



## MEETING AGENDA

### LEGAL NOTICE:

#### SPECIAL MEETING OF THE VILLAGE OF HINSDALE PLAN COMMISSION

Notice is hereby given that Plan Commission of the Village of Hinsdale, DuPage and Cook Counties, Illinois, will hold a Special Meeting commencing at the hour of 7:30 p.m. on Wednesday, June 24, 2020 for the purpose of discussing the topics noted on the following Agenda:

*On May 29, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.*

*Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings. For public comment procedures for this electronic meeting, please see the bottom of this agenda.*

#### SPECIAL MEETING OF THE PLAN COMMISSION Wednesday, June 24, 2020 7:30 P.M.

MEMORIAL HALL – MEMORIAL BUILDING  
19 E. CHICAGO AVENUE, HINSDALE, ILLINOIS

**Note: Due to the ongoing public health emergency, this Meeting is being conducted electronically. Memorial Hall remains closed to the public, and no physical public access to the meeting site will be available. See the bottom of this agenda and the Village website on how to participate electronically in this Meeting. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website**

*(Tentative & Subject to Change)*

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT (On Non-Agenda Items)
4. MINUTES – May 13, 2020
5. PUBLIC HEARING
  - a) **Case A-40-2019 – Ryan Companies, US Inc. – Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre “IBLP” Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a new 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single-story duplex**

villas for Independent Living Seniors. (continued from the June 10 Plan Commission meeting)

**(Ryan Companies has requested their hearing be continued to the regularly scheduled July 8 meeting of the Plan Commission. Accordingly, the hearing will be opened and continued by vote on June 24, no additional testimony or public comment will be introduced on June 24.)**

- b) **Case A-14-2020 – Village of Hinsdale** – Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants. (continued from the June 10 Plan Commission meeting)

## 6. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org). Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. Please include a subject line indicating to which matter your written or emailed comments pertain.

While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-examine witnesses by emailing Village Clerk Christine Bruton at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org) prior to 4:30 p.m. on the day of the hearing. Please use the subject line “Pre-Registration” and specify the matter on which you would like to speak when sending your email. Persons who have pre-registered may then phone into the meeting at 312.667.4792, using Conference Code 581537. Persons who have pre-registered to provide live testimony, comments or cross-examination on a matter will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.

If you have questions regarding communication to the Commission during the meeting, please contact Assistant Village Manager Brad Bloom at 630.789.7007.

Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

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](http://www.villageofhinsdale.org)

Approved
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**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
May 13, 2020  
MEMORIAL HALL  
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, May 13, 2020, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Steve Cashman, Michelle Fisher, Julie Crnovich, Jim Krillenberger, Troy Unell, Anna Fiascone and Gerald Jablonski

**ABSENT:** Mark Willobee

**ALSO PRESENT:** Chan Yu, Village Planner and applicants for cases: A-08-2019 and A-13-2020

**Approval of Minutes – March 11, 2020**

With no questions or comments, the Plan Commission (PC) unanimously approved the March, 2020, minutes, as submitted, 7-0, (1 absent).

**Exterior Appearance and Site Plan Review - Case A-08-2020 – 32 Blaine Street - 32 Blain LLC – Exterior Appearance and Site Plan review to make various improvements to the existing building on the subject property, to be continued to be utilized as a Law Office in the O-1 Specialty Office District.**

Mr. Tom Hawbecker introduced himself as the applicant and owner of the subject property, and summarized the plans to rehabilitate the existing building to create a home feel, given the buffer zone between the office and residential districts. The plans reviewed included 2 means of ingress and egress, adding/expanding 2 interior stairwells and dormers on the north and south sides of the structure, installing a rear deck for ingress/egress, improvements for handicap stairwells, replacing the front porch and new siding to match the existing color scheme. The proposed site plan includes paving a new asphalt driveway, improving the rear parking lot for ADA compliance, and various landscaping improvements around the perimeter of the lot.

Commissioner Fiascone asked about the variation request regarding the parking spaces.

The applicant responded that 11 parking spaces are required by Code, and that there is only space for 7 spaces, including an ADA space. He stated that this is being concurrently reviewed by the Zoning Board of Appeals (ZBA) and does not anticipate any issues at the ZBA. It was also clarified that off-street parking does not count towards the required parking spaces, and mentioned but there is plenty of off-street parking on the west side of Blaine Street

Commissioner Jablonski asked how many businesses, tenants and occupants are anticipated for the building given the scarcity of parking.

The applicant responded 2 attorneys and 1 paralegal, which represents the applicant's law firm, and one to two visitors are anticipated to come to the office at a time.

**Plan Commission Minutes  
May 13, 2020**

The PC **unanimously scheduled a public hearing for Case A-14-2020, 7-0, (1 absent).**

**Schedule of Public Hearing - Case A-40-2019 – Ryan Companies, US Inc. – Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre “IBLP” Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors.**

The PC **unanimously scheduled a public hearing for Case A-40-2019, 7-0, (1 absent).**

**Adjournment**

The meeting was adjourned at 7:54 p.m. after a unanimous vote.  
Respectfully Submitted by Chan Yu, Village Planner



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## MEMORANDUM

**DATE:** June 24, 2020

**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 *CU*

**RE:** Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre "IBLP" Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors  
**Public Hearing** Request by Ryan Companies, US Inc. - Case A-40-2019  
\*Continued from the June 10, 2020, Plan Commission Meeting\*

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### Summary

The Village received a Concept Plan application, as well as related map and text amendment applications, submitted by Ryan Companies US (Ryan), seeking approvals for a Map Amendment, Text Amendment and Planned Development, concurrently, to develop the 16.8 acre site at the Northwest corner of the Village (Northeast and Northwest Corner of Ogden Ave. and Adams St.), and commonly referred to as the "IBLP site". The subject property is west of Adams Street and has unique challenges, including 23% of the area comprised of floodplain/floodway/wetlands and a topography variation of 32 feet across the property. At the January 7, 2020, Village Board meeting, the applicant stated the wetlands would be improved and managed as a public benefit. Since then, the applicant has added that it would also contribute \$250,000 to the Village for local park improvements.

The application proposes to develop a 330,000 SF, 245 unit senior living building called "Hinsdale Senior Residences", to provide independent living (135 units), assisted living (70 units), and memory care (40 units) services. Ryan would be the co-owner, general contractor and developer. Life Care Services (LCS) would be a co-owner and operator for the assisted living services. The plan also proposes 8 duplex villas and 1 single villa structure for 17 independent senior living homes. The single story villas would be north of the assisted living building on Cheval Drive.

At the May 13, 2020, Plan Commission (PC) meeting, the PC scheduled a public hearing for the June 10, 2020, Plan Commission meeting. On June 10, 2020, the applicant presented the request to the Plan Commission at the public hearing and heard feedback from the PC and community. The public comments via letters and emails to the Village may be viewed here:

[https://www.villageofhinsdale.org/document\\_center/PlanCommission/2020/public%20comment%20a-40-19%20ryan%20co-06162020134827.pdf](https://www.villageofhinsdale.org/document_center/PlanCommission/2020/public%20comment%20a-40-19%20ryan%20co-06162020134827.pdf)

With more discussion and public comments to be heard, the Plan Commission continued the public hearing to the June 24, 2020, special Plan Commission meeting. On June 18, 2020, the applicant formally requested a continuation of the public hearing until the July 8, 2020, regularly scheduled Plan



## MEMORANDUM

Commission meeting rather than the special meeting on June 24. The applicant seeks the time to present a thoughtful and complete plan that addresses the feedback from the June 10, 2020, PC meeting.

The June 10, 2020, public hearing can be viewed here:

[https://villageofhinsdale.granicus.com/MediaPlayer.php?clip\\_id=346](https://villageofhinsdale.granicus.com/MediaPlayer.php?clip_id=346)

### **Request and Analysis**

Established in 1971, LCS is a national senior housing owner and operator, headquartered in Des Moines, Iowa. Per the application, LCS is the second largest operator serving seniors in the country, and manages over 130 communities for over 32,000 residents. This proposed plan would be the 11<sup>th</sup> Ryan/LCS partnership. Some of the amenities and services offered, include for example: meal plans, fitness activities, and transportation for events, salon, housekeeping, and laundry service.

The proposed 330,000 SF, 245 unit senior living building ranges in height from 1 to 3 stories. Per the applicant, the design of the building layout was driven by a 2-story height along Ogden Avenue, with an increase from 2 to 3 stories further away from Ogden Avenue. The setback distance from the 2-story portion and south property line ranges from 50.1 feet and 53.6 feet (the actual distance from the building to the north edge of Ogden Avenue is even further). The closest 3-story portion of the building from Ogden Avenue is 146 feet (from the south property lot line).

For context with buildings in the vicinity, ManorCare (600 W. Ogden Ave.) is approximately 54 feet from its front lot line and 2 stories tall and Hinsdale Orthopedics (550 W. Ogden Ave.) is approximately 51 feet from its front lot line and 2 stories tall. There are various views of the proposed building from Ogden Avenue included in the application. In regards to density by dwelling units per acre (DU/A), the proposed planned development would have approximately 15.6 DU/A. To compare with existing assisted living facilities in Hinsdale, Eve Assisted Living at 10 N. Washington Street features approximately 71 DU/A, and ManorCare at 600 W. Ogden Avenue has approximately 65 DU/A.

The plan also proposes 8 duplex villas and 1 single villa structure for 17 independent senior living homes (43,800 SF). The 1-story tall villas would be north of the assisted living building on Cheval Drive. It should be noted that Cheval Drive is currently in the Village of Oak Brook. However, the plan is to extend Cheval Drive westward, across the municipal boundary into Hinsdale to develop the aforementioned 9 villas. The applicant is also proposing to construct 7 duplex villas (14 independent senior living homes) on the east side of Cheval Drive in the Village of Oak Brook. The applicant has stated that the project would move forward even if the 7 duplex villas in Oak Brook are not approved.

The Map Amendment application is a request to change a 7.6 acre parcel from IB Institutional Buildings District to an R-2 Single Family Residential District to be contiguous with the rest of the R-2 zoning of the proposed development and area north of Ogden Avenue. The proposed Text Amendment is to amend Section 3-106(B)(1), to allow applications for planned developments in the residential districts with a minimum lot area of 15 acres, versus the current 20 acre lot minimum. Per the applicant, the requested planned development waivers are labeled "Concept Level", dated March 26, 2020, and primarily height-oriented requests for zoning relief.



## MEMORANDUM

The purpose for the Planned Development Concept Plan application is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. It is the initial step towards public hearings for the applicant to present the plan and allow for changes based on the input received throughout the process of approval. Approval of a Concept Plan binds both the applicant and the Village with respect to various basic elements of the development, such as the categories of uses to be permitted, general location of uses, density, architectural style, etc.

Contingent on an approved Concept Plan, a subsequent Planned Development Detailed Plan would be submitted to refine the elements of the Concept Plan. It should be noted that the applicant has included a traffic impact study (dated 12.06.19 and updated 03.13. 20), draft fiscal impact analysis (dated 11.18.19), and a demand analysis study (dated 09.06.19).

On January 28, 2020, the Village Board referred this application to the PC, with the following comments:

1. The proposed four (4) story height is a non-starter. The maximum height should be three (3) stories.
2. The building should be moved further north for greater setback distance from Ogden Avenue.
3. The building appears too wide and too massive from Ogden Avenue and should be broken up. Glass atria connections were specifically mentioned by the Village Board as an option.
4. The building in general is too large.
5. The Public Benefit requirement should not be waived. Moreover, it should be a benefit to the community at large, and not just to those in the development.
6. Alternate architectural styles should be considered. It should be smaller, understated, and constructed with upscale materials and exterior finishes similar to that at Hinsdale Meadows on 55<sup>th</sup> & County Line.
7. There were concerns over the market demand.
8. There were concerns over the increased traffic.
9. A request to look at options for the development of a public park on the east side of Adams.

### Process

Pursuant to Article 6, Section 11-601(D)(2)(a) of the Village of Hinsdale Zoning Ordinance, every properly filed and completed application for an amendment to this code, before being processed in any other manner, shall be referred to the Village Board for a determination as to whether the application merits a hearing and consideration by the PC or should be summarily denied.

At the January 28, 2020, meeting, the Village Board approved to refer the application packet to the PC for a hearing and consideration of a map amendment, text amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 15 acres and Planned Development Concept Plan. The discussion at the public meeting can be viewed here at the 31.45 minute mark: [http://villageofhinsdale.granicus.com/MediaPlayer.php?clip\\_id=305](http://villageofhinsdale.granicus.com/MediaPlayer.php?clip_id=305)



## MEMORANDUM

The purpose of the application for the May 13, 2020, PC meeting is to schedule a future public hearing to consider the application packet, in accordance to Section 11-303.

Within forty five (45) days following the conclusion of the public hearing(s), 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.

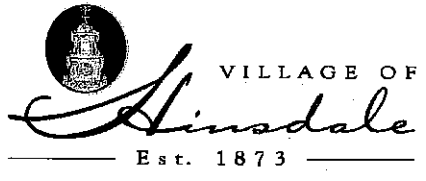
### **Attachments:**

The following related materials were provided for the Plan Commission of this item on June 10, 2020, and can be found on the Village website at:

[https://www.villageofhinsdale.org/document\\_center/PlanCommission/2020/06%20JUN/June 10 2020  
\\_PC Packet updated 6-9 NC.pdf](https://www.villageofhinsdale.org/document_center/PlanCommission/2020/06%20JUN/June_10_2020_PC_Packet_updated_6-9_NC.pdf)

Planned Development Concept Plan, Map and Text amendment Applications  
Zoning Map and Project Location  
January 28, 2020, Village Board Minutes relevant to application  
Public Comment letters/emails (as of 06.04.20)





MEMORANDUM

**DATE:** June 24, 2020

**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 *CU*

**RE:** Consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.  
Public Hearing - Village of Hinsdale - Case A-14-2020  
\*Continued from the 06.10.20 Plan Commission Meeting\*

**Summary**

At the March 16, 2020, Village Board meeting, the Board of Trustees discussed a proposed moratorium on demolition permits or other zoning approvals involving a single family home or building that is historically significant or landmarked in the Village. President Cauley introduced this as a topic of concern shared by the Historic Preservation Commission at the March 3, 2020, Board Meeting during the Village President's Report.

Two Village residents addressed the Board of Trustees with public comments at the March 16, 2020, meeting. After discussion, the Village Board unanimously referred to the Plan Commission to hold a public hearing for consideration and recommendation to the Village Board on a temporary, not to be longer than 180 days, a moratorium on the issuance of demolition permits or other building or zoning approvals, involving the demolition of any single-family home or building that is historically significant or landmarked, Village-wide. The 1999 Hinsdale Reconnaissance Survey was prepared by Historic Certification Consultants and lists homes deemed historically significant or contributing for their local architectural significance.

On June 10, 2020, the Plan Commission held a public hearing and heard public comments from the community. Public comments can be found on the Plan Commission webpage, included with the Agenda and Packet for the June 24 meeting.

The June 10, 2020, public hearing can be viewed here:  
[https://villageofhinsdale.granicus.com/MediaPlayer.php?clip\\_id=346](https://villageofhinsdale.granicus.com/MediaPlayer.php?clip_id=346)

With more discussion and public comments to be heard, the Plan Commission continued the public hearing to the June 24, 2020, special Plan Commission meeting.



## MEMORANDUM

### **Attachments:**

The following related materials were provided for the Plan Commission of this item on June 10, 2020, and can be found on the Village website at:

[https://www.villageofhinsdale.org/document\\_center/PlanCommission/2020/06%20JUN/June\\_10\\_2020\\_PC\\_Packet\\_updated\\_6-9\\_NC.pdf](https://www.villageofhinsdale.org/document_center/PlanCommission/2020/06%20JUN/June_10_2020_PC_Packet_updated_6-9_NC.pdf)

Request for Board Action memo dated March 16, 2020.

March 3, 2020, Village Board Meeting minutes regarding the agenda item.

March 16, 2020, Village Board Meeting minutes regarding the agenda item.

Hinsdale Reconnaissance Survey by Historic Certification Consultants – 1999.

Public Comment letters/emails (as of 06.04.20)