text amendment application to Sections 11-603 and 11-604 related to Major and Minor Adjustment definitions, the Village of Hinsdale Plan Commission, on a vote of 7-0, (2 absent), recommends that the President and Board of Trustees approve the application, with the above additional language (in red text).

Adjournment

The meeting was adjourned at 8:15 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
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))

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 10th day of July, 2019, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. DEBRA BRASELTON, Member;

MS. JULIE CRNOVICH, Member;

MS. ANNA FIASCONE, Member;

MR. GERALD JABLONSKI, Member;

MR. JIM KRILLENBERGER, Member; and

MR. TROY UNELL, Member.

<p style="text-align: center;">2</p> <p>1 CHAIRMAN CASHMAN: The next order of 2 business is a public hearing, Case A-20-2019, 3 Village of Hinsdale Proposed Text Amendment to 4 Major Adjustment to Planned Development 5 (Section 11-603); and Site Plan Review, 6 (Section 11-604.) 7 Looking at the crowd, I'm assuming 8 Chan is going to be the applicant tonight. 9 MR. YU: Sure. So this application is 10 really driven by the Village Board. Throughout 11 the last few years, they noticed applications 12 requiring an ordinance for minimal and, perhaps, 13 unnoticeable requests. Some examples include 14 adding or removing a window or some co-related 15 issues that weren't necessarily approved by the 16 Plan Commission. I'm thinking about the 17 staircase behind the animal hospital. It's not 18 defined as a minor adjustment so it 19 automatically is a major adjustment so they 20 would have to come before the Board with that. 21 Just as well as cell phone 22 equipment, upgrades at the existing locations.</p> <p>07:41:33PM 07:42:05PM</p>	<p style="text-align: center;">4</p> <p>1 the proposal is that the Village Manager would 2 still need consultation with the Plan Commission 3 chair as well as the ZPS chair. So that in 4 summary is what this text amendment is all 5 about. 6 CHAIRMAN CASHMAN: I mean when I was 7 reading that, I can picture Robb's involvement 8 in writing this, this text. I imagine he was 9 involved in the wording of some of these things? 10 MR. YU: Correct. He and Michael 11 Marrs, our Village Attorney. 12 MS. CRNOVICH: It seemed like this came 13 up a lot, too, with Hinsdale Meadows. 14 MR. YU: Correct. Yes. 15 CHAIRMAN CASHMAN: They could say that 16 they just decided to move a window. 17 MS. CRNOVICH: Right. Something or a 18 color. We had them in front of us a couple of 19 times I think, and the last time they weren't 20 too happy. 21 CHAIRMAN CASHMAN: Well, the minor one. 22 Yes. There was like another gray added to the</p> <p>07:43:32PM 07:43:52PM</p>
<p style="text-align: center;">3</p> <p>1 They will never have a one-to-one replacement. 2 They will always use different equipment. Even 3 if it's smaller, it's still different, and that 4 triggers a major adjustment as well. 5 So those are some of the examples. 6 Salt Creek Club, the outdoor patio, that's 7 another example that the Board just approved 8 through their process without referring. 9 Hinsdale Humane Society, there were some minor 10 windows adjustments. That's another example. 11 CHAIRMAN CASHMAN: In those two cases, 12 that was approved by the Board, not forwarded to 13 us? 14 MR. YU: Correct. And they even felt 15 that this could be administratively approved. 16 CHAIRMAN CASHMAN: Right. 17 MR. YU: So through this minor 18 adjustment text amendment, essentially you are 19 listing the things that are not minor 20 adjustments. So there are a lot more different 21 scenarios that could be administratively 22 approved through minor adjustments. Even then</p> <p>07:42:41PM 07:43:01PM</p>	<p style="text-align: center;">5</p> <p>1 pallet. 2 MS. CRNOVICH: Right. 3 MR. YU: They added a step inside the 4 floor plan. They changed the dormer shape, that 5 was not matching to the exhibits so -- 6 MS. FIASCONE: And it probably prevents 7 people from sometimes keeping up their property 8 because they don't want to go through the 9 process if it's such a small adjustment. 10 CHAIRMAN CASHMAN: Right. And there 11 was a case here I think with Hinsdale Meadows 12 where they were floating this idea, much more 13 radical changes to a model and everything, and 14 they ran it past me. And I said when I saw it, 15 it was not minor at all; it would require full 16 PC involvement. It wasn't anything like they -- 17 They chose not to do it. They scrapped it. 18 MS. CRNOVICH: Not to do it. 19 CHAIRMAN CASHMAN: But I think the fact 20 that really the Village Manager has to agree 21 that this is acceptable and that the Village can 22 read about it; and then the Plan Commission or</p> <p>07:44:17PM 07:44:40PM</p>

<p style="text-align: center;">6</p> <p>1 the Chair would at least see it, okay, this, I</p> <p>2 agree with you, this is a minor one, this</p> <p>3 doesn't have to go through the full process; and</p> <p>4 then ZBA also to look at.</p> <p>5 MR. YU: ZPS chair.</p> <p>6 CHAIRMAN CASHMAN: Pardon me?</p> <p>7 MR. YU: ZPS chair.</p> <p>8 CHAIRMAN CASHMAN: ZPS chair.</p> <p>9 So what do you think about it?</p> <p>07:45:08PM 10 MS. CRNOVICH: My one concern about</p> <p>11 this is what about the notice, the public</p> <p>12 notice, for any meetings or hearings for any</p> <p>13 neighbors? I mean how is your average citizen,</p> <p>14 supposedly it's somebody who is living near the</p> <p>15 property, let's say it is something they don't</p> <p>16 care about, how are they going to be informed</p> <p>17 about any changes?</p> <p>18 CHAIRMAN CASHMAN: They wouldn't,</p> <p>19 right?</p> <p>20 MR. YU: Right.</p> <p>21 CHAIRMAN CASHMAN: There would be no</p> <p>22 notification.</p>	<p style="text-align: center;">8</p> <p>1 like a minor?</p> <p>2 CHAIRMAN CASHMAN: Signage?</p> <p>3 MR. YU: So signage is a different part</p> <p>4 of the Code.</p> <p>5 MS. BRASELTON: No. She means</p> <p>6 a notification sign.</p> <p>7 MS. CRNOVICH: No. I mean like a</p> <p>8 signage just saying --</p> <p>9 CHAIRMAN CASHMAN: No. I think that</p> <p>07:46:11PM 10 would -- What is the purpose? You are not</p> <p>11 notifying of anything. It could be approved in</p> <p>12 a day so the sign wouldn't do anything.</p> <p>13 MS. CRNOVICH: Right.</p> <p>14 MR. JABLONSKI: There are 20 different</p> <p>15 exemptions.</p> <p>16 CHAIRMAN CASHMAN: I thought there were</p> <p>17 a lot of things in there that --</p> <p>18 MS. CRNOVICH: There are a lot of</p> <p>19 exemptions; but I thought of some more, too.</p> <p>07:46:26PM 20 MS. BRASELTON: My only concern was</p> <p>21 have we thought of all of them. You know, is</p> <p>22 there one around the corner that we are not</p>
<p style="text-align: center;">7</p> <p>1 MS. CRNOVICH: And I'm wondering if</p> <p>2 there is --</p> <p>3 MS. BRASELTON: There would or would</p> <p>4 not?</p> <p>5 MR. KRILLENBERGER: There would be</p> <p>6 none.</p> <p>7 CHAIRMAN CASHMAN: It would not be done</p> <p>8 because it's minor.</p> <p>9 MR. JABLONSKI: Minor.</p> <p>07:45:38PM 10 MS. CRNOVICH: But if it's -- You know</p> <p>11 how we have had some very, I guess, unusual</p> <p>12 projects in front of us where we think it's done</p> <p>13 and they go on for six months?</p> <p>14 CHAIRMAN CASHMAN: That's what I think</p> <p>15 these other things will all trigger. If there</p> <p>16 is something that was significant at all, had</p> <p>17 any impact in the neighborhood, it would</p> <p>18 trigger. And then it's not just going to be</p> <p>19 administratively approved, it would have to go</p> <p>07:45:58PM 20 through the process.</p> <p>21 MS. CRNOVICH: Do you think there is</p> <p>22 any way a sign could be put up even if it's just</p>	<p style="text-align: center;">9</p> <p>1 seeing?</p> <p>2 MS. CRNOVICH: Well, I was wondering --</p> <p>3 MS. BRASELTON: In concept I think it's</p> <p>4 good.</p> <p>5 CHAIRMAN CASHMAN: Maybe they can add</p> <p>6 one that I think is more open-ended where --</p> <p>7 Because usually when things come up like this in</p> <p>8 a typical project, if they are floating it, you</p> <p>9 guys, Robb is involved, the Village Manager is</p> <p>07:46:49PM 10 involved, you are involved. People are looking</p> <p>11 at this and going, you know, what do you think.</p> <p>12 Because they have to submit something.</p> <p>13 MS. CRNOVICH: I have full confidence</p> <p>14 in you guys, in staff right now. But I'm</p> <p>15 thinking 10 years down the road, you know,</p> <p>16 what's going to happen.</p> <p>17 MR. JABLONSKI: What's an example that</p> <p>18 you came up with?</p> <p>19 CHAIRMAN CASHMAN: Yes.</p> <p>07:47:11PM 20 MS. CRNOVICH: Going way back, you</p> <p>21 know, there were some problems with planned</p> <p>22 developments where -- I remember there was a</p>

<p style="text-align: center;">10</p> <p>1 church once that wanted to add cell antennas.</p> <p>2 And I said when, when does the</p> <p>3 planned development end? When does it stop?</p> <p>4 And I was told they go on forever. So there is</p> <p>5 no -- I just think we need to be very careful</p> <p>6 and see if we can think of anything else.</p> <p>7 Like some of the other ideas I had,</p> <p>8 I believe there is something in here of number</p> <p>9 of parking spaces.</p> <p>07:47:47PM 10 CHAIRMAN CASHMAN: Right.</p> <p>11 MS. CRNOVICH: Decreased? Reduces.</p> <p>12 Oh, reduces the number of parking spaces. What</p> <p>13 about adding "increasing parking spaces" to</p> <p>14 that?</p> <p>15 CHAIRMAN CASHMAN: But again, if it</p> <p>16 didn't trigger one of these other restrictions,</p> <p>17 like having to do with density whatever or the</p> <p>18 other things --</p> <p>19 MS. CRNOVICH: Right.</p> <p>07:48:08PM 20 CHAIRMAN CASHMAN: Why wouldn't the</p> <p>21 Village want the ability to just allow someone</p> <p>22 to decrease parking spaces without going through</p>	<p style="text-align: center;">12</p> <p>1 front of the Plan Commission where maybe to us</p> <p>2 or somebody else in the Village it's not going</p> <p>3 to affect them but maybe it might to a neighbor.</p> <p>4 So I'm not --</p> <p>5 MS. BRASELTON: That's interesting. So</p> <p>6 that's a good example.</p> <p>7 MS. CRNOVICH: Like I saw lighting was</p> <p>8 added, a lighting plan. I don't know how the</p> <p>9 trustees feel about, perhaps, adding "parking</p> <p>07:49:18PM 10 spaces, increased."</p> <p>11 CHAIRMAN CASHMAN: "Alters the location</p> <p>12 or amount of public or private open space" so --</p> <p>13 MR. KRILLENBERGER: Yes. I think that</p> <p>14 would apply to the parking spaces.</p> <p>15 CHAIRMAN CASHMAN: Modify the parking.</p> <p>16 "Alters the location or amount of public or</p> <p>17 private open space."</p> <p>18 MR. KRILLENBERGER: Modify the parking</p> <p>19 spaces, that's exactly what I was thinking. I</p> <p>07:49:29PM 20 don't know, if we put an "other" category in</p> <p>21 here or suggest an "other" category?</p> <p>22 I'm with you, I trust the cogs,</p>
<p style="text-align: center;">11</p> <p>1 the planning process?</p> <p>2 MS. BRASELTON: Two questions that I</p> <p>3 can think of about that. Does that mean change</p> <p>4 in the striping or adding more pavement?</p> <p>5 Because I think those are two different things.</p> <p>6 MS. CRNOVICH: And my only problem with</p> <p>7 increasing parking, it would take up green</p> <p>8 space. I think that would trigger something.</p> <p>9 MS. BRASELTON: Striping is one thing.</p> <p>07:48:27PM 10 CHAIRMAN CASHMAN: Right. Right.</p> <p>11 MS. BRASELTON: But adding pavement, I</p> <p>12 agree with you.</p> <p>13 MS. CRNOVICH: Could mean, you know,</p> <p>14 something that might be added.</p> <p>15 Another thing I thought about, what</p> <p>16 about landscaping plan and perimeter treatment.</p> <p>17 MS. BRASELTON: What about changing the</p> <p>18 fence location?</p> <p>19 MS. CRNOVICH: Well, that's what I</p> <p>07:48:43PM 20 mean. We have had some real doozies in front of</p> <p>21 us that have taken a long time. And I was just</p> <p>22 trying to think of things that have been in</p>	<p style="text-align: center;">13</p> <p>1 with all due respect, the administrative</p> <p>2 mechanization of the Village. And in ten years,</p> <p>3 I would hope your successor is as good as you,</p> <p>4 Chan.</p> <p>5 MR. YU: Thank you, Jim.</p> <p>6 MR. KRILLENBERGER: And Robb and</p> <p>7 everybody else.</p> <p>8 So I think this is a great</p> <p>9 simplification. I think this is going to cut</p> <p>07:50:05PM 10 down on exactly what it is intended to cut down</p> <p>11 on where people come in for dormers that are</p> <p>12 going to be rounded instead of pointed. Yes,</p> <p>13 let's keep it simple. Let's keep these debates</p> <p>14 and appropriate discussions on the level that</p> <p>15 they are supposed to be.</p> <p>16 MS. BRASELTON: I just want to know how</p> <p>17 far it extends. I think that Land Rover,</p> <p>18 unfortunately, is a good example of what might</p> <p>19 happen. I want to know would this apply.</p> <p>07:50:34PM 20 Because they have now submitted a revised site</p> <p>21 plan that dramatically changes the landscape</p> <p>22 plan that we approved, numbers of plantings, and</p>

<p style="text-align: center;">14</p> <p>1 moves the fence closer to the residents; hugely</p> <p>2 objected to by the residents. If that could be</p> <p>3 administratively approved, I am not voting for</p> <p>4 this.</p> <p>5 MS. CRNOVICH: That's why I'm saying --</p> <p>6 CHAIRMAN CASHMAN: You guys reviewed it</p> <p>7 at the last meeting?</p> <p>8 MS. BRASELTON: No. It's been</p> <p>9 submitted to the Village for their review.</p> <p>07:51:00PM 10 CHAIRMAN CASHMAN: So it hasn't come to</p> <p>11 us yet?</p> <p>12 MS. BRASELTON: I don't know if it's</p> <p>13 coming back to us.</p> <p>14 MR. KRILLENBERGER: That's actually a</p> <p>15 good question. So how would that flow through</p> <p>16 this?</p> <p>17 MS. BRASELTON: That's a year's worth</p> <p>18 of meetings. And if that fence can now be moved</p> <p>19 administratively, I have a huge problem with</p> <p>07:51:08PM 20 this.</p> <p>21 MS. CRNOVICH: That's why I think it's</p> <p>22 a good idea to add --</p>	<p style="text-align: center;">16</p> <p>1 MS. BRASELTON: Landscaping is another</p> <p>2 example.</p> <p>3 CHAIRMAN CASHMAN: You could under (g),</p> <p>4 could you add in "fences" specifically?</p> <p>5 MS. CRNOVICH: "Fences."</p> <p>6 MR. KRILLENBERGER: And maybe even</p> <p>7 "landscaping." But "landscaping" I would</p> <p>8 suggest could be minor. If they are moving a</p> <p>9 bush, that's one thing.</p> <p>07:51:58PM 10 CHAIRMAN CASHMAN: That's right.</p> <p>11 MR. KRILLENBERGER: If they are moving</p> <p>12 all the bushes and taking them all out, that's</p> <p>13 not minor so --</p> <p>14 MS. BRASELTON: How do we define that?</p> <p>15 So if you are reducing the number of trees by</p> <p>16 25 percent, is that okay?</p> <p>17 MS. CRNOVICH: I think landscaping</p> <p>18 plan, because it says here, "Amends any lighting</p> <p>19 plan ..." Why couldn't they add, "amends any</p> <p>07:52:18PM 20 landscaping plan"?</p> <p>21 MS. BRASELTON: That would be fine.</p> <p>22 CHAIRMAN CASHMAN: Landscaping plans</p>
<p style="text-align: center;">15</p> <p>1 CHAIRMAN CASHMAN: I don't know why I</p> <p>2 would --</p> <p>3 MS. CRNOVICH: -- "reduce" and then "or</p> <p>4 increase parking spaces, landscaping."</p> <p>5 MS. BRASELTON: That's an example.</p> <p>6 MR. KRILLENBERGER: It's a good one.</p> <p>7 MS. CRNOVICH: Fence.</p> <p>8 MS. BRASELTON: And now they want to</p> <p>9 move it further toward us but still on their</p> <p>07:51:24PM 10 property so I'm just trying to think in the</p> <p>11 negative and, unfortunately, that's the only</p> <p>12 example.</p> <p>13 MR. YU: I think it would be under 1G</p> <p>14 specifically.</p> <p>15 MR. KRILLENBERGER: It alters. I'm</p> <p>16 with you, Chan.</p> <p>17 "Alters the location of any one</p> <p>18 structure" -- a fence is a structure, I think it</p> <p>19 is -- "or group of structures from the locations</p> <p>07:51:40PM 20 shown on the approved final plan."</p> <p>21 MS. CRNOVICH: But that doesn't include</p> <p>22 the landscaping.</p>	<p style="text-align: center;">17</p> <p>1 get modified all the time.</p> <p>2 MR. KRILLENBERGER: All the time,</p> <p>3 because of the availability of bushes and</p> <p>4 species and this kind of stuff.</p> <p>5 CHAIRMAN CASHMAN: Then it doesn't make</p> <p>6 sense. I like the idea of adding an item that</p> <p>7 refers to landscaping but maybe call it "major</p> <p>8 modifications" or "significant changes to the</p> <p>9 landscaping plans," so that at least it's an</p> <p>07:52:44PM 10 item that needs to be reviewed, and then they</p> <p>11 have to decide is this significant or not.</p> <p>12 And moving a tree or two, but like</p> <p>13 I say, if they saw a 25 percent --</p> <p>14 MS. BRASELTON: Right. It's a slippery</p> <p>15 slope. Right.</p> <p>16 CHAIRMAN CASHMAN: -- that's a</p> <p>17 significant thing.</p> <p>18 MS. BRASELTON: Yes.</p> <p>19 CHAIRMAN CASHMAN: I don't know if</p> <p>07:52:58PM 20 "significant" is the right word. You are the</p> <p>21 attorney.</p> <p>22 MS. BRASELTON: I don't know.</p>

<p style="text-align: center;">18</p> <p>1 CHAIRMAN CASHMAN: More than a minor?</p> <p>2 MR. KRILLENBERGER: Why don't we say</p> <p>3 "location and quantity of landscaping." If they</p> <p>4 change species or from a big shrub to a little</p> <p>5 shrub, we don't care.</p> <p>6 MS. CRNOVICH: Landscaping, screening.</p> <p>7 MS. BRASELTON: 25 percent change.</p> <p>8 CHAIRMAN CASHMAN: In my mind, it would</p> <p>9 be 5 percent change.</p> <p>07:53:18PM 10 MS. BRASELTON: Okay.</p> <p>11 MR. KRILLENBERGER: Well, by volume or</p> <p>12 by number of bushes?</p> <p>13 MS. BRASELTON: Probably number.</p> <p>14 CHAIRMAN CASHMAN: By number. Because</p> <p>15 everything is quantified, number of trees.</p> <p>16 MS. BRASELTON: It is.</p> <p>17 CHAIRMAN CASHMAN: It's all quantified.</p> <p>18 MS. BRASELTON: 5 percent says minor to</p> <p>19 me.</p> <p>07:53:31PM 20 CHAIRMAN CASHMAN: So change 5 percent,</p> <p>21 that would be a little thing. In most cases,</p> <p>22 it's a relocation of things, not a changing of</p>	<p style="text-align: center;">20</p> <p>1 say, you can just stripe something differently</p> <p>2 and all of a sudden you gain spaces. And why</p> <p>3 would the Village not want you to have more</p> <p>4 spaces?</p> <p>5 MS. BRASELTON: Unless you were</p> <p>6 increasing your use.</p> <p>7 CHAIRMAN CASHMAN: If the parking lot</p> <p>8 got bigger. But then I think, okay, how is it</p> <p>9 bigger, is it closer to the neighbors, is it</p> <p>10 taking up green space? Then that would</p> <p>11 also trigger --</p> <p>12 MS. CRNOVICH: That's it. Is it</p> <p>13 screened? Are you going to be looking at</p> <p>14 asphalt?</p> <p>15 MS. BRASELTON: Right.</p> <p>16 CHAIRMAN CASHMAN: But I think they</p> <p>17 should be able to -- I'm sure that was the</p> <p>18 logic as to why they only said "reduce" the</p> <p>19 number of parking spaces.</p> <p>07:54:34PM 20 MS. CRNOVICH: Do you know, Chan?</p> <p>21 MR. YU: That was the logic, yes.</p> <p>22 CHAIRMAN CASHMAN: They were always</p>
<p style="text-align: center;">19</p> <p>1 things. But I would say a reduction of more</p> <p>2 than 5 percent.</p> <p>3 That's why I was even thinking your</p> <p>4 parking one, I kind of like. Because the idea</p> <p>5 of reducing parking spaces or adds more than</p> <p>6 10 percent to the parking area, because then</p> <p>7 would that trigger like why is it getting bigger</p> <p>8 and is there a bad downside to that.</p> <p>9 MS. BRASELTON: Good point. That's a</p> <p>07:53:55PM 10 really good point.</p> <p>11 MS. CRNOVICH: And it can be a simple</p> <p>12 change, "reduce or increase the number of</p> <p>13 parking spaces."</p> <p>14 MR. KRILLENBERGER: "Changes" the</p> <p>15 number of parking spaces?</p> <p>16 MS. CRNOVICH: Is Land Rover adding</p> <p>17 parking perhaps?</p> <p>18 MS. BRASELTON: I don't know.</p> <p>19 CHAIRMAN CASHMAN: I would say add a</p> <p>07:54:15PM 20 number of spaces. I could say "reduce number of</p> <p>21 spaces" or "adds more than 10 percent to the</p> <p>22 parking surface." You know, because like you</p>	<p style="text-align: center;">21</p> <p>1 trying to get more off-street parking.</p> <p>2 MS. CRNOVICH: But usually planned</p> <p>3 developments, that's not a big issue, parking;</p> <p>4 is it? I mean downtown.</p> <p>5 CHAIRMAN CASHMAN: There is not that</p> <p>6 many in town or around in most cases.</p> <p>7 MR. UNELL: Chan, in letter (h), what's</p> <p>8 the location of any circulation? What does that</p> <p>9 refer to?</p> <p>07:55:17PM 10 CHAIRMAN CASHMAN: It would be like</p> <p>11 roadways and pavement.</p> <p>12 MR. UNELL: Okay, thoroughfare type.</p> <p>13 CHAIRMAN CASHMAN: Curb cut, location.</p> <p>14 MS. BRASELTON: Clearly a lot of</p> <p>15 thought went into this.</p> <p>16 MS. CRNOVICH: I think there has</p> <p>17 already been a lot of discussion from the Board</p> <p>18 of Trustees, too.</p> <p>19 MS. BRASELTON: Has there?</p> <p>07:55:36PM 20 MR. YU: Yes. This was at the Village</p> <p>21 Board and they tightened it up, and then it went</p> <p>22 back to the Village Attorney. Yes. There was a</p>

<p style="text-align: center;">22</p> <p>1 lot of discussion with this at the Board level.</p> <p>2 CHAIRMAN CASHMAN: One thing I kind of</p> <p>3 like to add under (g) is, I don't know what we</p> <p>4 call it officially, but like dumpster</p> <p>5 enclosures, trash enclosures. Because say there</p> <p>6 was one on a plan and we all thought it was</p> <p>7 great, and they decide they approve it; still on</p> <p>8 the site, maybe it needs moved. But where is it</p> <p>9 going and is it in a desirable spot, not waking</p> <p>10 the neighbors at the time it backs up at</p> <p>11 5 o'clock in the morning?</p> <p>12 MS. BRASELTON: That's a good point.</p> <p>13 MR. JABLONSKI: That would alter the</p> <p>14 location of a structure.</p> <p>15 CHAIRMAN CASHMAN: Right.</p> <p>16 MS. BRASELTON: Is that a structure?</p> <p>17 Or do you need to say trash enclosure, fence,</p> <p>18 any possible structure?</p> <p>19 CHAIRMAN CASHMAN: Some people might</p> <p>20 say structure is more of a building and a trash</p> <p>21 enclosure is a structure.</p> <p>22 MS. CRNOVICH: Yes. Garbage is not a</p>	<p style="text-align: center;">24</p> <p>1 CHAIRMAN CASHMAN: Okay, that helps a</p> <p>2 lot.</p> <p>3 MS. CRNOVICH: Yes, but not including</p> <p>4 paving or surfacing. Like the parking lot is</p> <p>5 not.</p> <p>6 MS. BRASELTON: That's a good</p> <p>7 definition. That would include fence posts.</p> <p>8 Can't have a fence without a fence post, right?</p> <p>9 MR. JABLONSKI: The enclosure for the</p> <p>10 trash would be a structure.</p> <p>11 MS. BRASELTON: Screening, is it under</p> <p>12 screening?</p> <p>13 MR. YU: It's under screening. And</p> <p>14 they reference, fully enclosed by an opaque wall</p> <p>15 or it could be landscaping as well.</p> <p>16 CHAIRMAN CASHMAN: One of, I haven't --</p> <p>17 MS. CRNOVICH: Screening, a structure</p> <p>18 erected or vegetation plan that conceals an area</p> <p>19 from view.</p> <p>20 MS. BRASELTON: Add screening as one of</p> <p>21 the nonminor. It's appropriate.</p> <p>22 MS. CRNOVICH: Because landscaping I</p>
<p style="text-align: center;">23</p> <p>1 structure I don't think because it's not</p> <p>2 attached to the ground.</p> <p>3 MS. BRASELTON: Oh. Oh, good point.</p> <p>4 MR. JABLONSKI: The fence is.</p> <p>5 MS. CRNOVICH: But that's a big issue.</p> <p>6 CHAIRMAN CASHMAN: That category like</p> <p>7 trash. What does that fall under the Code? Is</p> <p>8 that like accessory structures? There is a</p> <p>9 term. They are all by category. That would</p> <p>10 be --</p> <p>11 MR. YU: If they use the same material</p> <p>12 as a fence or a brick, I would call that a</p> <p>13 structure.</p> <p>14 MS. BRASELTON: Does anybody have a</p> <p>15 book, a Code book, we could look at the</p> <p>16 definitions? There is no good list in there.</p> <p>17 CHAIRMAN CASHMAN: I would like to see</p> <p>18 where the trash --</p> <p>19 MS. CRNOVICH: First I'm looking at</p> <p>20 Structure. Anything constructed or erected</p> <p>21 which requires more or less permanent location</p> <p>22 on the ground.</p>	<p style="text-align: center;">25</p> <p>1 think the big issue with that is the screening.</p> <p>2 CHAIRMAN CASHMAN: Screening. That's</p> <p>3 usually the biggest thing related to --</p> <p>4 MS. CRNOVICH: Screen an eyesore,</p> <p>5 right.</p> <p>6 CHAIRMAN CASHMAN: One thing, I</p> <p>7 remember this came up, we haven't seen one in a</p> <p>8 while. But those cellular repeaters they mount</p> <p>9 on the telephone poles, what category would that</p> <p>10 fall under?</p> <p>11 I don't think that's ever going to</p> <p>12 be part of this because it's not part -- This</p> <p>13 is only going to be a planned development.</p> <p>14 That's just --</p> <p>15 MR. KRILLENBERGER: Yes.</p> <p>16 MR. YU: So this would be planned</p> <p>17 development and major adjustment to exterior</p> <p>18 site plan as well.</p> <p>19 CHAIRMAN CASHMAN: How do you treat</p> <p>20 those things? Because they basically came in</p> <p>21 and installed them on new poles. It wasn't like</p> <p>22 they changed something.</p>

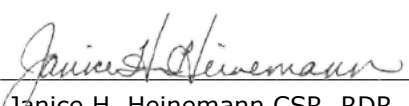
<p style="text-align: center;">26</p> <p>1 MR. YU: Yes. So I think our small 2 cell ordinance would cover that. Yes. We 3 regulate the aesthetics of that. 4 CHAIRMAN CASHMAN: After those things 5 started getting -- It looked a lot simpler in 6 the drawing. Then when they put them up -- 7 MS. CRNOVICH: When they first put them 8 up, they were are different. Like the one 9 across from the West Hinsdale train station is 10 just awful. 11 CHAIRMAN CASHMAN: There is a lot of 12 equipment on the pole. 13 MS. CRNOVICH: Yes. 14 MS. BRASELTON: So we are adding to 15 (g), "fence screening structure," "any fence, 16 screening structure or group of structures." 17 CHAIRMAN CASHMAN: That will cover an 18 awful lot of things. 19 MS. BRASELTON: It would. 20 CHAIRMAN CASHMAN: And then maybe add 21 for (p), (q) for landscaping. 22 MS. FIASCONE: It would make sense to,</p>	<p style="text-align: center;">28</p> <p>1 MR. JABLONSKI: You are better off with 2 a judgment. 3 CHAIRMAN CASHMAN: I think so, too. 4 MR. JABLONSKI: Then you have trays of 5 perennials. 6 CHAIRMAN CASHMAN: Wait. I added one 7 here, I dropped one there. That would be fun. 8 MR. JABLONSKI: Yes. 9 CHAIRMAN CASHMAN: So it would be 10 "significant modifications in the landscaping 11 plan." 12 MS. CRNOVICH: I think garbage would be 13 an accessory structure. 14 MS. BRASELTON: Maybe there is a 15 difference. One of these is during construction 16 and one is after. During, one is during 17 development. And the other one is final plan 18 during development. 19 MS. CRNOVICH: That was another 20 question I had now that you brought that up. 21 And this is I think geared toward Chan. 22 Okay. Procedures for planned</p>
<p style="text-align: center;">27</p> <p>1 on (J), where it says "increases the footprint 2 of a building," it might make sense to put "or 3 parking lot or structure" there. 4 MS. CRNOVICH: That's a good idea. 5 CHAIRMAN CASHMAN: Oh, yeah. Because 6 it's already talking about it. 7 MS. BRASELTON: Under the new (q), did 8 you want to say "amends any landscaping plan 9 approved by the Board of Trustees by reducing by 10 5 percent or more the number of plantings"? Or 11 do you want to be that specific? 12 I don't really care. I think 13 5 percent is reasonable and minor, but I'm not 14 an architect so I don't know what's normal. 15 CHAIRMAN CASHMAN: Or you could make 16 instead of -- Because then you would just be 17 counting plantings. Or you just make it more, a 18 "significant" amount of landscaping, then it 19 would be a judgment call. 20 MR. JABLONSKI: You are better off with 21 a judgment. 22 CHAIRMAN CASHMAN: Pardon me?</p>	<p style="text-align: center;">29</p> <p>1 development. We start with a development 2 concepts plan, right? 3 MR. YU: Correct. 4 MS. CRNOVICH: And then we go to the 5 detailed plan. 6 MR. YU: Correct. 7 MS. CRNOVICH: And is that considered 8 the development phase? 9 MR. YU: Well, I would say the 10 development phase after the final plan, which is 11 administrative -- So the final plan, staff 12 looks at it and matches it to the detailed plan. 13 And after that, development I would say -- 14 MS. CRNOVICH: Then it becomes like a 15 major adjustment once the final plan has been 16 submitted and filed? 17 MR. YU: Right. Right. 18 MS. CRNOVICH: So then it becomes of -- 19 Okay. 20 MR. YU: Then there is an ordinance 21 attached to it. 22 MS. CRNOVICH: Then that's where we go</p>

<p style="text-align: center;">30</p> <p>1 into major adjustments.</p> <p>2 CHAIRMAN CASHMAN: Well, if these</p> <p>3 things change during the development, then it's</p> <p>4 considered major. But if not, it's --</p> <p>5 MS. CRNOVICH: Right. Right. I just</p> <p>6 wanted to know when exactly the development</p> <p>7 phase was.</p> <p>8 CHAIRMAN CASHMAN: Well, I mean that's</p> <p>9 the case. We likely don't have huge parcels</p> <p>10 sitting aside. Hinsdale Meadows, that's a big</p> <p>11 development, actually a concept building it.</p> <p>12 There were things coming up on a weekly basis</p> <p>13 discussing with Robb. Then they are like, okay,</p> <p>14 what's this. Because it could be something</p> <p>15 buried, you modify the landscaping.</p> <p>16 But the overall plan that's being</p> <p>17 developed is what we approved, but is it</p> <p>18 exactly? I think in a way the Village should</p> <p>19 have the latitude to decide, is this approved or</p> <p>20 not; if not, does it match the development with</p> <p>21 what is approved.</p> <p>22 MS. CRNOVICH: So when everything is</p>	<p style="text-align: center;">32</p> <p>1 to the ordinance.</p> <p>2 MS. CRNOVICH: Like for an example,</p> <p>3 like Eve that was in front of us tonight, that</p> <p>4 was the second major adjustment of the planned</p> <p>5 development. It wasn't a major change. Do you</p> <p>6 know what I'm saying?</p> <p>7 MR. JABLONSKI: So that would always</p> <p>8 come back.</p> <p>9 MS. CRNOVICH: But this is, this --</p> <p>10 MR. YU: Structure.</p> <p>11 MS. CRNOVICH: This is not talking</p> <p>12 about major adjustments. This is just talking</p> <p>13 about during the development phase, correct?</p> <p>14 MR. YU: Well --</p> <p>15 MR. KRILLENBERGER: Planning and</p> <p>16 construction, section 4 is an adjustment for</p> <p>17 site plan during development.</p> <p>18 MS. CRNOVICH: During development.</p> <p>19 MS. BRASELTON: Is your question after</p> <p>20 people have moved in and they have a permit to</p> <p>21 use the property?</p> <p>22 MS. CRNOVICH: Right. Like Eve like</p>
<p style="text-align: center;">31</p> <p>1 done, that's when they file the final plan like</p> <p>2 with the County?</p> <p>3 CHAIRMAN CASHMAN: But there is always</p> <p>4 certain things like upgrading but not</p> <p>5 landscaping or like that.</p> <p>6 MS. CRNOVICH: I thought a final plan</p> <p>7 always got filed with the County.</p> <p>8 CHAIRMAN CASHMAN: The plan doesn't</p> <p>9 include landscaping.</p> <p>10 MS. CRNOVICH: When does it go into the</p> <p>11 major adjustment phase instead of --</p> <p>12 MS. BRASELTON: After you have an</p> <p>13 occupancy permit maybe?</p> <p>14 MR. YU: After the ordinance has been</p> <p>15 executed. So exterior site plan, major -- I'm</p> <p>16 sorry. Exterior site plan, they all have</p> <p>17 ordinances attached to it. Planned developments</p> <p>18 have an ordinance attached to it. That's the</p> <p>19 final. They have to follow what's in the</p> <p>20 ordinance.</p> <p>21 MS. CRNOVICH: Okay.</p> <p>22 MR. YU: So the exhibits are attached</p>	<p style="text-align: center;">33</p> <p>1 for their sign, they could not have come back.</p> <p>2 They came back as a major adjustment, not as a</p> <p>3 major -- what am I looking at here -- adjustment</p> <p>4 to the planned development. I think it's a</p> <p>5 different thing.</p> <p>6 CHAIRMAN CASHMAN: Well, it's --</p> <p>7 MR. KRILLENBERGER: Well, item 2 here</p> <p>8 says, "Any adjustment to a site plan" -- new</p> <p>9 words -- "submitted by the Village Manager to</p> <p>10 the Board ... that is not otherwise authorized</p> <p>11 by subsection I1 of this section, shall be</p> <p>12 considered to be a major adjustment..."</p> <p>13 I think that's for exactly the Eve</p> <p>14 situation, isn't it? It's for built stuff? Am</p> <p>15 I interpreting it the way you do, Chan? It's</p> <p>16 section 4, item 2.</p> <p>17 MR. YU: So a lot of times this</p> <p>18 allows -- So when a developer is still building</p> <p>19 something that was approved already, they won't</p> <p>20 apply for a major adjustment or a minor</p> <p>21 adjustment in that case.</p> <p>22 But in all cases, if the ordinance</p>

<p style="text-align: center;">34</p> <p>1 is already approved, then this still follows</p> <p>2 this. It still follows the adjustments to final</p> <p>3 plan during development.</p> <p>4 MR. KRILLENBERGER: So there is nothing</p> <p>5 in here about after development?</p> <p>6 MR. YU: No. No.</p> <p>7 MR. KRILLENBERGER: So Eve would not</p> <p>8 apply to the situation we talked about.</p> <p>9 MR. YU: Right.</p> <p>08:05:28PM 10 MR. KRILLENBERGER: That's great I</p> <p>11 think.</p> <p>12 MR. YU: They are talking about the</p> <p>13 physical development during the building.</p> <p>14 MS. CRNOVICH: That was my question.</p> <p>15 CHAIRMAN CASHMAN: I heard there has</p> <p>16 been a lot of ebb and flow with the process.</p> <p>17 MS. CRNOVICH: Right.</p> <p>18 CHAIRMAN CASHMAN: It's a complicated</p> <p>19 project. Actually building it verses what the</p> <p>08:05:37PM 20 plan was. It's not like they moved the lake</p> <p>21 around or anything.</p> <p>22 But say that was completely done,</p>	<p style="text-align: center;">36</p> <p>1 CHAIRMAN CASHMAN: So that would not be</p> <p>2 minor. It would have to come through the review</p> <p>3 anyway because it was never part of the plan.</p> <p>4 MR. YU: Correct. Yes.</p> <p>5 CHAIRMAN CASHMAN: But say during</p> <p>6 construction when you have a patio in there, you</p> <p>7 decide to --</p> <p>8 MS. BRASELTON: During construction no</p> <p>9 one knew about?</p> <p>08:06:37PM 10 CHAIRMAN CASHMAN: Well, no. Say they</p> <p>11 wanted to make some minor change to the patio</p> <p>12 because of a sewer line or something like that,</p> <p>13 and that could be possibly --</p> <p>14 MS. BRASELTON: Oh --</p> <p>15 CHAIRMAN CASHMAN: -- an administrative</p> <p>16 review if the patio was in there. But they</p> <p>17 can't just suddenly add, oh, by the way, we are</p> <p>18 adding tennis courts or lights.</p> <p>19 MS. BRASELTON: Gotcha.</p> <p>08:06:51PM 20 MR. YU: Uh-huh.</p> <p>21 CHAIRMAN CASHMAN: So I guess whatever</p> <p>22 we put in section 3, then we would want to</p>
<p style="text-align: center;">35</p> <p>1 two years from now James Builders wanted to</p> <p>2 put signage --</p> <p>3 MR. KRILLENBERGER: Bulldoze one of the</p> <p>4 buildings and put a different one.</p> <p>5 CHAIRMAN CASHMAN: That would be a</p> <p>6 whole new deal.</p> <p>7 MS. CRNOVICH: That's what I wanted to</p> <p>8 make sure of. Then we would start like the</p> <p>9 first major adjustment, things like that.</p> <p>08:05:56PM 10 MS. BRASELTON: Now I understand.</p> <p>11 MS. CRNOVICH: And speaking of signs,</p> <p>12 sometimes I believe in the past we would approve</p> <p>13 signs as part of the planned development?</p> <p>14 MR. YU: That's what happened at the</p> <p>15 Eve ground sign because that's not allowed under</p> <p>16 the sign code. It's a planned development,</p> <p>17 that's why they were asking for a ground sign.</p> <p>18 CHAIRMAN CASHMAN: Going back to that</p> <p>19 Salt Creek example, wasn't the project done and</p> <p>08:06:17PM 20 then the Village found that they put a patio in</p> <p>21 without approval?</p> <p>22 MS. CRNOVICH: Uh-huh.</p>	<p style="text-align: center;">37</p> <p>1 duplicate in section 4 just to be consistent.</p> <p>2 MS. BRASELTON: Yes.</p> <p>3 MS. CRNOVICH: Yes.</p> <p>4 CHAIRMAN CASHMAN: So I think the first</p> <p>5 one, Chan, that we talked about was under (g),</p> <p>6 adding in however it makes sense to phrase it,</p> <p>7 fences and screening, just so it's specifically</p> <p>8 called out there.</p> <p>9 MR. YU: Yes.</p> <p>08:07:17PM 10 CHAIRMAN CASHMAN: Because I just want</p> <p>11 someone to not focus on those two things.</p> <p>12 MR. YU: Right.</p> <p>13 CHAIRMAN CASHMAN: And then Anna's idea</p> <p>14 under (i) or is that (j)? (j), increases the</p> <p>15 footprint of a building or --</p> <p>16 MR. YU: Parking lot?</p> <p>17 CHAIRMAN CASHMAN: Or should we just</p> <p>18 say impervious surface?</p> <p>19 MR. KRILLENBERGER: Well, we just read</p> <p>08:07:40PM 20 the definition. It's called paving? There is a</p> <p>21 word in the Code. It's not structure.</p> <p>22 MS. CRNOVICH: Parking lot paving is</p>

<p style="text-align: center;">38</p> <p>1 not a structure.</p> <p>2 MR. KRILLENBERGER: Let's use the same</p> <p>3 words.</p> <p>4 MS. BRASELTON: Impervious surface.</p> <p>5 CHAIRMAN CASHMAN: Or parking lot and</p> <p>6 roadway. The concern would be, okay, the</p> <p>7 parking lot didn't change but they moved the</p> <p>8 access road around and like right next to</p> <p>9 someone's house.</p> <p>08:08:02PM 10 MS. CRNOVICH: So or any impervious</p> <p>11 surface?</p> <p>12 MS. BRASELTON: Or added gravel,</p> <p>13 new extension.</p> <p>14 CHAIRMAN CASHMAN: Or a patio or</p> <p>15 covered area. Or it might be triggered by the</p> <p>16 stormwater item under (n). But if they didn't</p> <p>17 change the area but they moved something, so</p> <p>18 maybe we just say impervious surface.</p> <p>19 MS. BRASELTON: It's safe. That seems</p> <p>08:08:21PM 20 like a safe bet.</p> <p>21 CHAIRMAN CASHMAN: Put in like a paved</p> <p>22 stone parking lot.</p>	<p style="text-align: center;">40</p> <p>1 landscaping plan, let's say they changed the</p> <p>2 buffer from 20 feet to 10, well, that would</p> <p>3 trigger, that would be a major.</p> <p>4 MR. KRILLENBERGER: And do we get the</p> <p>5 last word on this?</p> <p>6 CHAIRMAN CASHMAN: The Board does.</p> <p>7 MS. BRASELTON: No, because we just</p> <p>8 make recommendations.</p> <p>9 CHAIRMAN CASHMAN: We never have the</p> <p>08:09:37PM 10 last word.</p> <p>11 MR. KRILLENBERGER: So this is a</p> <p>12 courtesy that the Board is extending to us.</p> <p>13 CHAIRMAN CASHMAN: I think we have to</p> <p>14 be involved in the modifications.</p> <p>15 MR. JABLONSKI: It's required.</p> <p>16 MR. YU: Oh, yes. This is a text</p> <p>17 amendment to the Zoning Code.</p> <p>18 CHAIRMAN CASHMAN: We have to go</p> <p>19 through this process to change the Code the way</p> <p>08:09:53PM 20 it is. Okay.</p> <p>21 MR. KRILLENBERGER: Okay.</p> <p>22 CHAIRMAN CASHMAN: But I think there is</p>
<p style="text-align: center;">39</p> <p>1 MS. CRNOVICH: I was just wondering</p> <p>2 would they do something like that for a patio?</p> <p>3 CHAIRMAN CASHMAN: And then the idea</p> <p>4 was adding a (q) for "significant modifications"</p> <p>5 to the landscaping plan. I think that's good.</p> <p>6 Then we have to specifically have to look at the</p> <p>7 landscaping plan.</p> <p>8 MR. JABLONSKI: Discretion.</p> <p>9 CHAIRMAN CASHMAN: It's discretion.</p> <p>08:09:51PM 10 Because I mean they might be just moving things</p> <p>11 around, the hill is too steep; or species, the</p> <p>12 forester doesn't like it or something like that.</p> <p>13 MS. CRNOVICH: Do we want to add</p> <p>14 perimeter treatment, any planned development</p> <p>15 that's more than 20 acres, you know they have</p> <p>16 the 10-foot setback that has to be landscaped?</p> <p>17 MS. BRASELTON: That's a code</p> <p>18 requirement, right?</p> <p>19 CHAIRMAN CASHMAN: That's a code</p> <p>08:09:12PM 20 requirement anyway.</p> <p>21 MS. CRNOVICH: Okay.</p> <p>22 CHAIRMAN CASHMAN: If they changed the</p>	<p style="text-align: center;">41</p> <p>1 rationale, and I think what really bubbles to</p> <p>2 the top is the example of like Hinsdale Meadows.</p> <p>3 MR. KRILLENBERGER: It's spectacular</p> <p>4 that they are simplifying this. And I'm sure,</p> <p>5 as Anna kind of said, that there are probably</p> <p>6 things that should be done that are not done</p> <p>7 because of the complexity of this. So if it</p> <p>8 becomes simpler, I think that's great.</p> <p>9 CHAIRMAN CASHMAN: Institute of Basic</p> <p>08:10:17PM 10 Life Principles. That's a big parcel of land.</p> <p>11 When that gets developed, it will kick in.</p> <p>12 MS. CRNOVICH: That's what I was trying</p> <p>13 to think, anything.</p> <p>14 MS. BRASELTON: Is this going to apply</p> <p>15 retroactively to projects that are already going</p> <p>16 on, or is this only prospectively? Or do we</p> <p>17 know?</p> <p>18 MR. YU: I would say that this would</p> <p>19 only move forward until after this ordinance is</p> <p>08:10:40PM 20 executed.</p> <p>21 MR. KRILLENBERGER: Well, or existing</p> <p>22 projects that are ongoing after --</p>

<p style="text-align: center;">42</p> <p>1 MS. BRASELTON: In development.</p> <p>2 MR. KRILLENBERGER: So Hinsdale Meadows</p> <p>3 wants to do their minor thing again --</p> <p>4 MS. FIASCONE: You are wondering about</p> <p>5 Land Rover?</p> <p>6 MR. KRILLENBERGER: Are you wondering</p> <p>7 about Land Rover?</p> <p>8 MS. BRASELTON: Uh-huh.</p> <p>9 MR. JABLONSKI: They are moving a</p> <p>08:11:04PM 10 structure. If they are moving a fence, they are</p> <p>11 moving a structure.</p> <p>12 MR. KRILLENBERGER: But that's a</p> <p>13 major --</p> <p>14 MR. JABLONSKI: That gets kicked up</p> <p>15 right to us.</p> <p>16 CHAIRMAN CASHMAN: That's not a PUD,</p> <p>17 planned development?</p> <p>18 MR. YU: Exterior site plan.</p> <p>19 CHAIRMAN CASHMAN: Pardon me?</p> <p>08:11:18PM 20 MS. BRASELTON: Exterior site plan.</p> <p>21 CHAIRMAN CASHMAN: So if he wants --</p> <p>22 MS. BRASELTON: No.</p>	<p style="text-align: center;">44</p> <p>1 during the development I would say it's, you</p> <p>2 know --</p> <p>3 MS. BRASELTON: Okay.</p> <p>4 MR. YU: But because of the checks and</p> <p>5 balances of the Village Manager, the PC chair,</p> <p>6 the ZPS chair, and then you have staff, things</p> <p>7 that are already on the radar, I mean --</p> <p>8 CHAIRMAN CASHMAN: But because their</p> <p>9 permit drawing for the site showed where the</p> <p>08:12:32PM 10 fence was, so moving these, they have to get</p> <p>11 approved of the Village to move the fence.</p> <p>12 MS. BRASELTON: Like I second what Jim</p> <p>13 said about everybody in place is good right now</p> <p>14 and we trust everybody does what -- You go to</p> <p>15 all these meetings, you hear everything; but you</p> <p>16 never know what's going to happen another</p> <p>17 20 years down the road. This I think is</p> <p>18 thorough and well thought out.</p> <p>19 CHAIRMAN CASHMAN: Yes, definitely does</p> <p>08:12:57PM 20 a nice job.</p> <p>21 MS. FIASCONE: I think it's very on</p> <p>22 point with other -- This is what I did when I</p>
<p style="text-align: center;">43</p> <p>1 CHAIRMAN CASHMAN: Where do you see the</p> <p>2 site plan?</p> <p>3 MS. BRASELTON: I came in and looked at</p> <p>4 it. It's under review, everybody is looking at</p> <p>5 it. He also had meetings with us.</p> <p>6 CHAIRMAN CASHMAN: I'm glad he's still</p> <p>7 doing that.</p> <p>8 MS. BRASELTON: Yes. Not everybody</p> <p>9 does that.</p> <p>08:11:42PM 10 MS. CRNOVICH: Keeping the neighbors</p> <p>11 involved, that's important. This has been a</p> <p>12 long, what, a year, over a year?</p> <p>13 MS. BRASELTON: Yes. So anyway, I just</p> <p>14 wondered if retroactive, prospective, just as a</p> <p>15 more general question, it seems like when you</p> <p>16 make a text amendment it's effective when the</p> <p>17 text amendment is put in place, it would apply</p> <p>18 to everything, whether new or ongoing.</p> <p>19 CHAIRMAN CASHMAN: Right. Project</p> <p>08:12:05PM 20 isn't completed, the planned unit development</p> <p>21 portion.</p> <p>22 MR. YU: I would say because it's</p>	<p style="text-align: center;">45</p> <p>1 was an attorney. This is very on point to what</p> <p>2 other codes look like in terms of minor and</p> <p>3 major adjustments.</p> <p>4 MR. KRILLENBERGER: That's useful.</p> <p>5 That's helpful. Great.</p> <p>6 MR. JABLONSKI: One last point that</p> <p>7 Anna said earlier, this type of thing can help</p> <p>8 you actually get things done. But there are</p> <p>9 types of builders that will build things and</p> <p>08:13:25PM 10 hope you never see it.</p> <p>11 CHAIRMAN CASHMAN: That will --</p> <p>12 MR. JABLONSKI: So it will cause people</p> <p>13 to probably report what they are doing, so you</p> <p>14 will probably have better information that's</p> <p>15 going on if they don't think they are going to</p> <p>16 be delayed two months in construction.</p> <p>17 MS. BRASELTON: That's a really good</p> <p>18 point.</p> <p>19 CHAIRMAN CASHMAN: That is a complaint</p> <p>08:13:44PM 20 about the slowness of the process.</p> <p>21 MR. JABLONSKI: Right. Time is money</p> <p>22 in construction.</p>

<p style="text-align: center;">46</p> <p>1 CHAIRMAN CASHMAN: Yes. So instead of</p> <p>2 trying to make a change and everyone catch it,</p> <p>3 you say, hey --</p> <p>4 MR. JABLONSKI: We are doing this, can</p> <p>5 you approve it today?</p> <p>6 CHAIRMAN CASHMAN: Right. And it might</p> <p>7 even curtail what they are thinking of changes</p> <p>8 because they might not want to trip on these</p> <p>9 things. If it's minor, it's something we</p> <p>10 wouldn't object to anyway.</p> <p>11 MS. CRNOVICH: Uh-huh.</p> <p>12 CHAIRMAN CASHMAN: So how do we wrap</p> <p>13 this up into a bow?</p> <p>14 Do I hear a motion to approve</p> <p>15 Case A-20-2019 with the following revisions or</p> <p>16 additions: The first on attachment 1, page 2,</p> <p>17 item (g), to add "fences and screening" to the</p> <p>18 sentence "alters location of any one structure</p> <p>19 or group of structures from the locations shown</p> <p>20 on the approved final ... plan."</p> <p>21 And on page 3 of attachment 1 under</p> <p>22 (j), adding the phrase "or impervious surface"</p>	<p style="text-align: center;">48</p> <p>1 CHAIRMAN CASHMAN: Thanks, everybody.</p> <p>2 * * *</p> <p>3 (Which were all the proceedings had</p> <p>4 in the above-entitled cause.)</p>
<p style="text-align: center;">47</p> <p>1 to "increases the footprint of a building or</p> <p>2 impervious surface," (j).</p> <p>3 And adding item (q) on page 3 of</p> <p>4 attachment 1, "Significant modifications to the</p> <p>5 landscaping plan."</p> <p>6 And then basically replicating</p> <p>7 those in section 4, attachment 1.</p> <p>8 MR. KRILLENBERGER: I so motion.</p> <p>9 MR. UNELL: I second.</p> <p>10 CHAIRMAN CASHMAN: Jim?</p> <p>11 MR. KRILLENBERGER: Aye.</p> <p>12 MS. BRASELTON: Aye.</p> <p>13 MR. JABLONSKI: Aye.</p> <p>14 CHAIRMAN CASHMAN: Aye.</p> <p>15 MR. UNELL: Aye.</p> <p>16 MS. CRNOVICH: Aye.</p> <p>17 MS. FIASCONE: Aye.</p> <p>18 CHAIRMAN CASHMAN: Great. Do I have a</p> <p>19 motion to adjourn.</p> <p>20 MR. KRILLENBERGER: I will so motion.</p> <p>21 CHAIRMAN CASHMAN: All in favor.</p> <p>22 (A chorus of ayes.)</p>	<p style="text-align: center;">49</p> <p>STATE OF ILLINOIS)</p> <p style="text-align: center;">) ss.</p> <p>COUNTY OF DU PAGE)</p> <p>I, JANICE H. HEINEMANN, CSR, RDR, CRR, do hereby certify that I am a court reporter doing business in the State of Illinois, that I reported in shorthand the testimony given at the hearing of said cause, and that the foregoing is a true and correct transcript of my shorthand notes so taken as aforesaid.</p> <p style="text-align: right;">  Janice H. Heinemann CSR, RDR, CRR License No. 084-001391 </p>

1	32:4, 32:16, 33:2, 33:3, 33:8, 33:20, 33:21, 35:9 adjustment .. [1] - 33:12 adjustments [4] - 30:1, 32:12, 34:2, 45:3 administrative [3] - 13:1, 29:11, 36:15 administratively [3] - 7:19, 14:3, 14:19 aesthetics [1] - 26:3 affect [1] - 12:3 agree [3] - 5:20, 6:2, 11:12 allow [1] - 10:21 allowed [1] - 35:15 allows [1] - 33:18 alter [1] - 22:13 alters [4] - 12:11, 15:15, 15:17, 46:18 Alters [1] - 12:16 amendment [4] - 4:4, 40:17, 43:16, 43:17 Amends [1] - 16:18 amends [2] - 16:19, 27:8 amount [3] - 12:12, 12:16, 27:18 Anna [2] - 41:5, 45:7 Anna's [1] - 37:13 antennas [1] - 10:1 anyway [4] - 36:3, 39:20, 43:13, 46:10 apply [6] - 12:14, 13:19, 33:20, 34:8, 41:14, 43:17 appropriate [2] - 13:14, 24:21 approval [1] - 35:21 approve [4] - 22:7, 35:12, 46:5, 46:14 approved [13] - 7:19, 8:11, 13:22, 14:3, 15:20, 27:9, 30:17, 30:19, 30:21, 33:19, 34:1, 44:11, 46:20 architect [1] - 27:14 area [4] - 19:6, 24:18, 38:15, 38:17 aside [1] - 30:10 asphalt [1] - 20:14 attached [5] - 23:2, 29:21, 31:17, 31:18, 31:22 attachment [4] - 46:16, 46:21, 47:4, 47:7 Attorney [2] - 4:11, 21:22	attorney [2] - 17:21, 45:1 authorized [1] - 33:10 availability [1] - 17:3 average [1] - 6:13 awful [2] - 26:10, 26:18 Aye [7] - 47:11, 47:12, 47:13, 47:14, 47:15, 47:16, 47:17 ayes [1] - 47:22	B	brought [1] - 28:20 bubbles [1] - 41:1 buffer [1] - 40:2 build [1] - 45:9 Builders [1] - 35:1 builders [1] - 45:9 building [8] - 22:20, 27:2, 30:11, 33:18, 34:13, 34:19, 37:15, 47:1 buildings [1] - 35:4 built [1] - 33:14 bulldoze [1] - 35:3 buried [1] - 30:15 bush [1] - 16:9 bushes [3] - 16:12, 17:3, 18:12	44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21 CASMAN [2] - 6:8, 6:21 catch [1] - 46:2 category [5] - 12:20, 12:21, 23:6, 23:9, 25:9 cell [2] - 10:1, 26:2 cellular [1] - 25:8 certain [1] - 31:4 chair [7] - 4:3, 6:5, 6:7, 6:8, 44:5, 44:6 Chair [1] - 6:1 CHAIRMAN [111] - 4:6, 4:15, 4:21, 5:10, 5:19, 6:6, 6:8, 6:18, 6:21, 7:7, 7:14, 8:2, 8:9, 8:16, 9:5, 9:19, 10:10, 10:15, 10:20, 11:10, 12:11, 12:15, 14:6, 14:10, 15:1, 16:3, 16:10, 16:22, 17:5, 17:16, 17:19, 18:1, 18:8, 18:14, 18:17, 18:20, 19:19, 20:7, 20:16, 20:22, 21:5, 21:10, 21:13, 22:2, 22:15, 22:19, 23:6, 23:17, 24:1, 24:16, 25:2, 25:6, 25:19, 26:4, 26:11, 26:17, 26:20, 27:5, 27:15, 27:22, 28:3, 28:6, 28:9, 30:2, 30:8, 31:3, 31:8, 33:6, 34:15, 34:18, 35:5, 35:18, 36:1, 36:5, 36:10, 36:15, 36:21, 37:4, 37:10, 37:13, 37:17, 38:5, 38:14, 38:21, 39:3, 39:9, 39:19, 39:22, 40:6, 40:9, 40:13, 40:18, 40:22, 41:9, 42:16, 42:19, 42:21, 43:1, 43:6, 43:19, 44:8, 44:19, 45:11, 45:19, 46:1, 46:6, 46:12, 47:10, 47:14, 47:18, 47:21 Chan [7] - 13:4, 15:16, 20:20, 21:7, 28:21, 33:15, 37:5 change [13] - 11:3, 18:4, 18:7, 18:9, 18:20, 19:12, 30:3, 32:5, 36:11, 38:7,
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HINSDALE PLAN COMMISSION

RE: Case A-04-2019 – Applicant: Eden Hinsdale, LLC (Eve Assisted Living) – 10 N. Washington Street

Request: 2nd Major Adjustment to Planned Development Final Plan/ Site Plan/ Exterior Appearance in the R-5 District

DATE OF PLAN COMMISSION (PC) REVIEW: April 10, May 8, June 12, and July 10, 2019

DATE OF BOARD OF TRUSTEES 1ST READING: August 6, 2019

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from the applicant, Mr. Mitch Hamblet, President/Founder of Eve Assisted Living at 10 N. Washington Street. He reviewed the latest plan, after the request was continued for various alternate sign design and locations, at the front entrance of Eve Assisted Living, located mid-block on Washington Street. The initial ground sign was much larger in area and located at the corner of Washington Street and Maple Street.
2. Ground signs are not permitted in the R-5 Multiple Family Residential District, however, may be requested through the planned development process. This subject property was previously approved for the planned development in 2011, and approved for its 1st major adjustment in 2012 for an illuminated wall sign. This request for an illuminated wall sign, behind the lot line and building setback was unanimously recommended for approval by the Plan Commission on July 10, 2019.
3. In general, the PC supported the proposed location, commenting that it preserves the landscaped corner of Washington Street and Maple Street, which was a key factor in the original planned development agreement; and far away from the residential neighborhood on Maple Street.
4. There were no neighbors present to comment about the request, however, a few neighbors emailed to the Village in opposition of the initial ground sign location, which was adjacent to the residential neighborhood. The aforementioned neighbors supported the final location which was documented by the applicant for the July 10, 2019, PC meeting. The applicant completed the certified mailing notification and the public meeting was notified in the Hinsdelean on February 14, 2019.
5. The applicant confirmed the illuminated ground sign will be turned off at 10 PM.
6. A Plan Commissioner asked if the sign is made of real brick. The applicant confirmed it would be real brick to match the building.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed 2nd 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-20-2019 – Applicant: Village of Hinsdale

Request: Text Amendment to Sections 11-603 and 11-604 related to Major and Minor Adjustment definitions

DATE OF PLAN COMMISSION (PC) REVIEW: July 10, 2019

DATE OF BOARD OF TRUSTEES 1ST READING: August 6, 2019

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The PC heard testimony from Village staff, Chan Yu, who gave a summary of the text amendment to change the definitions of a major and minor adjustment to a planned development and site plan/exterior appearance plan. He reviewed that this was initiated by the Village Board after receiving several seemingly minor changes to the approved site plans or building facades after approval, and gave example of projects from the last few years.
2. The PC, in general, supported that the minor adjustment approval process required review by the PC Chairman, ZPS Chairman, the Village Manager and community development staff.
3. The PC reviewed different scenarios relative to the proposed language of the text amendment and was generally satisfied with the language, however, requested to add more details to Sections K(1)(g), K(1)(j) and add K(1)(q). These details specifically list (below in red), for example, “fences”, “screening” and “landscape plan” to clarify that these items are included in the proposed definitions:

K(1)(g) Alters the location of any one structure or group of structures, including fences or screening, from the locations shown on the approved final plan;

K(1)(j) Increases the footprint of a building or impervious surface;

K(1)(q) Significantly modifies the landscape plan.

4. The PC, in general, supported that the process is being simplified, and believes it may capture more applications because of the simpler process versus not requesting an update/adjustment due to the currently longer process. Similarly, it may also capture more reports of development by virtue of better information through the additional applications.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed text amendment to Sections 11-603 and 11-604 related to Major and Minor Adjustment definitions, 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, with the above additional language (in red text).

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this _____ day of _____, 2019.




MEMORANDUM

DATE: September 11, 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: 30 Chestnut Street – @Properties – 2 New Illuminated Wall Signs - Case A-24-2019

Summary

The Village of Hinsdale has received a sign application from South Water Signs, on behalf of @Properties, requesting approval to install two (2) new illuminated wall signs at 30 Chestnut Street in the B-3 General Business District. 30 Chestnut Street is a multi-tenant building and was the former Petco location that has frontage on Chestnut Street and Lincoln Street.

Request and Analysis

The requested two (2) new wall signs feature 5" deep fabricated channel letters made from acrylic and features two colors, white and red. Both signs would be the same size, 9'-3 1/2" wide and 1'-11" tall, for an area of 17.8 SF. The two former Petco wall signs were both approximately 18 SF and illuminated. In the B-3 General Business District, a multi-tenant building is permitted to request up to 25 SF of signage per tenant.

The proposed locations of the two (2) new wall signs are identical to where the former Petco had its wall signage. One above the front entrance facing Chestnut Street and one above the building center facing Lincoln Street. A night rendering of the signs illuminated at night are included, showing the backlit text.

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



MEMORANDUM

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 30 Chestnut Street (from Chestnut St. and Lincoln St.)

Attachment 4 - Birds Eye View of 30 Chestnut Street

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

Applicant

Name: @Properties
Address: 30 Chestnut St
City/Zip: Hinsdale, 60521
Phone/Fax: (773) 988-0660 /
E-Mail: kinga@atproperties.com
Contact Name: Kinga Miceusz

Contractor

Name: South Water Signs
Address: 934 N. Church Rd
City/Zip: Elmhurst, 60126
Phone/Fax: (630) 607-6307 /
E-Mail: Pbussert@southwatersigns.com
Contact Name: Pete Bussert

ADDRESS OF SIGN LOCATION: 30 Chestnut St, Hinsdale

ZONING DISTRICT: B-3 General Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 17.75 (23" x 111")

Overall Height from Grade: 14 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Red
- ② White
- ③ Black

Site Information:

Lot/Street Frontage: 265'

Building/Tenant Frontage: 61'11"/68' 3"

Existing Sign Information:

Business Name: Petco

Size of Sign: 22" x 124" 18 Square Feet

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 Ordinances.

[Signature]
Signature of Applicant

7/10/19
Date

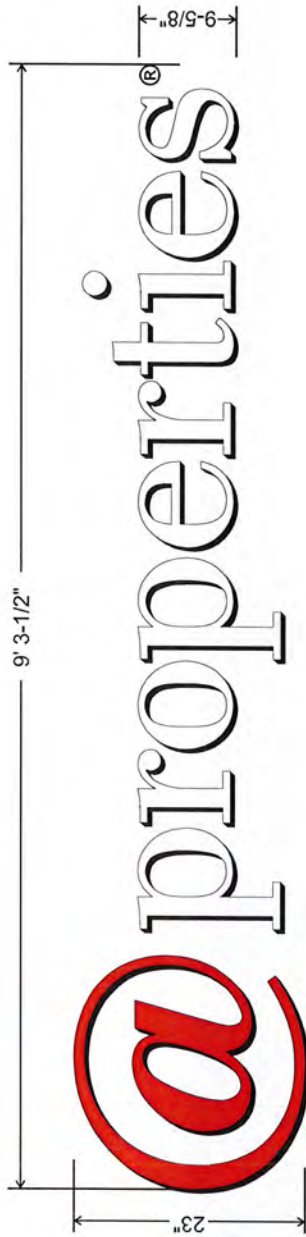
[Signature]
Signature of Building Owner

7/10/19
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

Total square footage: ① _____ x \$4.00 = ② _____ (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



Face Lit Illuminated Letterset - 17.8 SQ FT

1" = 1'

5" Deep fabricated channel letters - std black returns with translucent #2447 white acrylic faces,
1" Std black trim cap, cinched pre-finished white .063 backs

"@" symbol - decorated with translucent red vinyl to match PMS 1795C Red / 3M 3630-33 Red
Internally illuminated with white LED lighting

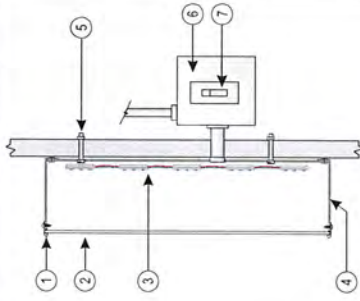
Registration mark non-illuminated clear polycarb tab off letter can

All letters mounted individually to exterior wall facade with necessary hardware

Qty 2

Red Vinyl
3M 3630-33
to match PMS 1795C Red

FACE-LIT CHANNEL LETTERING
LED ILLUMINATION - INDIVIDUAL MOUNT








- 1) TRIM CAP w/ RETAINING SCREW
- 2) 3/16" PLEX FACE
- 3) LED ILLUMINATION (A9LIGHT / SLOAN / SYLVANIA)
- 4) MOUNTING HARDWARES / JAB RETURN
- 5) MOUNTING HARDWARES / JAB RETURN
- 6) OSRAM POWER SUPPLIES / GENERAL LED / ADVANCE
- 7) DISCONNECT/TOGGLE SWITCH

General Notes
1) All wiring shall be Class 2 Self-Adjusting Power Supply
2) 80W 12V Single Phase, installed per NEC code book
3) All wiring bonded and grounded

PRODUCT WARRANTY

All materials contracted for this project have been installed in a professional and workmanlike manner in accordance to accepted industry standards. The manufacturer of the materials shall carry an unconditional warranty for parts and labor for a period of one (1) year from the date of installation.

MOUNTING HARDWARE

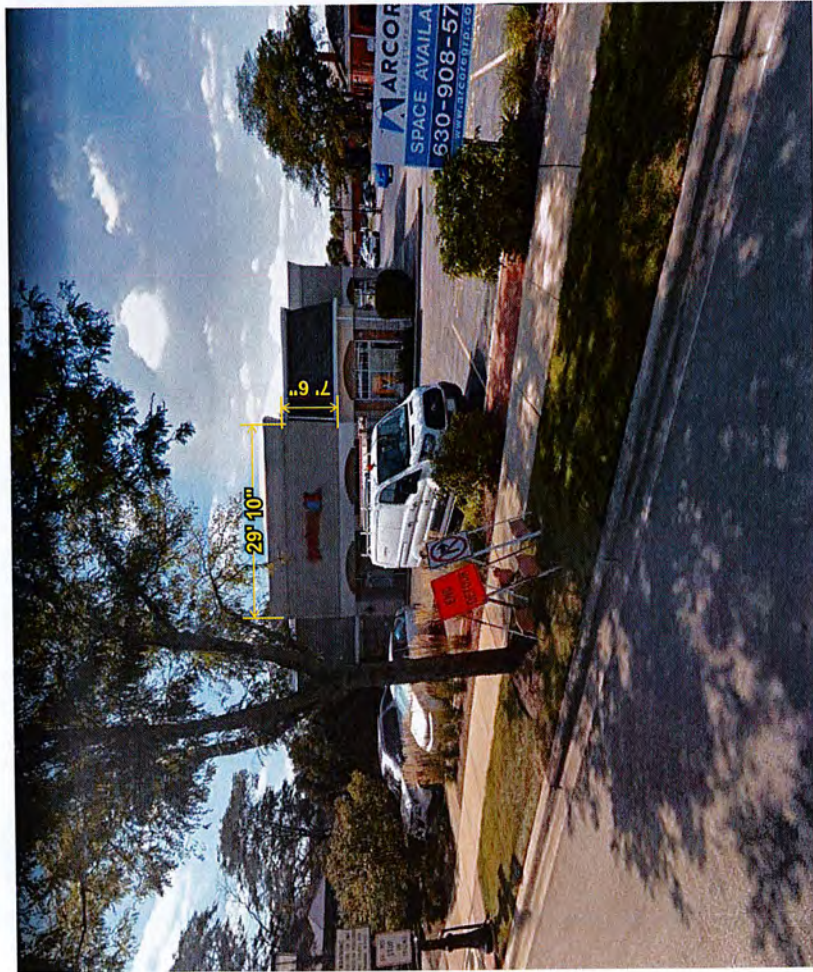
Lag Screw <input type="checkbox"/> Wood & Masonry Applications	
Toggle Bolt <input type="checkbox"/> Hollow Walls	
Wedge Anchor <input type="checkbox"/> Masonry Applications	
Sleeve Anchor <input type="checkbox"/> Masonry Applications	
Thru-Bolt w/ U-Channel <input type="checkbox"/> Hollow Walls w/ Rear-Access	



Client @ Properties	Project Name & Location Exterior ID Signs	Date 06.03.19	Revisions 06.21.19 MR 07.09.19 RM
Customer Approval	Job Number 7029126	Drawn By mm	

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East Elevation



Client
@ Properties

Customer Approval

Project Name & Location
Exterior ID Signs

Job Number
7029126

Revisions

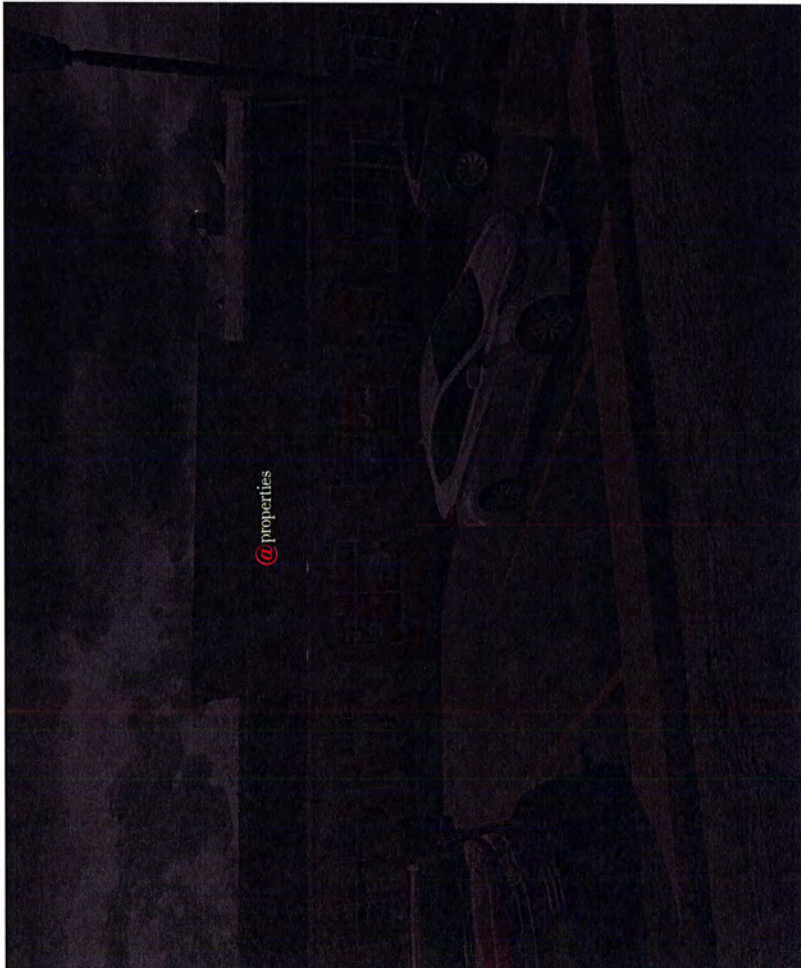
Date
06.03.19

06.21.19 MIR
07.09.19 RM

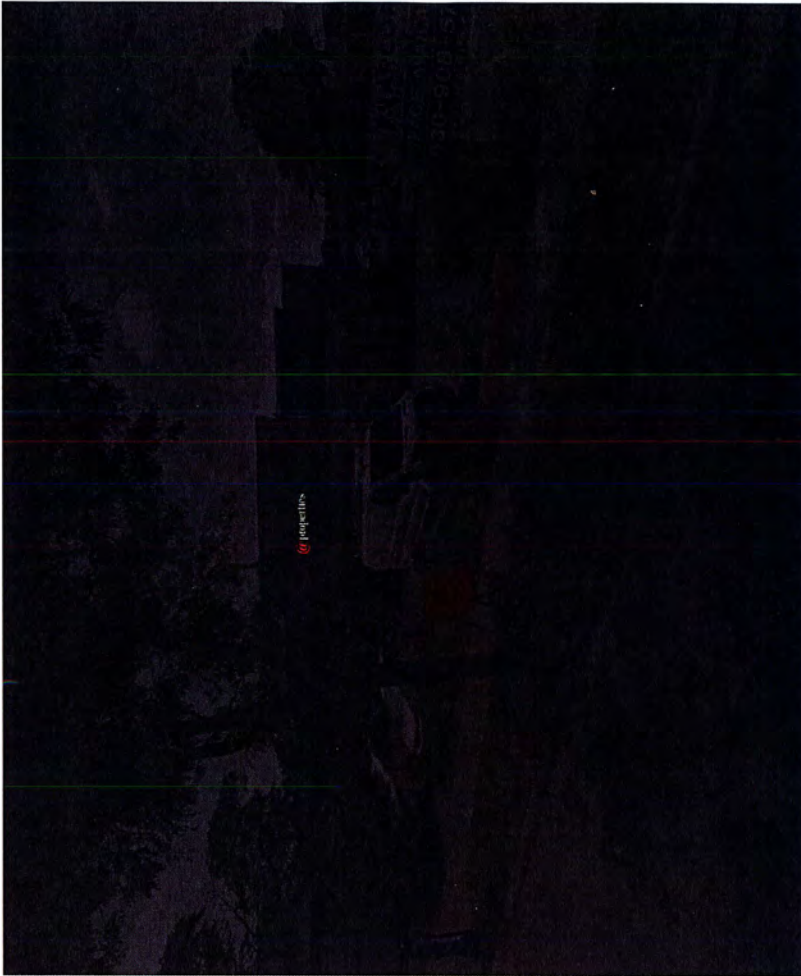
Drawn By
mm

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North Elevation - Night Rendering



East Elevation - Night Rendering



Client
@ Properties

Customer Approval

Project Name & Location
Exterior ID Signs

Job Number
7029126

Date
06.03.19

Drawn By
rm

Revisions

06.21.19 MR
07.09.19 RM

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LISTED

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

Applicant

Name: @Properties
Address: 30 Chestnut St
City/Zip: Hinsdale, 60521
Phone/Fax: (773) 988-0660 / _____
E-Mail: kinga@atproperties.com
Contact Name: Kinga Miceusz

Contractor

Name: South Water Signs
Address: 934 N. Church Rd
City/Zip: Elmhurst, 60126
Phone/Fax: (630) 607-6307 / _____
E-Mail: Pbussert@southwatersigns.com
Contact Name: Pete Bussert

ADDRESS OF SIGN LOCATION: 30 Chestnut St, Hinsdale

ZONING DISTRICT: B-3 General Business District

SIGN TYPE: Wall Sign

ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 17.75 (23" x 111")

Overall Height from Grade: 14 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Red
- ② White
- ③ Black

Site Information:

Lot/Street Frontage: 265'

Building/Tenant Frontage: 61'11"/68'3"

Existing Sign Information:

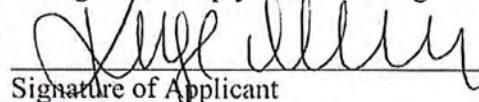
Business Name: Petco

Size of Sign: 22" x 124" 18 Square Feet

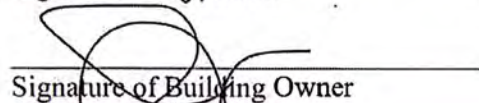
Business Name: _____

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 Ordinances.


Signature of Applicant

7/10/19
Date

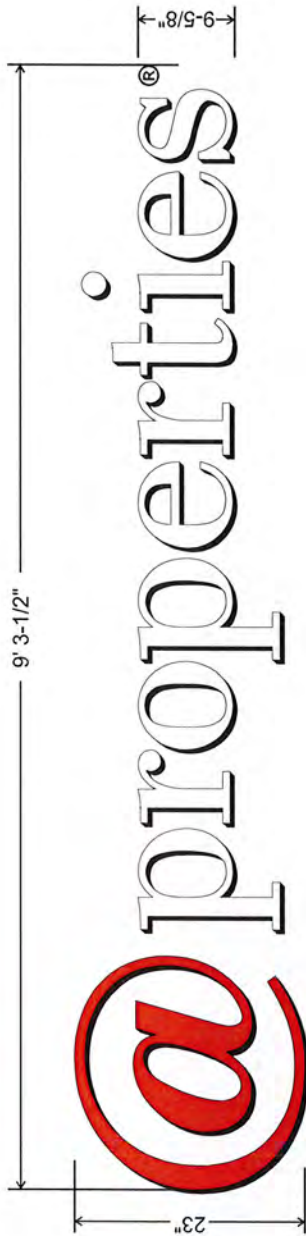

Signature of Building Owner

7/10/19
Date

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: _____ Administrative Approval Date: _____



Face Lit Illuminated Letterset - 17.8 SQ FT

1" = 1'

5" Deep fabricated channel letters - std black returns with translucent #2447 white acrylic faces,
1" Std black trim cap, cinched pre-finished white .063 backs

"@" symbol - decorated with translucent red vinyl to match PMS 1795C Red / 3M 3630-33 Red
Internally illuminated with white LED lighting

Registration mark non-illuminated clear polycarb tab off letter can

All letters mounted individually to exterior wall facade with necessary hardware

Qty 2

Red Vinyl
3M 3630-33
to match PMS 1795C Red

FACE-LIT CHANNEL LETTERING
LED ILLUMINATION - INDIVIDUAL MOUNT

1) TRIM CAP W/ RETAINING SCREW

2) 3/16" PLEX FACE

3) LED ILLUMINATION (AQUA LIGHT / SLOAN / SYLVANIA)

4) LED ILLUMINATION CAP W/ .063" RETURN

5) MOUNTING HARDWARE

6) OSRAM POWER SUPPLIES / GENERAL LED / ADVANCE

7) DISCONNECT/TOGGLE SWITCH

General Notes:
1) All wiring shall be in accordance with the National Electrical Code (NEC) and local codes.
2) Self-Adjusting Power Supply
60W 12V Single Phase, installed per NEC code book
All wiring bonded and grounded

PRODUCT WARRANTY
All materials contracted for this project have been installed in a professional and workmanlike manner in accordance to accepted industry standards. South Water Signs warrants the materials and workmanship for a period of one (1) year from the date of installation.

MOUNTING HARDWARE

Lag Screw

☐ Wood & Masonry Applications

Toggle Bolt

☐ Hollow Walls

Wedge Anchor

☐ Masonry Applications

Sleeve Anchor

☐ Masonry Applications

Thin-Bolt w/ U-Channel

☐ Hollow Walls w/ Rear-Access

South Water Signs

Client
@ Properties

Customer Approval

Project Name & Location
Exterior ID Signs

Job Number
7029126

Date
06.03.19

Drawn By
m

Revisions
06.21.19 MR
07.09.19 RM

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OF SOUTH WATER SIGNS
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ARE RESERVED BY
SOUTH WATER SIGNS

Attachment 1



North Elevation



Client
@ Properties

Customer Approval

Project Name & Location
Exterior ID Signs

Job Number
7029126

Date
06.03.19

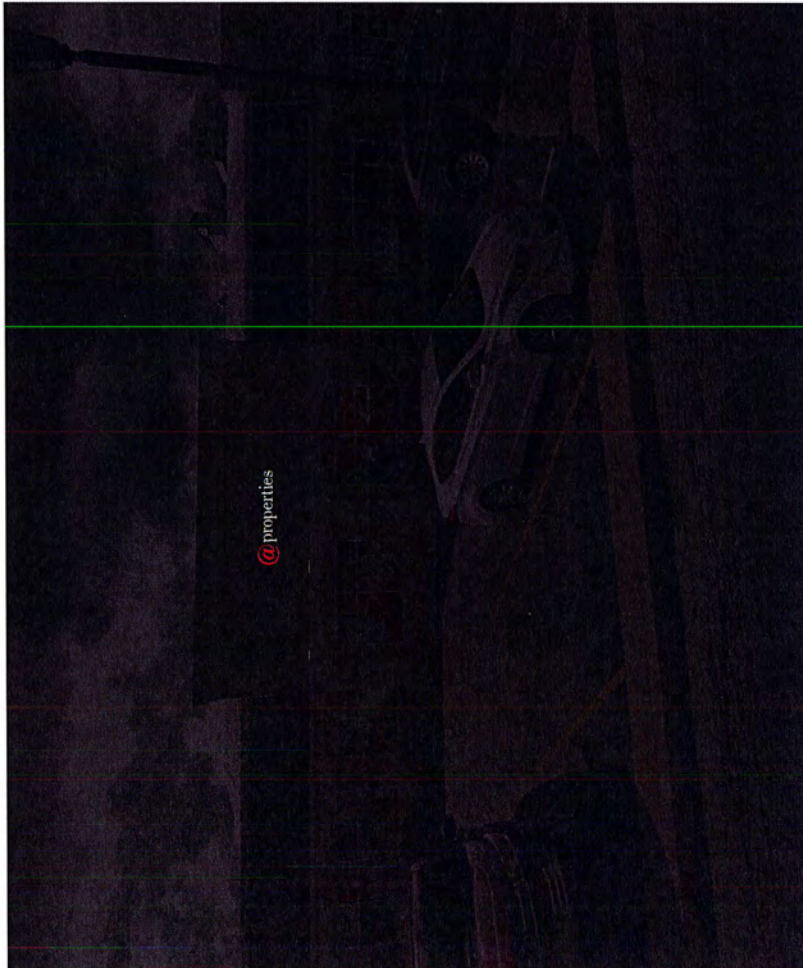
Drawn By
m

Revisions

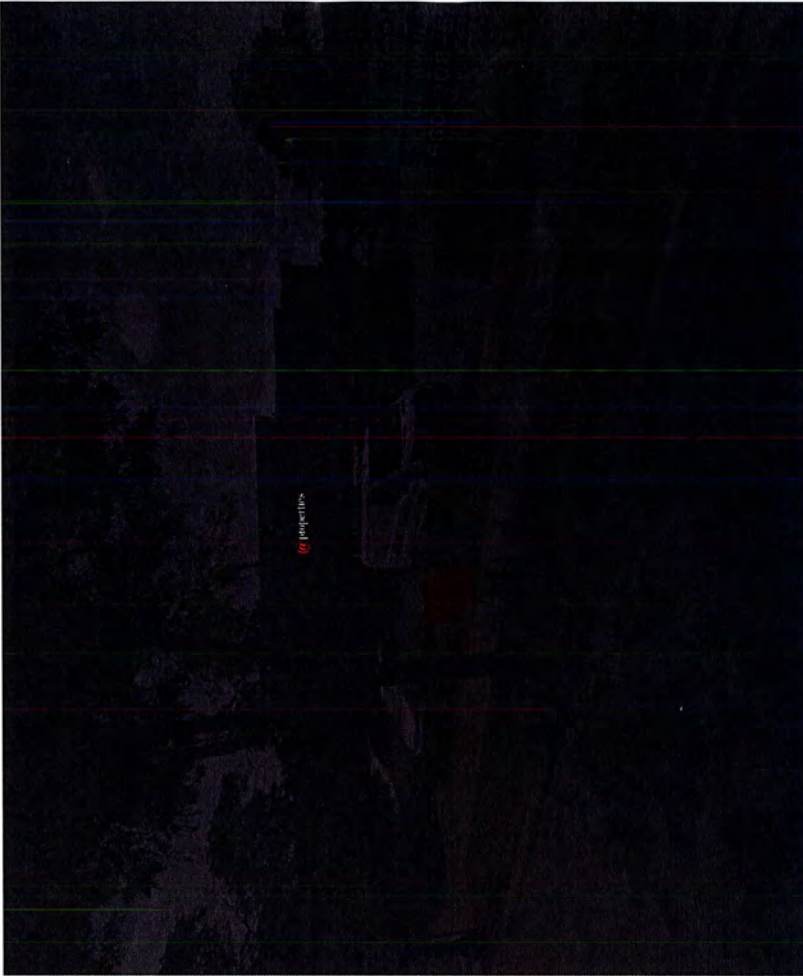
06.21.19 MR
07.09.19 RM

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North Elevation - Night Rendering



East Elevation - Night Rendering



Client
@ Properties

Customer Approval

Project Name & Location
Exterior ID Signs

Job Number
7029126

Date
06.03.19

Drawn By
m

Revisions

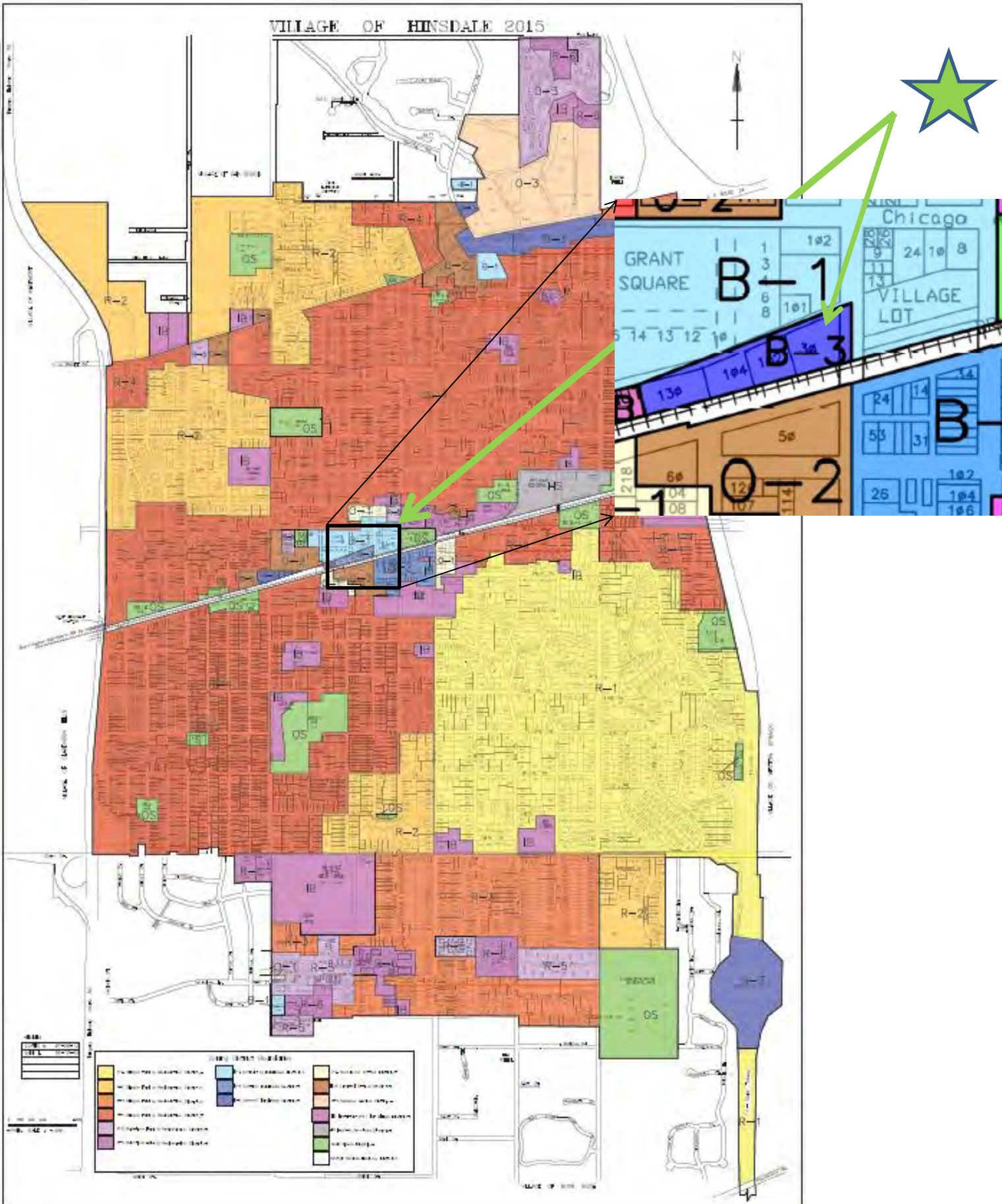
06.21.19 MR
07.09.19 RM

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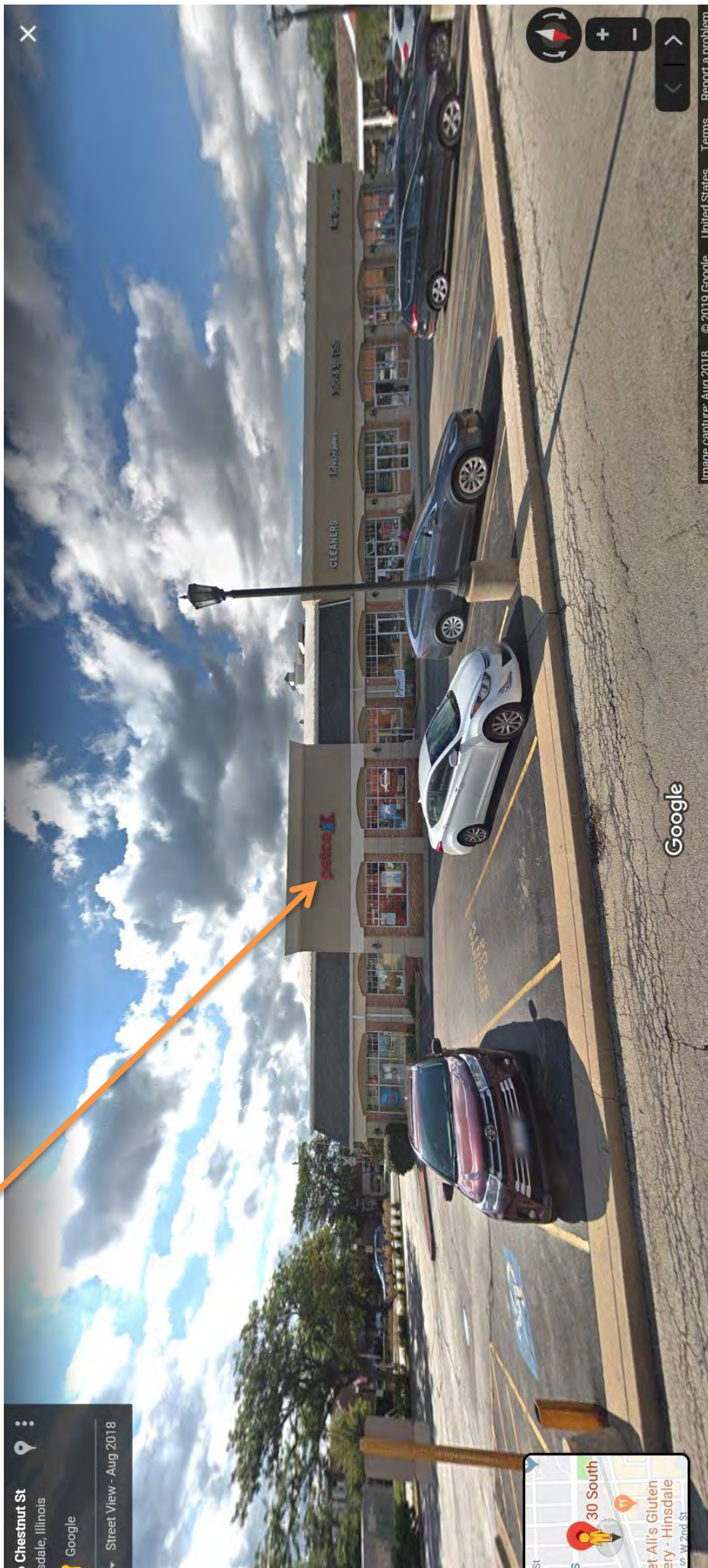


LISTED

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View of 30 Chestnut Street (facing south from Chestnut St.)
Proposed Sign Location



Attachment 3: Street View of 30 Chestnut Street (facing west from Lincoln St.)
Proposed Sign Location



Attachment 4: Birds Eye View of 30 Chestnut (facing southwest)





MEMORANDUM

DATE: September 11, 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: **Scheduling of Public Hearing** for Text Amendment to add Definitions to the existing Lighting Regulations
Request by the Village of Hinsdale - Case A-23-2019

Request and Analysis

During previous planned development and site plan applications, the PC and Village Board spent considerable time discussing appropriate lighting levels. The fundamental issue is that the current Zoning Code language is vague and outdated. The latter is due to the technological advances of the lighting industry. For example, the Village's Code references foot candles but not the amount of energy, units of illuminance and color temperature. These units of measurements have become less dependent on one another and can be manipulated to meet the code requirements, but still impose unnecessary light pollution. It is important that the Village's Zoning Code be made current and reference existing technologies.

The below red text represents the proposed changes to the Village's current zoning code Section 9-101(D)(9) to help guide the public, potential applicants and the Village through the zoning review process as it relates to lighting:

"Exterior Lighting: Any permitted accessory lighting fixtures shall be so designed, arranged, and operated as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky reflected glare. Except for streetlights, no exterior light in or adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding ~~one-half ($\frac{1}{2}$)~~ **0.1** foot-candle at any residential lot line **and a maximum color temperature of 3,000 Kelvin. If the subject property is adjacent to residential property, a light dimming switch must be a function/option of the lighting fixture."**

(a) Security lighting levels begin one hour after business closing but no later than 9 PM, and a maximum of 15,000 lumens per fixture.

(b) Lighting for recreational purposes operated/managed by a private entity may request for lighting no later than 9 PM.

In addition to planned developments and site plan applications, changes are necessary to parking lot and garage security level lighting, the Section 9-104(H)(2)(h) language below is also vague and should match the above Section 9-101(D)(9) language. The text amendment request, shown below in red text, would



MEMORANDUM

define the: unit of illuminance, color temperature, security level time standard and ties the two code Sections together:

“Lighting: Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminaire cutoffs. All lighting shall be reduced to security levels ~~at all times of nonuse~~ **defined as 15,000 lumens per fixture, 0.1 foot-candle at any residential lot line, and a maximum color temperature of 3,000 Kelvin. Security levels begin one hour after closing but no later than 9 PM. If the subject property is adjacent to residential property, a light dimming switch must be a lighting fixture function/option.”**

Attachment 2 is a list of 11 lighting related terms, proposed to be added to Section 12-206: Definitions of the Zoning Code.

In 2018, the Village of Hinsdale hired planning consultant, Mike D’Onofrio, to review and make recommendations to various zoning projects inclusive of. Mr. D’Onofrio has considerable experience having 30+ years of experience in Community Development including working for the Village of Winnetka. Attachment 1 is the analysis and proposed amendments to Sections 9-101(D)(9) and 9-104(H)(2)(h), relating to the definitions of the lighting regulations by Mr. D’Onofrio. The red text in Attachment 1 are staff recommendations based on the previous discussions and site specific conditions of the Ordinance O2018-02 of the Site Plan and Exterior Appearance Plan for Redevelopment for an Auto Dealership at 336 E. Ogden Avenue.

Process

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

Attachments:

- Attachment 1 – Proposed Amendments to Sections 9-101(D)(9) and 9-104(H)(2)(h), relating to the definitions of the lighting regulations by Planning Consultant, Mr. Mike D’Onofrio
- Attachment 2 - Proposed definitions to be added to Section 12-206
- Attachment 3 - Text Amendment and Plan Commission Applications by the Village

PROPOSED AMENDMENTS TO SECTIONS 9-104: OFF STREET PARKING and 9-106: SIGNS

The format for this report includes three parts, first identifying the issue, second is identifying the current code language, third is a proposed amendment to address the issue and finally are comments/issues related to the proposed amendment.

SECTION 9-104: OFF STREET PARKING

Existing Code

Section 9-104-H-2(h) – Lighting: Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminaire cutoffs. All lighting shall be reduces to security levels at all times.

Proposed Amendments to Section 9-104-H-2(h)

1. Provide a specific standard for light trespass on to adjacent residential property less than the current allowable 0.5 foot candles (ft. cd.) (Per Section 9-101-D-9 of Village Code, 0.5 ft. cd. is allowed).
 - a. Model and municipal ordinances have a range of maximums from 0.05 to 0.5 ft. cd. The majority allow a maximum of 0.1 ft. cd. **Propose 0.1 ft.cd at any residential lot line.**
 - b. **Proposing a lighting maximum color temperature of 3,000 Kelvin.**
2. Provide a definition for “security level lighting” and establish a maximum allowable illumination level.
 - a. Municipal ordinances define security lighting as primarily for personal safety or emergency purposes and attached to a structure, or used to illuminate a walk or driveway and is fully shielded.
 - b. Both model and municipal codes regulate by either prohibiting glare on to adjacent properties or establishing a maximum foot candle level (10) at the property line.
3. Establish a timing restrictions requiring all lighting, with the exception of security lighting, to be turned off 30 minutes after closing. **Propose lighting to be reduced to security levels, defined as 15,000 lumens per fixture. If the subject property is adjacent to residential property, light dimming switch must be a lighting fixture function.**
4. Provide a Definitions Section to include the following terms: **Propose adding the below to Section 12-206: Definitions of the Zoning Code.**
 - a. Direct Illumination (light): Light emitted directly from the lamp or luminaire.
 - b. Exterior Lighting: The illumination of an outside area or object by any manmade device that produces light by any means.
 - c. Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.
 - d. Foot Candle (ft. cd.): A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.

- e. Fully-shielded lights: Outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixtures at angle above the horizontal plane as certified by a photometric test report.
- f. Glare: Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.
- g. Height of Luminaire: The maximum height allowable is 25 feet and shall be measured from the ground directly below the centerline of the luminaire to the top of the pole or luminaire, whichever is higher.
- h. Lamp: The component of the luminaire that produces the actual light.
- i. Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.
- j. Luminaire: A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.
- k. Shield: When applied to lighting, an opaque barrier which does not allow light to be transmitted in certain directions.

Proposed Terms to Section 12-206: Definitions of the Zoning Code:

1. Direct Illumination (light): Light emitted directly from the lamp or luminaire.
2. Exterior Lighting: The illumination of an outside area or object by any manmade device that produces light by any means.
3. Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.
4. Foot Candle (ft. cd.): A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.
5. Fully-shielded lights: Outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixtures at angle above the horizontal plane as certified by a photometric test report.
6. Glare: Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.
7. Height of Luminaire: The maximum height allowable is 25 feet and shall be measured from the ground directly below the centerline of the luminaire to the top of the pole or luminaire, whichever is higher.
8. Lamp: The component of the luminaire that produces the actual light.
9. Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.
10. Luminaire: A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.
11. Shield: When applied to lighting, an opaque barrier which does not allow light to be transmitted in certain directions.



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____/_____

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) _____

2) _____

3) _____

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: _____

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 and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E

Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	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 Information	↓	↓

* 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: _____



**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.



MEMORANDUM

DATE: September 11, 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: **Scheduling of Public Hearing** for Text Amendment to add Design Work for Home or Office Remodeling and related Showrooms as a Special Use in the O-3 General Office District and concurrent Special Use Permit for Normandy Builders to operate at 11 Salt Creek Lane in the O-3 General Office District
Normandy Builders - Case A-25-2019

Request and Analysis

The Village of Hinsdale has received an application from Normandy Design Build Remodeling (Normandy), currently located at 440 E. Ogden Avenue, requesting approval for a text amendment and concurrent special use permit to relocate to 11 Salt Creek Lane in the O-3 General Office District. A text amendment is necessary because Normandy's current use, design work for home or office remodeling with an associated showroom is not permitted in the O-3 Office District. Normandy is under contract to purchase the building contingent on zoning approval.

The applicant has included draft floorplans to occupy the 2nd and 3rd floors of the existing 3-story, 42,093 SF building at 11 Salt Creek Lane. The 7,000 SF showroom would be located on the 3rd floor and other spaces include meeting rooms and production department office space. Of note, there is no space designated for warehouse storage or fabrication and assembly. The applicant has no plans to alter the existing building or site plan, thus, an exterior appearance and site plan application was not submitted.

The below red "S" represents the proposed changes to the Village's current zoning code special uses in the Office Districts Section 6-106(B)(10) and (11):

						O-1	O-2	O-3
B. Services:								
10.	Design work and other office type functions incidental to a home or office remodeling business, but excluding any nonoffice type functions,						S	S



MEMORANDUM

	such as retail sales, assembly, warehousing of materials, and manufacturing on the premises.			
11.	Showrooms associated with a business as described in subsection B10 of this section, but excluding retail sales on the premises.		S	S

The proposed use is currently permitted in the B-3 General Business District and as a special use in the O-2 Limited Office District. Of note, LaMantia Design and Construction was approved for a text amendment and special use permit for the same request in 2016. LaMantia is located at 20 E. Ogden Avenue in the O-2 District, and it's approved ordinances O2016-05 and O2016-06 are attached as Attachment 5 for reference. Additionally, it should be noted that the O-2 District is generally more restrictive since the O-3 District permits a wider range of permitted and special uses.

Process

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

Attachments:

- Attachment 1 – Applicant Text Amendment and Special Use Permit applications
- Attachment 2 - Zoning Map Location of 11 Salt Creek Lane
- Attachment 3 - Birds Eye View of 11 Salt Creek Lane
- Attachment 4 - Street View of 11 Salt Creek Lane
- Attachment 5 - Similar Approved Ordinances (2016) for LaMantia Design & Construction (O2016-05/06)
(LaMantia is located at 20 E. Ogden Ave. in the O-2 District)

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: Normandy Design Build Remodeling

Owner's name (if different): 11 Salt Creek Campus LLC

Property address: 11 Salt Creek Lane

Property legal description: [attach to this form]

Present zoning classification: O-3, General Office District

Square footage of property: 169,798

Lot area per dwelling: N/A

Lot dimensions: 344.31 x 299.77 x 515.09 x 491.83 (Irregular lot, see attached survey)

Current use of property: Office

Proposed use:
☐ Single-family detached dwelling
☒ Other: Office with special uses described below.

Approval sought:
☐ Building Permit
☒ Special Use Permit
☐ Site Plan
☐ Design Review
☐ Other: _____
☐ Variation
☐ Planned Development
☐ Exterior Appearance

Brief description of request and proposal:

Special use for Design work and other office type functions incidental to a home remodeling business and special use for an associated showroom.

Plans & Specifications: [submit with this form]

Provided:

Required by Code:

Yards:

front:	<u>216.27</u>	<u>25</u>
interior side(s)	<u>89.3 / 165</u>	<u>10 / 10</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>80</u>	<u>20</u>

Setbacks (businesses and offices):

front:	<u>216.27</u>	<u>40</u>
interior side(s)	<u>1.1 / 0</u>	<u>10 / 10</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>80</u>	<u>40</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>40</u>	<u>60</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

principal building(s):	<u>40</u>	<u>60</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------

Total building coverage:	<u>N/A</u>	<u>N/A</u>
--------------------------	------------	------------

Total lot coverage:	<u>47% (79,805 sq. ft.)</u>	<u>.50%</u>
---------------------	-----------------------------	-------------

Floor area ratio:	<u>.24 (42,093 sq. ft.)</u>	<u>.35</u>
-------------------	-----------------------------	------------

Accessory building(s):	<u>N/A</u>
------------------------	------------

Spacing between buildings: [depict on attached plans]

principal building(s):	<u>N/A</u>	<u></u>	<u></u>
accessory building(s):	<u>N/A</u>	<u></u>	<u></u>

Number of off-street parking spaces required: 148

Number of loading spaces required: 1

Statement of applicant:

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

Normandy Design Build Remodeling

By: By:  Attorney
Applicant's signature

Normandy Design Build Remodeling
Applicant's printed name

Dated: 7/26, 2019



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Normandy Design Build Remodeling
Address: 440 E. Ogden
City/Zip: Hinsdale, Illinois 60521
Phone/Fax: (630) 455 / 5600
E-Mail: awells@normandyremodel.com

Owner

Name: 11 Salt Creek Campus LLC
Address: 40 Skokie Boulevard, Suite 410
City/Zip: Northbrook, Illinois 60062
Phone/Fax: (847) 897 / 3717
E-Mail: vmilrud@medpropertiesgroup.com

Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: James E. Olguin
Title: Attorney at Buikema Law Group, LLC
Address: 15 Salt Creek Lane, Suite 103
City/Zip: Hinsdale, Illinois 60521
Phone/Fax: (630) 537 / 0943
E-Mail: jim@buikemalaw.com

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: () _____ / _____
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) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 11 Salt Creek Lane

Property identification number (P.I.N. or tax number): 06 - 36 - 405 - 022

Brief description of proposed project: Applicant intends on relocating its business located at 440 E. Ogden to the existing office building located at 11 Salt Creek Lane. No site plan changes are requested. In order to relocate the business a text amendment and special use to allow a showroom will be required.

General description or characteristics of the site: _____

Property is an existing 3 story office building.

Existing zoning and land use: O-3 - Office building.

Surrounding zoning and existing land uses:

North: O-3 Office

South: O-3 Office

East: O-3 Office

West: O-3 Office

Proposed zoning and land use: O-3 with a special use for Design work and other office type functions incidental to a home remodeling business and special use for an associated showroom.

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested: _____
Special use permits for 6-106(B), 10 and 11

☒ Map and Text Amendments 11-601E
Amendment Requested: See attached application to expand 6-106(B), 10 and 11 as a special use in the O-3 district.

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 11 Salt Creek Lane

The following table is based on the O-3 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development and Proposed	Proposed Development
Lot Area (SF)	20,000	169,798	
Lot Depth	125	344.31	
Lot Width	80	299.77	
Building Height	60	40	
Number of Stories	5	3	
Front Yard Setback	25	216.27	
Corner Side Yard Setback	25	N/A	
Interior Side Yard Setback	10	89.3	
Rear Yard Setback	20	80	
Maximum Floor Area Ratio (F.A.R.)*	.35	.24 (42,093 sq. ft.)	
Maximum Total Building Coverage*	N/A	N/A	
Maximum Total Lot Coverage*	50%	47% (79,805 sq. ft.)	
Parking Requirements	148	174	
Parking front yard setback	25	40	
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	1	1	
Accessory Structure Information	N/A	N/A	

* 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: _____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 26th day of July, 2019, I/We have read the above certification, understand it, and agree to abide by its conditions.

Normandy Design-Build Remodeling

By: [Signature] Attorney

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

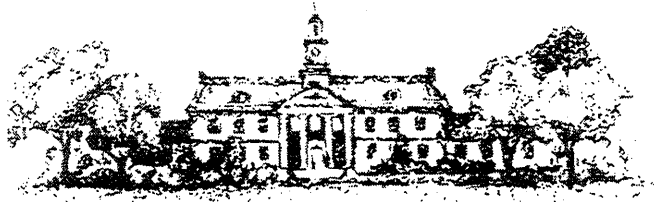
James E. Olguin,

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 26th day of
July, 2019

[Signature]
Notary Public

PAUL R BUIKEMA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 24, 2021



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 11 Salt Creek Lane

Proposed Special Use request: Special use for Design work and other office type functions
incidental to a home remodeling business and special use for an
associated showroom.

Is this a Special Use for a Planned Development? ☒ **No** ☐ **Yes** (If so this submittal also
requires a completed Planned Development Application)

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit 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 Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

See Attached.

2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

See Attached.

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations
See Attached.
4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
See Attached.
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
See Attached.
6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
See Attached.
7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.
See Attached.
8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.
See Attached.

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

See Attached.

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

See Attached.

Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

See Attached.

**Rider to
Special Use Application
Normandy Design Build Remodeling**

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

Response: The Hinsdale Village code is meant to provide for the orderly and effective development of property and uses thereon. In this instance, the O-3 Zoning provisions are meant to provide for the general needs of office and business uses. Currently, Interior design and decorating services are permitted in the O-3 district, however a key component, the showroom is not. The proposed special use would allow this use in the O-3 District.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

Response: There will be no adverse effect on adjacent property, the character of the area, or the public health, safety, and general welfare. The applicant has operated the same business at 440 E. Ogden Avenue without any adverse effects. No noxious odors, emissions, noise result from the proposed use. The applicant intends to use the existing site and building, thus the character of the area will not be altered. The existing site provides extensive and mature landscaping and ample parking.

Furthermore, the property in question has been for sale for approximately 3 years and is 75% vacant. Removing this inventory from the surrounding rental market will benefit adjacent properties and their values.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Response: The applicant intends on maintain the existing building and site plan which was developed in conjunction with adjacent lots. Consequently, there will be no interference with surrounding development.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Response: The existing building and site is already developed with adequate utilities and essential public facilities.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Response: The proposed use will not cause undue traffic or congestion. Most business is conducted by appointment, including meetings at clients' homes, and by telephone. Those clients that visit the office often do so during off-peak times. In addition, the proposed showroom will take up space that would otherwise be occupied by traffic generating office users.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: The applicant will not be altering the site or building. Consequently, no destruction of significant features will occur;

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Response: The proposed use will comply with the Code. Maintain the existing site standards of the site and building.

8. Special standards for specified special uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

Response: Not applicable.

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: The applicant has been serving the Hinsdale community for many years. The proposed relocation is based on the need to expand to better serve the increasing demand from the area. In addition, by vacating its current location, there is a greater likelihood of the expansion of the existing commercial and car dealer uses on Ogden Avenue. This

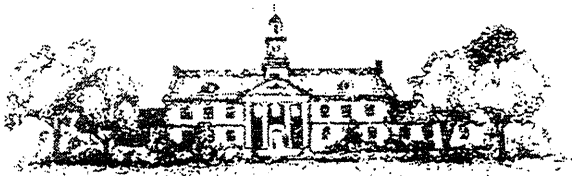
benefits the community tax base. Furthermore, the relocation will eliminate an underutilized building, benefiting adjacent properties.

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response: The applicant has reviewed alternate locations, but none provide the benefits either to the public or to the applicant that the proposed location does.

Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

The proposed use does not have adverse impacts to mitigate. The proposed use is not an intensive one. The applicant is using the existing site and building which has more than adequate access, parking, landscaping, and utilities.



**VILLAGE
OF HINSDALE** FOUNDED IN 1872

**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 11 Salt Creek Lane, Hinsdale, IL

Description of the proposed request: Text Amendment to the Hinsdale Village Code amending Title 10, Chapter 6, Section 6-106 Special Uses: B. Services, to allow item

REVIEW CRITERIA Nos. 10 and 11 as Special Uses under the O-3 Zoning District.

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.
See Attached.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
See Attached.
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.
See Attached.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
See Attached.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
See Attached.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
See Attached.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
See Attached.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
See Attached.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
See Attached.
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.
See Attached.
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.
See Attached.

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.

See Attached.

13. The community need for the proposed amendment and for the uses and development it would allow.

See Attached.

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.

See Attached.

**Rider to
Text Amendment Application
Normandy Design Build Remodeling**

1. The consistency of the proposed amendment with the purpose of this Code.

Response: The Hinsdale Village code is meant to provide for the orderly and effective development of property and uses thereon. In this instance, the O-3 Zoning provisions are meant to provide for the general needs of office and business uses. Currently, Interior design and decorating services are permitted in the O-3 district, however a key component, the showroom is not. The proposed change would create a mechanism, the special use process, where such a use is considered.

2. The existing uses and zoning classifications for properties in the vicinity of the subject property.

Response: The property is surrounded by O-3 Office Zoning with a mix of office uses. Although not adjacent, some residential uses in the area, the Hinsdale Humane Society and business uses are in the general vicinity. In fact, the applicant is looking at relocating to this site from their nearby location on Ogden Avenue.

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.

Response: The trend in the area has been to allow uses that are not purely office. Hinsdale Humane Society was approved, Amita Cancer Center, and many of the office buildings contain medical and physical therapy users. The requested expansion of the special use for showrooms is consistent with these types of uses.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

Response: The value of the subject property is diminished by the current zoning in that it inhibits office use flexibility and the effective operation of the allowable Interior Design and Decorating Service since a showroom is an integral component of this use.

5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

Response: No diminution of value will result from the text amendment. The Village will still retain the right to review projects to ensure that there is no decrease in the public health, safety, and welfare. The applicant will be investing in the building, enhancing its value. No change in the character of the will occur.

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

Response: There will be no negative impact to any adjacent properties. The building and site will remain in the same configuration. The improvements for the applicant's use will occur on the interior. There is more than ample on-site parking and traffic is likely to be off peak compared to the standard office uses. This is beneficial to the area.

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

Response: The value of adjacent properties will not be negatively affected. In fact, having the applicant occupy the building will make adjacent office buildings with vacancies more attractive as office inventory is reduced. The current building has a 75% vacancy rate and the property owners have been attempting to sell the property for approximately 3 years.

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

Response: This is not applicable to this petition as all adjacent properties are developed.

9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

Response: The present zoning already permits "Interior design and decorating services," however showrooms are an integral part of the design and decorating that accompanies these services. Consequently, it is suitable for this area. Similarly, this was approved for LaMantia at their Ogden location.

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.

Response: The proposed development would use the existing access points on Salt Creek Lane and Spinning Wheel Road. As many of the clients of the applicant visit their office on off-peak times, traffic impacts will be less than a traditional office use. The showroom takes up space that would otherwise be occupied by traffic generating office users.

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.

Response: All existing services are already present at the site.

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.

Response:

13. The community need for the proposed amendment and for the uses and development it would allow.

Response: The applicant has been in business in the Village of Hinsdale for many years and it is the need to expand due to the demand for their services in the area.

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.

Response: The proposed text amendment maintains the current codes but merely extends, as a special use, what is permitted in the O-2 zoning district. Whether negative impacts result can be vetted by the Village as part of the special use process.

[illegible][illegible]

RECORDED 22 SEP 1960
100-362727-100

NAME & ADDRESS		DATE	REMARKS
1	ALABAMA		
2	ALASKA		
3	ARIZONA		
4	ARKANSAS		
5	CALIFORNIA		
6	COLORADO		
7	CONNECTICUT		
8	DELAWARE		
9	FLORIDA		
10	GEORGIA		
11	ILLINOIS		
12	INDIANA		
13	IOWA		
14	KANSAS		
15	KENTUCKY		
16	LOUISIANA		
17	MAINE		
18	MARYLAND		
19	MASSACHUSETTS		
20	MICHIGAN		
21	MINNESOTA		
22	MISSISSIPPI		
23	MISSOURI		
24	MONTANA		
25	NEBRASKA		
26	NEVADA		
27	NEW HAMPSHIRE		
28	NEW JERSEY		
29	NEW YORK		
30	NORTH CAROLINA		
31	NORTH DAKOTA		
32	OHIO		
33	OKLAHOMA		
34	OREGON		
35	PENNSYLVANIA		
36	RHODE ISLAND		
37	SOUTH CAROLINA		
38	SOUTH DAKOTA		
39	TENNESSEE		
40	TEXAS		
41	UTAH		
42	Vermont		
43	VIRGINIA		
44	WASHINGTON		
45	WEST VIRGINIA		
46	WISCONSIN		
47	WYOMING		
48	ALABAMA		
49	ALASKA		
50	ARIZONA		
51	ARKANSAS		
52	CALIFORNIA		
53	COLORADO		
54	CONNECTICUT		
55	DELAWARE		
56	FLORIDA		
57	GEORGIA		
58	ILLINOIS		
59	INDIANA		
60	IOWA		
61	KANSAS		
62	KENTUCKY		
63	LOUISIANA		
64	MAINE		
65	MARYLAND		
66	MASSACHUSETTS		
67	MICHIGAN		
68	MINNESOTA		
69	MISSISSIPPI		
70	MISSOURI		
71	MONTANA		
72	NEBRASKA		
73	NEVADA		
74	NEW HAMPSHIRE		
75	NEW JERSEY		
76	NEW YORK		
77	NORTH CAROLINA		
78	NORTH DAKOTA		
79	OHIO		
80	OKLAHOMA		
81	OREGON		
82	PENNSYLVANIA		
83	RHODE ISLAND		
84	SOUTH CAROLINA		
85	SOUTH DAKOTA		
86	TENNESSEE		
87	TEXAS		
88	UTAH		
89	Vermont		
90	VIRGINIA		
91	WASHINGTON		
92	WEST VIRGINIA		
93	WISCONSIN		
94	WYOMING		

DOCK CO. CRANEWAY

LOT 9

LOT 8

LOT 7

[illegible][illegible]

110. 12 11 1965 to 12 1965. 19-02-13
DIA, WASHINGTON, D.C. 20315-1100
110. 12 11 1965 to 12 1965. 19-02-13
DIA, WASHINGTON, D.C. 20315-1100

[illegible][illegible]

**E SURVEY
F HINSDALE
MOIS**

DESIGNED	DIAO/BMO
DRAWN	
APPROVED	DAB
DATE	10-09-93
SCALE	1:4000

UNIT NO. _____

DATE _____

BY _____

1961

1. NAME OF THE PROJECT _____

2. LOCATION OF THE PROJECT _____

3. NAME OF THE STUDYING PARTY _____

4. TITLE OF THE STUDYING PARTY'S STUDY _____

5. STATE OF THE STUDYING PARTY'S STUDY _____

6. STUDENT'S FULL NAME _____

7. STUDENT'S ADDRESS _____

8. STUDENT'S PHONE NUMBER _____

9. STUDENT'S E-MAIL ADDRESS _____

10. STUDENT'S FAX NUMBER _____

11. STUDENT'S WEBSITE _____

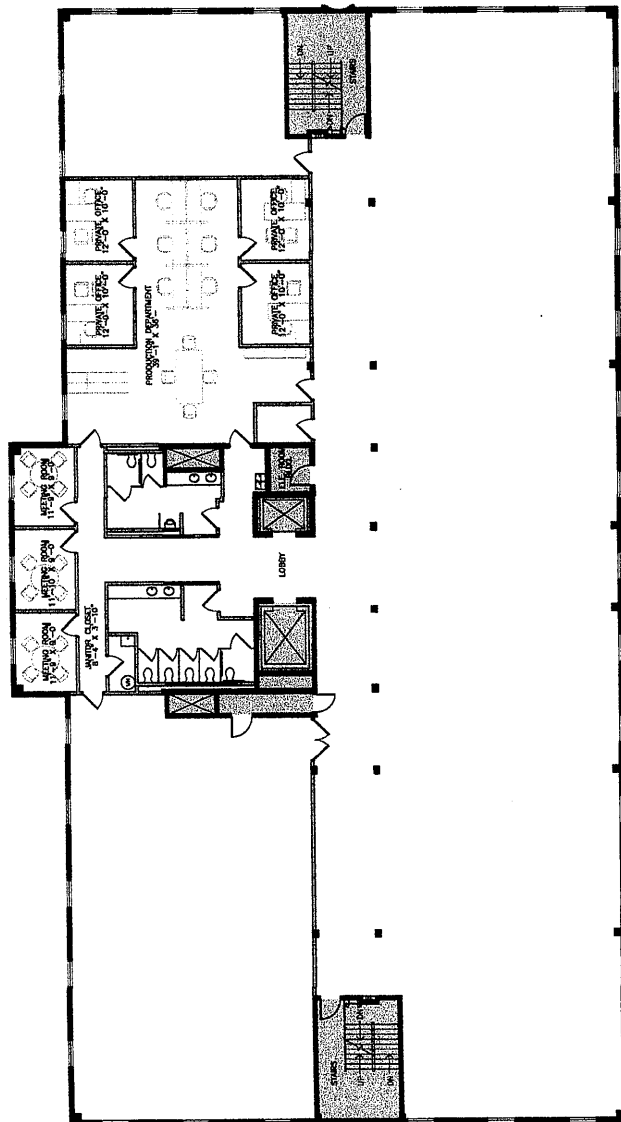
12. STUDENT'S SOCIAL MEDIA _____

13. STUDENT'S OTHER CONTACT INFORMATION _____

14. STUDENT'S SIGNATURE _____

15. STUDENT'S DATE _____

[illegible][illegible]



Prepared By:

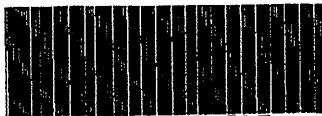
Brian R. Mullins, Esq.
Perkins Coie LLP
131 S. Dearborn, Suite 1700
Chicago, Illinois 60603

After Recording Return To:

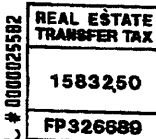
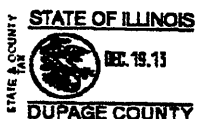
Mary Ann Murray, Esq.
Burke Burns & Pinelli, Ltd.
70 West Madison
Suite 4300
Chicago, IL 60602

Send Future Tax Bills To:

11 Salt Creek Campus LLC
40 N. Skokie Blvd.
Suite 410
Northbrook, IL 60062



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC.20.2018 9:52 AM
DEED 06-86-405-022
009 PAGES R2013-167535



SPECIAL WARRANTY DEED

15,832.50

(MGR) On this 19 day of December, 2013, HVII PROPERTY LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of ten dollars (\$10) cash and other good and valuable consideration to it paid by 11 SALT CREEK CAMPUS LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 40 N. Skokie Blvd., Suite 410, Northbrook, IL 60062, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee that certain tract of land ("Land") described in Exhibit A hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "Property").

This conveyance is given and accepted subject to the permitted exceptions set forth on Exhibit B hereto and to any and all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Property (herein called the "Permitted Encumbrances").

Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2013 and subsequent years; there having been a proper proration of same between Grantor and Grantee.

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal representatives, successors, and assigns forever.

55110-0007/LBGAL28674668.2

11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

WITNESS THE EXECUTION HEREOF as of the date first written above.

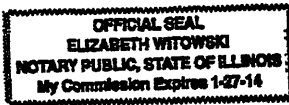
GRANTOR:

HVII PROPERTY LLC, an Illinois limited liability company

By: CB
Name: Cathleen Biga
Title: Managing Partner

STATE OF Illinois)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of December, 2013, by Cathleen Biga, as Managing Partner of HVII Property LLC, an Illinois limited liability company.



[Signature]
Notary Public
My commission expires: Jan 27, 2014

Signature Page to Special Warranty Deed
11/26/13

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

LOT 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOT 10 OF PARCEL 1, (EXCEPT THAT PART OF SAID LOTS FALLING IN SALT CREEK LANE), AS CREATED BY THAT CERTAIN CROSS EASEMENT AGREEMENT DATED MAY 16, 2001 AND RECORDED MAY 21, 2001 AS DOCUMENT R2001-95641, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, UPON AND ACROSS THAT PORTION OF SPINNING WHEEL ROAD BOUNDED ON THE SOUTH BY THE NORTHERLY BOUNDARY LINE OF OGDEN AVENUE AND ON THE NORTH BY THE NORTHERNMOST BOUNDARY LINE OF THE NEW ROAD LAND EXTENDED EASTERLY TO ITS INTERSECTION WITH THE EAST LINE OF SPINNING WHEEL ROAD, WHICH PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS MAY BE TRAVELED SOLELY (i) IN A NORTH AND SOUTH DIRECTION ALONG SAID PORTION OF SPINNING WHEEL ROAD, AND (ii) IN AN EAST AND WEST DIRECTION ONLY IN THOSE LOCATIONS WHERE CURB CUTS (x) CURRENTLY EXIST AT THE INTERSECTIONS OF SPINNING WHEEL ROAD AND THE HOSPITAL PROPERTIES (AS SPECIFICALLY DESCRIBED IN SECTION 1.4, THEREIN).

PARCEL 4:

AN EASEMENT FOR THE BENEFIT OF THAT PART OF LOT 10 IN PARCEL 1 THAT FALLS IN THE NORTHERLY 60 FEET THEREOF, (EXCEPT THAT PART OF SAID LOT

11 S&H IL

55110-0007/LEGAL2867468L2

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

FALLING IN SALT CREEK LANE), AS FULLY DESCRIBED AS EXHIBIT D, NEW ROAD LAND, AS CREATED BY THAT CERTAIN CROSS EASEMENT AGREEMENT DATED MAY 16, 2001 AND RECORDED MAY 21, 2001 AS DOCUMENT R2001-95641 FOR A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT OVER, UPON AND ACROSS THAT PORTION OF THE WESTERN BOUNDARY OF SPINNING WHEEL ROAD WHICH INTERSECTS WITH THE NEW ROAD LAND, FOR THE PURPOSE OF MAINTAINING AND USING THE CURRENTLY EXISTING CURB CUTS IN ORDER TO PERMIT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE NEW ROAD LAND, FROM AND TO SPINNING WHEEL ROAD.

Tax Parcel Number: 06-36-405-022

Commonly Known As: 11 Salt Creek Lane, Hinsdale, Illinois 60521

11 Salt IL

55110-0007/LEGAL/28574682

FRED BUCHOLZ

R2013-167535

DUPAGE COUNTY RECORDER

Exhibit B

PERMITTED ENCUMBRANCES

1. OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS DATED APRIL 2003 AND RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111 AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 MADE BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-7933 AND FOXFORD, L.L.C., AS AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT NUMBER R2012-024784.

2. THE LAND LIES WITHIN THE FLAGG CREEK WATER RECLAMATION DISTRICT FORMERLY KNOWN AS HINSDALE SANITARY DISTRICT, WHICH HAS ACCEPTED FEDERAL GRANTS FOR SEWAGE TREATMENT WORKS PURSUANT TO PUBLIC LAW 92-500. FEDERAL LAW REQUIRES A USER CHARGE SYSTEM SEPARATE FROM GENERAL AD VALOREM PROPERTY TAXES.

NOTE: TERMS AND CONDITIONS OF THE FLAGG CREEK WATER RECLAMATION DISTRICT AMENDED ORDINANCE 756, RECORDED MARCH 13, 2009, AS DOCUMENT R2009-037066, WHICH RELATE TO THE PAYMENT OF USER CHARGES PRIOR TO THE SALE OR TRANSFER OF REAL ESTATE WITHIN THE DISTRICTS SERVICE AREA, THE COMPUTATION OF WATER CONSUMPTION, AND THE EVALUATION OF CONNECTION PERMITS FOR THE SALE OF COMMERCIAL PROPERTY WITHIN SAID SERVICE AREA.

3. EASEMENT MADE BY AND BETWEEN THE HINSDALE SANITARY DISTRICT, A MUNICIPAL CORPORATION, AND OFFICE PARK OF HINSDALE, A PARTNERSHIP, DATED DECEMBER 30, 1971 AND RECORDED FEBRUARY 24, 1972 AS DOCUMENT R72-9137, RELATING TO INTERCEPTOR PIPES, LIFT STATION, WATER STORAGE AND PUMPING STATION, FORCE MAINS AND MAINTENANCE AND OPERATION OF WATER WELLS AND DISTRIBUTION SYSTEM, TOGETHER WITH THE PROVISIONS AND CONDITIONS CONTAINED THEREIN.

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK.

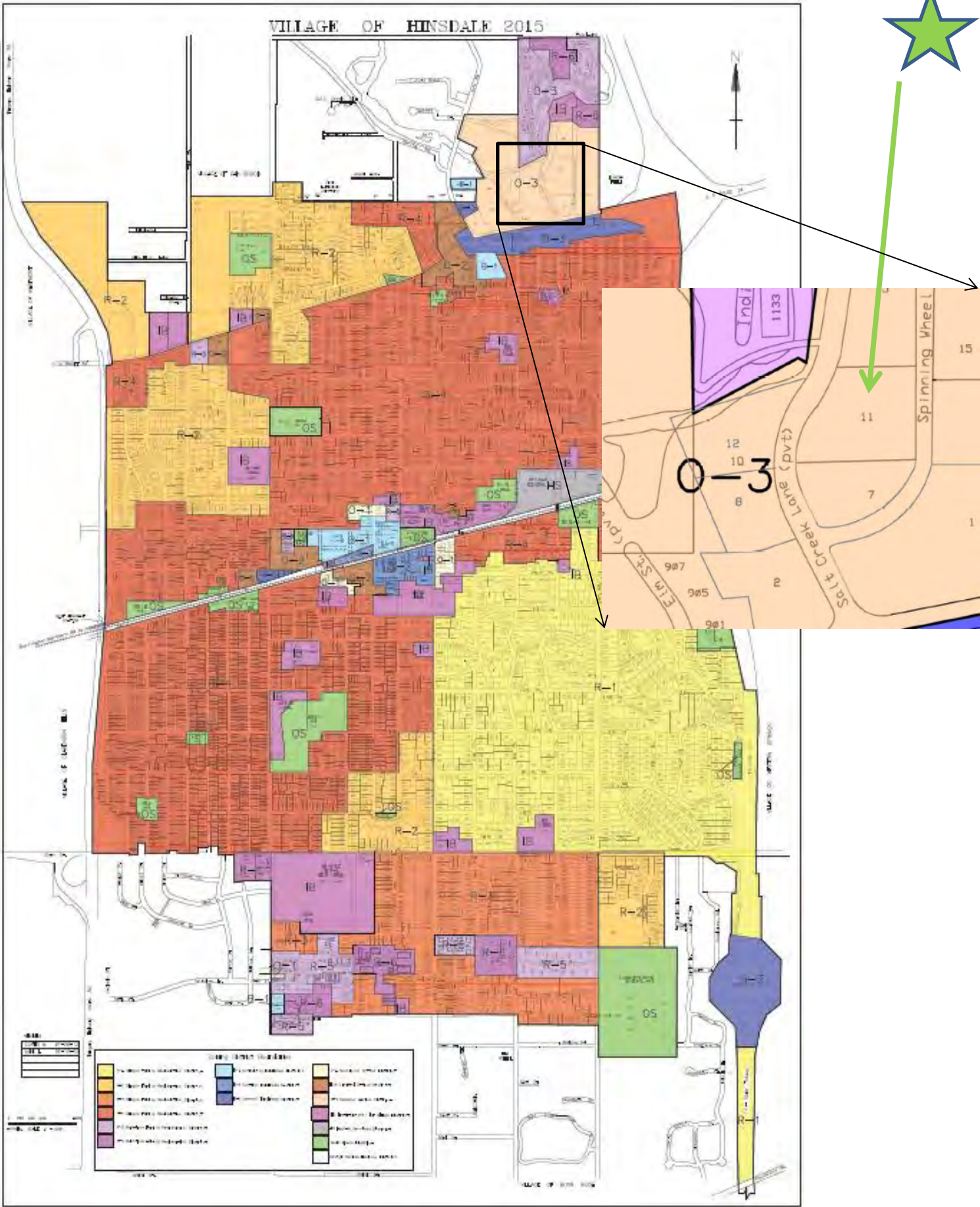
4. GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT, A MUNICIPAL CORPORATION, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED NOVEMBER 9, 1972 AND RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-69216, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS AND FOR WATER MAINS FOR THE PURPOSE OF CONVEYING WATER, ALL AS

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11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Bird's-Eye View of 11 Salt Creek Lane



Attachment 4: Street View of 11 Salt Creek Ln. (facing southeast)



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VILLAGE OF HINSDALE

ORDINANCE NO. 02016-05

**AN ORDINANCE AMENDING CHAPTER 6 ("OFFICE DISTRICTS"),
SECTION 6-106 ("SPECIAL USES"), OF THE HINSDALE ZONING CODE
AS IT RELATES TO SPECIAL USES IN THE O-2 LIMITED OFFICE ZONING
DISTRICT – DESIGN WORK FOR HOME OR OFFICE REMODELING BUSINESS
AND RELATED SHOWROOMS**

WHEREAS, the Village of Hinsdale (the "Village") has received an application from Anthony LaMantia/LaMantia Design & Construction Company (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code for an amendment to the text of Section 6-106 of the Zoning Code relative to allowing design work and other office-type functions incidental to a home or office remodeling business, along with a showroom for such a business, within the O-2 Limited Office Zoning District of the Village as a special use (the "Application"); 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 December 9, 2015, 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 7 in favor, 0 against and 2 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-35-2015 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; 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.

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

Section 2: Findings. 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, other than the specific wording of the proposed text amendment. The President and Board of Trustees find it advisable to clarify the wording of the proposed text amendment by revising it to read as set forth below in Section 3. The President and Board of Trustees further find that the proposed text amendment set forth below is demanded by and required for the public good.

Section 3: Amendment. Chapter 6 (Office Uses), Section 6-106 (Special Uses) of the Hinsdale Zoning Code is hereby amended to add the following uses under the Services category, to read as follows:

Section 6-106 Special Uses

10. Design work and other office-type functions incidental to a home or office remodeling business, but excluding any non-office-type functions, such as retail sales, assembly, warehousing of materials, and manufacturing on the premises.

11. Showrooms associated with a business as described in 10 above, but excluding retail sales on the premises.

O-1	O-2	O-3
	<u>S</u>	
	<u>S</u>	

Section 4: 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 5: 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.

including showrooms, but not including painters and paperhangers or retail sales on the premises, as a special use in the O-2 Limited Office District.

Following a motion to recommend approval of the proposed special use permit application, 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 special use permit to allow interior design, remodeling and decorating services, including showrooms, in the O-2 Limited Office District.

THE HINSDALE PLAN COMMISSION

By: _____

Chairman

Dated this 13th day of Jan., 2016.

HINSDALE PLAN COMMISSION

RE: Case A-35-2015 – Applicant: LaMantia (application address: 20 E. Ogden Ave.)

Request: Text amendment to allow remodeling services and showrooms in the O-2 Limited Office District as a special use.

DATE OF BOARD OF TRUSTEES Referral:	October 20, 2015
DATE OF PLAN COMMISSION Scheduling:	November 11, 2015
DATE OF PLAN COMMISSION REVIEW:	December 9, 2015
DATE OF BOARD OF TRUSTEES 1ST READING:	January 5, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission heard testimony from the applicant, for the proposed text amendment to allow remodeling services and showrooms in the O-2 Limited Office District, as a permitted use or special use.
2. The applicant explained a contract is pending for the purchase of the property. If the text amendment application is approved, LaMantia will move forward to purchase and establish its business at 20 E. Ogden Avenue. The applicant plans to architecturally enhance the structure that is consistent with the current façade and improve the landscaping.
3. The applicant explained that this is an office use with a showroom, and that no products are sold retail, fabricated on site, or stored at the property.
4. The applicant clarified that there is no plan to expand the parking area. He also explained the site features an indoor parking area and there is more than sufficient parking to meet the Code.
5. The applicant clarified the office hours are between 7:30 AM to 5 PM, and that most of their clients are by appointment (versus walk-ins).
6. The Plan Commission, in general, expressed the necessity for the text amendment to reflect the special use permit process. This is due to concerns for future proposals and its potential impacts to the other O-2 areas.
7. The applicant explained that LaMantia purchases products, such as cabinets, at wholesale without taxes. However, at the end of the month, they pay sales taxes.
8. The Plan Commission unanimously showed support for the proposed use at the location. Some of the reasons included it is a low impact use and a good transitional use for an underutilized building.
9. A resident located west of the subject property attended the public hearing and expressed support for the application. To answer the question by the resident, the applicant explained that there will be no modifications to the land between the office building and residential home.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed text amendment, 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 text amendment to allow interior design and remodeling and decorating services

Exhibit A

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

PASSED this 19th day of January 2016.

AYES: Trustees Elder, Stifflear, Hughes, LaPlaca, Saigh

NAYS: None

ABSENT: Trustee Angelo

APPROVED by me this 19th day of January, 2016, and attested to by the Village Clerk this same day.



Thomas K. Cauley, Jr.
Thomas K. Cauley, Jr., Village President

Christine M. Bruton
Christine M. Bruton, Village Clerk

VILLAGE OF HINSDALE

ORDINANCE NO. O2016-06

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN INTERIOR DESIGN, REMODELING AND DECORATING SERVICE BUSINESS WITH A SHOWROOM IN THE O-2 LIMITED OFFICE ZONING DISTRICT AT 20 E. OGDEN AVENUE – LaMANTIA DESIGN & CONSTRUCTION COMPANY

WHEREAS, an application seeking a special use permit to operate an interior design, remodeling and decorating service business, with an accompanying showroom, at 20 E. Ogden Avenue, Hinsdale, Illinois (the "Subject Property"), in the O-2 Limited Office Zoning District, was filed by Petitioner LaMantia Design & Construction Company (the "Applicant") with the Village of Hinsdale; and

WHEREAS, interior design, remodeling, and decorating service businesses, when accompanied by a showroom, are special uses in the O-2 Limited Office Zoning District pursuant to Section 6-106 of the Hinsdale Zoning Code ("Zoning Code"); and

WHEREAS, the Subject Property is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the application has been referred to the Plan Commission of the Village and has been processed in accordance with the Zoning Code, as amended; and

WHEREAS, on December 9, 2015, 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 7 in favor, 0 against and 2 absent, subject to certain conditions, as set forth below, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-35-2015 ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit B and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application, with the conditions specified below, satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

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

Section 2: Approval of Special Use for Interior Design, Remodeling and Decorating Service Business with a showroom. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves a special use permit for the establishment of an Interior Design, Remodeling and Decorating Service business establishment, with a showroom, in the O-2 Limited Office Zoning District on the Subject Property located at 20 E. Ogden Avenue, Hinsdale, Illinois, legally described in **Exhibit A**.

Section 3: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance or of 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 4: 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 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 19th day of January, 2016.

AYES: Trustees Elder, Stifflear, Hughes, LaPlaca, Saigh

NAYS: None

ABSENT: Trustee Angelo

APPROVED by me this 19th day of January, 2016, and attested to by the Village Clerk this same day.



Thomas K. Cauley, Jr.
Thomas K. Cauley, Jr., Village President

Christine M. Bruton
Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

By: Nicholas F. Smyth

Its: Attorney and Agent

Date: January 19, 2016

EXHIBIT A

PART OF THE PROPERTY KNOWN AS THE OLD FULLERSBURG SCHOOL PROPERTY, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS: COMMENCING ON THE SOUTH LINE OF MAIN STREET (NOW OGDEN AVENUE, UNITED STATES ROUTE 34) 60 LINKS (39.6 FEET) WESTERLY FROM THE NORTHWEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE RUNNING SOUTH 56 DEGREES 45 MINUTES WEST, A DISTANCE OF 229.35 FEET MEASURED TO THE NORTHEAST CORNER OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE; THENCE SOUTH 18 DEGREES 12 MINUTES EAST ALONG THE SAID EAST LINE OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE, A DISTANCE OF 240.7 FEET; THENCE NORTHEASTERLY NORTH 64 DEGREES 27 MINUTES EAST, A DISTANCE OF 124.4 FEET MEASURED TO THE WEST LINE OF NEWBERRY AVENUE (NOW GARFIELD AVENUE) FULLERSBURG; THENCE NORTH ALONG THE WEST LINE OF NEWBERRY AVENUE (NOW GARFIELD AVENUE) A DISTANCE OF 300.6 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: TO WIT; COMMENCING ON THE SOUTH LINE OF MAIN STREET (NOW OGDEN AVENUE, UNITED STATES ROUTE 34) 60 LINKS (39.6 FEET) WESTERLY FROM THE NORTH WEST CORNER OF BLOCK 3 IN FULLERSBURG; THENCE RUNNING SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 209.35 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 56 DEGREES 45 MINUTES WEST A DISTANCE OF 20 FEET MEASURED TO THE NORTHEAST CORNER OF BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE; THENCE SOUTH 18 DEGREES 12 MINUTES EAST ALONG THE EAST LINE OF SAID BLOCK 1 IN STUTENROTH'S ADDITION TO HINSDALE, A DISTANCE OF 240.7 FEET; THENCE NORTH 13 DEGREES 35 MINUTES WEST TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-01-120-003

COMMONLY KNOWN AS: 20 E. OGDEN AVENUE, HINSDALE, IL 60521

EXHIBIT B

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

HINSDALE PLAN COMMISSION

RE: Case A-35-2015 – Applicant: LaMantia (application address: 20 E. Ogden Ave.)

Request: Text amendment to allow remodeling services and showrooms in the O-2 Limited Office District as a special use.

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FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission heard testimony from the applicant, for the proposed text amendment to allow remodeling services and showrooms in the O-2 Limited Office District, as a permitted use or special use.
2. The applicant explained a contract is pending for the purchase of the property. If the text amendment application is approved, LaMantia will move forward to purchase and establish its business at 20 E. Ogden Avenue. The applicant plans to architecturally enhance the structure that is consistent with the current façade and improve the landscaping.
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4. The applicant clarified that there is no plan to expand the parking area. He also explained the site features an indoor parking area and there is more than sufficient parking to meet the Code.
5. The applicant clarified the office hours are between 7:30 AM to 5 PM, and that most of their clients are by appointment (versus walk-ins).
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II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed text amendment, 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 text amendment to allow interior design and remodeling and decorating services

25/

including showrooms, but not including painters and paperhangers or retail sales on the premises, as a special use in the O-2 Limited Office District.

Following a motion to recommend approval of the proposed special use permit application, 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 special use permit to allow interior design, remodeling and decorating services, including showrooms, in the O-2 Limited Office District.

THE HINSDALE PLAN COMMISSION

By:

N. B. [Signature]
Chairman

Dated this 13th day of Jan., 2016.