



MEETING AGENDA

**PLAN COMMISSION
SPECIAL MEETING
Tuesday, May 24, 2022
7:30 p.m.
MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois 60521
(Tentative & Subject to Change)**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (Non-Agenda Items)

4. APPROVAL OF MINUTES – April 13, 2022

5. FINDINGS AND RECOMMENDATIONS

- a) Case A-08-2022 – 222 E. Ogden Avenue – Normandy Remodeling – Exterior Appearance and Site Plan Review to allow for various improvements to the site plan and exterior elevations of the existing building located at 222 E. Ogden Avenue in the B-3 General Business District

6. PUBLIC HEARINGS

- a) Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. 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. 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 Brad Bloom, ADA Coordinator at 630-789-7007 or **by TDD at 630-789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at www.villageofhinsdale.org

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, April 13, 2022**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, April 13, 2022 at 7:32 p.m., roll call was taken.

PRESENT: Chairman Steven Cashman and Commissioners Cynthia Curry, Jim Krillenberger, Patrick Hurley, Gerald Jablonski, Julie Crnovich, Anna Fiascone, and Shelley Carter

ABSENT: Commissioner Mark Willobee

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

Chairman Cashman asked for any public comments. There were no public comments pertaining to non-agenda items.

Approval of Minutes – March 9, 2022

A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to approve the March 9, 2022 draft minutes as submitted. The motion carried by the roll call vote of 4-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich and Chairman Cashman
NAYS: None
ABSTAIN: Commissioners Jablonski, Hurley, Carter, and Fiascone
ABSENT: Commissioner Willobee

New Business

A motion was made by Commissioner Jablonski, seconded by Commissioner Hurley, to reschedule the May 11, 2022 Plan Commission Meeting to May 24, 2022. The motion carried by a roll call vote of 8-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Jablonski, Hurley, Carter, Fiascone and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Willobee

Scheduling of a Public Hearing

- a) **Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development**

A motion was made by Commissioner Carter, seconded by Commissioner Crnovich, to schedule a Public Hearing for Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development. The motion carried by a roll call vote of 8-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Jablonski, Hurley, Carter, Fiascone and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Willobee

Public Meetings

a) Case A-08-2022 – 222 E. Ogden Avenue – Normandy Remodeling – Exterior Appearance and Site Plan Review to allow for various improvements to the site plan and exterior elevations of the existing building located at 222 E. Ogden Avenue in the B-3 General Business District

Dave Mitchell, Director of Architecture for Normandy Construction Company, was present at the meeting to address the Commission. Mr. Mitchell provided some background information on Normandy Builders and stated the company initially began to seek out a self-standing space for a design center only. Mr. Mitchell stated it was determined the location at 222 E. Ogden would be suitable for both the design center and the office space, which was originally planned to be located at a different location. Mr. Mitchell stated having all of the business functions located in one building would increase efficiency.

Mr. Mitchell stated the building is a one-story structure with a walk out basement, the site contains an area formerly used as a playground and a parking lot that flows counter-clockwise, and contains sixty-five (65) parking spaces, seven (7) of which are accessible. Mr. Mitchell stated that structures and utilities can be re-located to provide for seventy (70) parking spaces and the code required three (3) accessible spaces as proposed in the application.

Mr. Mitchell stated the plan involves removing the gable off the front of the building, constructing an addition on the back side, removing the non-compliant ADA ramp at the front of the building, re-locating handicap parking at the rear of the building, and creating a rear split level entry with a loading area and main employee entrance with elevator access to all three levels.

Mr. Mitchell shared site calculations that met code requirements. Mr. Mitchell explained that additional green space will be added in an unusable parking lot space, at the front of the building where a monument sign is being proposed, and at the rear side portion of the property near the retaining wall. Mr. Mitchell stated that no stormwater retention is required by DuPage County.

Mr. Mitchell stated the existing floor area ratio was at forty-three percent (43%) and the proposed would be at forty-three and a half percent (43.5%) with the entire lower level calculated as a basement based on ceiling height.

Mr. Mitchell stated that the landscape plan is still being developed but the streetscape on Ogden Avenue is targeted for improvements and additional landscape will be installed on the south side of the building and around screening the HVAC equipment on the west side.

Mr. Mitchell stated the hip roof ends on each side of the building will be retained for office space lit by natural light and a showroom space off Ogden Avenue near the center of the building. Mr. Mitchell stated the mechanical equipment currently located at the back of the building will be relocated to the rooftop and surrounding by screening panels. An overhang entrance will be added to the front center of the building, with white shiplap siding a flat roof, a black metal canopy and new entry door. Mr. Mitchell stated the proposal replaces eight (8) existing double hung windows with black storefront windows and the entire brick building will be painted white.

Mr. Mitchell stated the addition was designed to bring in as much natural light to the office space with windows across the back and sunshade structures to block some of the light from the south exposure. The mechanical screens for the rooftop units will be located toward the center of the building and on the addition. The south elevation will contain the rear employee entrance, loading area leading to an interior storage area and vertical space for the elevator. The east elevation will contain the side of the loading area and contain all new windows.

Mr. Mitchell showed photo samples of some proposed materials and provided a brief overview of the interior floor plan.

Commissioner Curry asked about the construction timeline. Mr. Mitchell responded that they hope to be in the new location by the end of 2023, starting construction just before winter of 2022. Mr. Mitchell stated construction of the addition portion of the building will be contracted out and Normandy would work on the showroom portion of the building.

Commissioner Hurley asked how many employees are expected to be working at this location. Mr. Mitchell responded that the current number of employees is seventy-four (74) and with anticipated future growth, about ninety (90) employees. Mr. Mitchell added that approximately fifteen (15) of the current employees are superintendents who are often on job sites, and thirty-four (34) employees in the sales department often working from home. Mr. Mitchell stated these employees will not have large cubicles but each will have a streamlined hotspot desk in an open area office space to utilize when they are in the building. Mr. Mitchell does not anticipate all ninety (90) employees in the building at any one point in time and feels the parking in the proposed plan will be sufficient. Mr. Mitchell stated that Normandy has a similar situation at the current location and parking has not been problematic.

Commissioner Krillenberger stated the proposed changes looked great and he had no further comments.

Commissioner Jablonski asked if Normandy had communicated with the Village Board of Trustees about the proposed application. Mr. Mitchell stated that he had not reached out directly to the Board. Ms. Salmon added that the Board Trustees received copies of the Plan Commission packets and that several Trustees were made aware that this application was a possibility when they initially looked at the site. It was mentioned that the site would generate some retail tax revenue. [Since the meeting, staff was informed that the applicant will not generate retail sales tax.]

Commissioner Crnovich stated that she appreciated the detailed proposal presented and felt the application was a good one that included improvements in all areas from dumpster enclosures, landscape screening, to cleaning up the utilities in the parking lot. Commissioner Crnovich stated that she was glad to see the building repurposed and is agreeable to painting the brick since it is not historic building in the downtown area.

Commissioner Fiascone expressed support for the landscape improvements and asked what the hours of operation would be and if there would be any security lighting that may potentially be a concern to residential neighbors. Mr. Mitchell responded that generally the business hours would be from 8:00 am to 5:00 pm. Mr. Mitchell stated that some preliminary photometric plans were completed and could be shared with the Commission. Normandy is aware of the potential lighting concerns of nearby residents but would like some parking lot security lighting for employee safety. Mr. Mitchell added that there are occasions when sales staff meet with clients after dark and security lighting and cameras are part of the design. Mr. Mitchell stated this part of the project is still under design but all light fixtures will be wall-mounted that shine down and out. No parking lot light poles are planned to be installed. Mr. Mitchell stated that although the nearest residential neighbors are a couple properties away, Normandy will be cautious with the lighting utilized in the plan. Commissioner Fiascone requested that neighbors be considered as the lighting plan is finalized.

Commissioner Carter had no questions and stated that the design was modern, timeless and a huge improvement for that part of Ogden Avenue.

Commissioner Jablonski asked if there were plans to resurface the parking lot. Mr. Mitchell stated that there were no definite and immediate plans to resurface the lot. Mr. Mitchell stated that perhaps in the future the parking lot would be resurfaced, but patches and repairs will be done as needed until then. Commissioner Jablonski recommended they consider resurfacing the parking lot in the future.

Chairman Cashman expressed his appreciation for such a well-planned application and presentation. Chairman Cashman stated that he liked the contemporary blend with the traditional massing and felt it would add to the streetscape.

A motion was made by Commissioner Curry, seconded by Commissioner Crnovich, to approve Case A-08-2022 – 222 E. Ogden Avenue – Normandy Remodeling – Exterior Appearance and Site Plan Review to allow for various improvements to the site plan and exterior elevations of the existing building located at 222 E. Ogden Avenue in the B-3 General Business District. The motion carried by a roll call vote of 8-0 as follows:

AYES:	Commissioners Curry, Krillenberger, Crnovich, Jablonski, Hurley, Carter, Fiascone and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioner Willobee

Sign Permit Review

a) Case A-07-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Installation of One (1) Wall Sign

Michelle Forsys was present to address the Plan Commission. Ms. Forsys presented a revised application based on discussion that took place at the Historic Preservation Commission meeting. The revisions considered the new paint color of the building and included individually illuminated letters instead of the previous cabinet design.

Commissioner Curry asked if only the letters of the sign would be illuminated. Ms. Forsys confirmed only the letters will be illuminated and stated the box portion of the sign in the original proposal has been removed from tonight's application.

Commissioners Fiascone, Crnovich, Jablonski, Hurley, Krillenberger and Curry stated they appreciated the changes made to the sign based on the Historic Preservation meeting and felt it was an improved design.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Jablonski, to approve Case A-07-2022 – 18 E. Hinsdale Avenue – Zazu Salon & Day Spa – Installation of One (1) Wall Sign. The motion carried by a roll call vote of 8-0 as follows:

AYES:	Commissioners Curry, Krillenberger, Crnovich, Jablonski, Hurley, Carter, Fiascone and Chairman Cashman
NAYS:	None
ABSTAIN:	None
ABSENT:	Commissioner Willobee

Adjournment

Chairman Cashman asked for a motion to adjourn. Commissioner Krillenberger moved to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of April 13, 2022. Chairman Jablonski seconded the motion.

The meeting was adjourned at 8:06 PM after a unanimous voice vote of 8-0.

ATTEST: _____
Jennifer Spires, Community Development Office

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-08-2022 – 222 E. Ogden Avenue – Normandy Remodeling – Exterior Appearance and Site Plan Review to allow for various improvements to the site plan and exterior elevations of the existing building located at 222 E. Ogden Avenue in the B-3 General Business District

PROPERTY: 222 E. Ogden Avenue (PIN: 09-01-209-003)

APPLICANT: Normandy Remodeling

REQUEST: Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: April 13, 2022

BOARD OF TRUSTEES 1ST READING: May 17, 2022

SUMMARY OF REQUEST: The Village of Hinsdale received an application request from Normandy Remodeling requesting approval of an Exterior Appearance and Site Plan Review to allow for various site plan improvements, the construction of a rear building addition, and changes to exterior façade of the existing one-story building located at 222 E. Ogden Avenue in the B-3 General Business District. Normandy Remodeling intends to relocate their showroom and office from their current location several blocks away at 440 E. Ogden Avenue to the subject property. The proposed building contractor offices and showroom are permitted in the B-3 District. The existing building was formerly used for medical offices and has been vacant for several years.

The existing site is non-conforming with respect to several bulk requirements, such as parking lot setbacks and required parking spaces. The site utilizes a one-way circulation pattern where vehicles essentially follow a counter-clock wise traffic pattern, with the western curb-cut off of Ogden Avenue serving as the entrance and the eastern curb-cut serving as the exit. There are no changes to the existing one-way circulation on site.

A multi-tenant building with medical office uses and a physical fitness facility (230 E. Ogden) is located the east of the site and a gas station / convenience store is located to the west, both of which are in the B-3 Central Business District. Gateway Square shopping center in the B-1 Community Business District and a parking lot for the multi-tenant building at 230 E. Ogden Avenue in the B-3 General Business District are located to the south. Multi-tenant office buildings in the O-3 General Office District across Ogden Avenue are located to the north. Although the property is not directly adjacent to any single-family homes, it is located within 250 feet from a single-family zoning district and therefore public meeting notice via the newspaper, certified mail, and signage was required for this project.

PUBLIC MEETING SUMMARY AND FINDINGS: On April 13, 2022, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Dave Mitchell, the Director of Architecture representing Normandy Remodeling, provided an overview of the plans and answered questions from the Commissioners.

Mr. Mitchell stated Normandy Remodeling has been looking for a long time for a new building that could accommodate both their showroom, currently located at 440 E. Ogden Avenue, and office activities.

Mr. Mitchell provided an overview of the existing site and explained the proposed plans submitted for review showing changes to the site and the building. Mr. Mitchell stated there are currently 65 usable parking spaces. Four (4) of the existing parking spaces are considered non-compliant and were excluded from the total parking space count (69 spaces) because they are not usable due to being blocked by bollards or utility poles. Because the building was previously used as a medical use, there are more accessible spaces than needed. With the changes to the site plan, they are proposing five (5) additional spaces than what currently exists. A total of 70 parking spaces will be provided, three (3) of which are accessible spaces. Other changes include the construction of a new front gable and entrance area, rear building addition, loading area alterations, and new landscape islands.

Mr. Mitchell explained the calculations for required parking, lot coverage, and floor area ratio are compliant with the Village's Zoning Code requirements. There will be a minimal net gain to impervious areas on site with the rear building addition being offset by new landscape areas.

Mr. Mitchell stated that they have provided a preliminary landscape plan that will be refined in the future. Landscaping improvements are proposed in the landscape bed and around a new monument sign along Ogden Avenue as well as around the building foundation.

Mr. Mitchell then showed photos of the existing building elevations and highlighted the proposed changes, including the new front entrance feature, windows, screening for both rooftop and ground-mounted mechanical equipment, and the rear addition. Mr. Mitchell also presented proposed building materials and features as well as drawings of the interior floor plan.

Commissioner Curry asked how long the construction process will take. Mr. Mitchell stated they hope to be in the building by the end of next year in 2023 and would plan to start construction before the upcoming winter.

Commissioner Hurley asked how many employees would be working at the building. Mr. Mitchell stated that Normandy currently has about 74 employees and, with future growth, they may have about 90 employees. However, the company has about 15 superintendents who are typically out on a job site and 34 employees in sales, which are not always in the office. Therefore, they do not anticipate that there will be 90 employees in the building at any one point in time. Mr. Mitchell noted that Normandy currently does not have enough parking for each employee at their current location on Ogden Avenue and parking has never been an issue.

Commissioner Krillenberger expressed support for the project and noted it looked great.

Commissioner Jablonski expressed concern that a previous applicant did not obtain approval from the Village Board and asked if they had reached out to any Trustees. Mr. Mitchell stated they have not reached out yet. Ms. Salmon noted that the Plan Commission packets are also sent to the Village Board and staff believed several Trustees were aware of the proposal. Staff also stated that they were informed that Normandy would produce retail sales tax, which was a previous concern.

** Please note the Plan Commission packet and staff incorrectly stated that the business will generate retail sales tax. After the meeting, staff was informed that Normandy Construction will not generate retail sales tax. However, it should be noted that the proposed building contractor offices and showroom are considered permitted uses in the B-3 District.*

Commissioner Jablonski expressed support for the project and specifically noted that landscaping shielding parking along Ogden Avenue, which the applicant has addressed in their application.

Commissioner Crnovich stated that this is the third time that an application for 222 E. Ogden Avenue has come before her at the Plan Commission and the third time is the charm. Commissioner Crnovich

expressed support for the project and thanked the applicant for putting together a thorough, detailed application. Commissioner Crnovich specifically noted that they included many details that applicants generally do not address and the Plan Commissioner asks for, such as the screening for the dumpster enclosure, removing the electrical equipment from the parking spaces, the additional landscaping, and screening for the rooftop equipment. Commissioner Crnovich stated she is happy to see the building will be repurposed. The painting of the brick does not bother her as many of the adjacent buildings are painted white and the building is not located in the Downtown Historic District.

Commissioner Fiascone agreed with Commissioner Crnovich and expressed support for the project, particularly with the proposed landscape improvements. Commissioner Fiascone asked what the hours of operation will be. Mr. Mitchell stated they will generally be open from 8 a.m. to 5 p.m.

Commissioner Fiascone then asked if there will be any lighting or security lights installed as there are neighbors that live in to the south and other projects in this area such as Land Rover have had issues with lighting in the past. Mr. Mitchell showed where lights are proposed on the building elevations and pictures of the proposed light fixtures. Mr. Mitchell stated they are using low profile lights and have completed some preliminary photometric analyses for the site. They would like building lights to make sure their employees leaving at night feel safe in the parking lot.

Commissioner Fiascone stated that they should keep the neighbors and lighting concerns in mind. Mr. Mitchell stated that lights are designed to illuminate down rather than be directed toward any neighbors. The nearest residential property is a couple properties away and they are not proposing any parking lot lights poles, only building mounted lights.

Commissioner Carter expressed support for the project and noted that she likes the design of the front of the building, which is modern but looks also timeless.

Commissioner Jablonski asked if the applicant was planning on resurfacing the parking lot. Mr. Mitchell stated it is not in their initial scope of work, but they are looking into this in the future. Commissioner Jablonski suggested that they look into this in the future.

Commissioner Cashman stated the applicant put together a great presentation and application packet. He agreed with Commissioner Carter that the building has a nice modern design, but uses traditional massing and will be a nice addition to the streetscape on Ogden Avenue. The building is in need some of improvements.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met. Overall, the Commission expressed support for the project, noting that the proposed changes would be a substantial improvement to the existing conditions.

Commissioners noted that proposed plans met several of the standards for approval identified in the Zoning Code including noted improvements to landscaping, particularly along Ogden Avenue and in new islands, and the screening of the rooftop equipment and ground-mounted mechanical equipment as well as the proposed dumpster enclosure (Section 11-604(F)(1)(i) and (h)). The proposed building elevations utilize a quality design (Section 11-605(E)(1)(c)) and will fit into the surrounding buildings along Ogden Avenue (Section 11-605(E)(2)).

No members of the public provided comment at the meeting. Staff did not receive complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Exterior Appearance and Site Plan Review was made by Commissioner Curry and seconded by Commissioner Crnovich, as submitted. The vote carried by a roll call vote as follows:

AYES: Commissioners Curry, Hurley, Krillenberger, Jablonski, Crnovich, Fiascone, Carter and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Willobee

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of eight (8) ayes and zero (0) nays, with one (1) absent, recommended to the President and Board of Trustees approval of Case A-08-2022 – 222 E. Ogden Avenue – Normandy Remodeling – Exterior Appearance and Site Plan Review to allow for various improvements to the site plan and exterior elevations of the existing building located at 222 E. Ogden Avenue in the B-3 General Business District, as submitted.

Signed: _____
Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____



MEMORANDUM

DATE: May 19, 2022

TO: Chairman Cashman and Plan Commissioners

CC: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

FROM: Bethany Salmon, Village Planner

SUBJECT: Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development – **Public Hearing**

FOR: May 24, 2022 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Holladay Properties Services Midwest, Inc. and Zion Lutheran Church

Existing Zoning & Land Uses: The following addresses / PINS are included in the Zion Lutheran Church Planned Development located in the IB Institutional Buildings District:

- 125 S. Vine Street – Former private school building (PINs: 09-12-110-006; 09-12-110-007)
- 204 S. Grant Street – Membership organization building / church with child day care and preschool (PINs: 09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017)
- 116 S. Grant Street – Single-family home / Pastor's residence (PINs: 09-12-110-014; 09-12-110-015)

Size of Subject Property:

Property	Existing	Proposed
Zion Lutheran Church Planned Development	1.96-acres (85,378 sq. ft.)	1.34-acres (58,739 sq. ft.)
Private School Building - 125 S. Vine Street	0.48-acres (20,977 sq. ft.)	0.61-acres (26,639 sq. ft.)
Pastor's Residence - 116 S. Grant Street	0.41-acres (18,162 sq. ft.)	0.28-acres (12,500 sq. ft.)

Surrounding Zoning & Land Uses:

- North: O-1 Specialty Office District – Office buildings
- South: R-4 Single Family Residential District – Single-family detached homes
- East: O-1 Specialty Office District – Office buildings; R-4 Single Family Residential District – Single-family detached homes
- West: R-4 Single Family Residential District – Single-family detached homes

APPLICATION SUMMARY

The applicant requests approval of a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2) of the Zoning Code to allow for Lifestyle Housing as a Special Use in the O-1 Specialty Office District, a Planned Development Concept Plan, and a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District, for Vine Street Station, which will consist of twelve (12) age-restricted lifestyle housing units within a former private school building on a 0.61-acre site located at 125 S. Vine Street.

The applicant and Zion Lutheran Church are also seeking approval of a Major Adjustment to the Zion Lutheran Church Planned Development, approved by Ordinance No. 2004-15 and subsequently amended, to remove the proposed Vine Street Station development from the existing Planned Development and to allow for new modifications to the Zoning Code. The Planned Development currently includes eight (8) parcels with two (2) parking lots and three (3) buildings on a 1.96-acre site. Holladay Properties intends to purchase 0.61-acres of the 1.96-acre Planned Development site consisting of the former private school building at 125 S. Vine Street and 56.6 feet of the rear yard of 116 S. Grant Street, the single-family home currently used as the Pastor's residence.

The following approvals would be required in the future if this project moves forward through the formal review process [the current requests would be contingent upon these being granted later]:

- Planned Development Detailed Plan with Modifications to the Zoning Code
- Planned Development Final Plan
- Tentative Plat of Subdivision / Final Plat of Subdivision
- Map Amendment to rezone 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office District
- Exterior Appearance and Site Plan Review

With the future review of the Detailed Plan and concurrent Plat of Subdivision submittal, the applicant intends to rezone the 0.61-acre property from the IB District to the O-1 District. The adjacent properties to the north and to the east of the Zion Church Planned Development are currently in the O-1 District. The other existing parcels in the Zion Church Planned Development will remain in the IB District.

The public hearing for this application was scheduled by the Plan Commission at the regular meeting on April 13, 2022.

BACKGROUND

Attachment 5 includes a summary of the ordinances previously approved for Zion Lutheran Church Planned Development and a compiled list of the previous modifications to the Zoning Code. Several ordinances are attached for reference to the Plan Commission Packet.

The church / existing membership organization building at 204 S. Grant Street was originally constructed in 1915 and the private school building at 125 S. Vine Street was constructed in 1931. In 2004, a Planned Development for Zion Lutheran Church was approved for the 2.3-acre site that included the membership organization building, private school building, and four residential lots (116, 208 and 212 S. Grant Street and 209 S. Vine Street). An addition to the membership organization building was also approved to allow for a child daycare facility on one of the residential lots. Because the property was developed decades before the adoption of the Village's Zoning Code, the existing buildings did not meet various bulk requirements of the IB District and was granted relief for many of the existing non-conforming conditions and for the proposed building addition.

In 2013, two of the single-family homes at 201 and 205 S. Vine Street were removed from the Planned Development and rezoned to the R-4 District, reducing the overall size of the Planned Development and creating new modifications to the Zoning Code. According to the applicant, a private school has not operated in the building at 125 S. Vine Street since 2018 and the former gym was most recently used for baseball batting practice.

Text Amendment / Special Use Permits

Lifestyle housing must be approved as part of a Planned Development and is considered a Special Use allowed only in the B-1 Community Business District, the B-3 General Business District, and the O-2 Limited Office District. The general standards for Planned Developments are outlined in Section 11-603(E). The definition and set of requirements for lifestyle housing in Section 11-603(M) is included in Attachment 6.

The applicant is proposing a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2), as shown in Attachment 6, to allow for lifestyle housing as a Special Use in the O-1 Specialty Office District, the zoning district that the applicant intends to rezone the subject property to in the future upon separate application. Approval of a Special Use Permit is required for both a Planned Development and to allow for lifestyle housing.

Detailed Project Description – Planned Development Concept Plan

Site Plan – The applicant is proposing to convert the former private school building into twelve (12) lifestyle housing units. The existing parking lot for the former private school building, which includes seven (7) spaces, and the playground will be removed and replaced with a new access drive off of Second Street and a small exterior parking lot with a loading area. The proposed site plan consists of three (3) small outdoor park areas, all of which are proposed to be privately owned and maintained:

- 1) Corner Park – A 3,535 square foot park is proposed at the corner of Vine Street and Second Street, which will be open and accessible to the general public. The outdoor area will include a concrete walkway, four (4) benches and a masonry knee wall for additional seating, landscaping, and a sculptural art centerpiece.
- 2) Formal Sitting Garden – A 6,265 square foot private formal sitting garden will be located on the east side of the site adjacent to the rear of the single-family home at 116 S. Grant Street. The park space will be bordered by an open six (6) foot tall wood fence on the east and west sides, and a solid six (6) foot tall wood fence on the north side. No fencing is proposed on the south side along Second Street. The outdoor area includes a pathway constructed of permeable pavement, a masonry knee wall for sitting, and landscaping.
- 3) Private Courtyard – A 2,774 square foot private courtyard is proposed to the south of the building in the existing open space along Second Street. The existing flagpole will be replaced with an outdoor patio area exclusively for residents that includes a grill station, outdoor fire pit, and landscaping surrounded by a new brick and metal fence.

The conceptual landscape plan indicates the preliminary designs for these outdoor areas, the proposed plantings, and where trees are to be removed and planted. A solid six (6) foot tall wood fence will extend along the majority of the north property line, which buffers office buildings in the O-1 District.

The project requires zoning relief for various bulk requirements, largely due to existing conditions such as building setbacks and height. Please refer Attachment 7 for a full list of the requested modifications. Several modifications to Section 6-111(H)(7) of the Zoning Code are needed, which provides regulations for specified structures and uses allowed in required yards. As proposed, balconies on the north, south, and west elevations, an awning on the south elevation, and the outdoor grill and fire table in the private courtyard to the south of the building will all encroach into required yards (which are existing non-conforming setbacks and yards).

A modification is also requested to Section 9-12-3 of the Village Code to allow for a five (5) foot tall brick and metal fence that is partially solid within the required corner side yard along Second Street. Four (4) foot tall solid fences or five (5) foot tall open fences (when greater than 1/3 of the total fence contour is open) are allowed by code when constructed of cast aluminum or wrought iron if the property on which the fence is located has a front lot line width of at least 125 feet and a total lot area not less than 30,000 square feet. The development does not meet the minimum front lot width or lot area requirements, so a modification is requested to allow for the type of fence proposed.

The existing building is partially located in a floodplain and the project will be required to meet all Village codes and requirements of the DuPage County Countywide Stormwater & Flood Plain Ordinance. Engineering plans will be required and reviewed prior to formal review of the Detailed Plan.

Interior Floor Plans – Underground parking will be provided on the lower level (basement) and six (6) residential units will be provided per floor. Of the 12 total units, four (4) will be three-bedroom units and eight (8) will be two-bedroom units, ranging in size from 1,148 to 1,615 square feet. The interior of the building will also include an elevator, bicycle parking, and a garbage room.

The proposed development meets the density requirements for lifestyle housing. A minimum lot area of 2,219.9 square feet per unit is proposed, which exceeds the minimum 1,000 square feet required per unit. Lifestyle housing developments are also allowed a maximum of 35 units per acre. The applicant is proposing 19.6 dwelling units per acre.

Parking & Loading – Per Section 11-603(M)(6), lifestyle housing units are required to provide one and a half (1.5) parking spaces per unit. A total of 18 parking spaces are required and 25 spaces are proposed, which includes one (1) accessible space. The proposed parking on site exceeds code requirements, providing two (2) spaces per unit with one (1) additional space.

The applicant is proposing several modifications to the Village's parking and loading requirements, including a one (1) foot reduction to the required width of all interior and exterior parking spaces from nine (9) feet wide to eight (8) feet wide. The length of the parking spaces exceeds code requirements, measuring 20 feet long compared to the 18 feet required by code. A reduction to the required drive aisle width in the parking garage is also proposed, from a required 24 feet to 20 feet 2 inches wide.

Per Section 9-105, the first loading space for a building in excess of 10,000 square feet shall measure 10 feet wide and 30 feet long and all other spaces shall be standard size measuring 10 feet wide and 25 feet long. A modification has been requested to allow for a loading area measuring 10 feet wide by 20 feet long. It should be noted that an access door appears to encroach into this area.

Traffic / Right-of-Way Improvements – A preliminary traffic impact statement by KLOA, Inc. is included in the application packet for review. Per the findings, the residential project is anticipated to generate less traffic than a private school or office building. The preliminary analysis also recommends the conversion of Second Street from a one-way street to a two-way street to better facilitate traffic flow. The conversion is being explored by Holladay Properties based on positive feedback from residents at two neighborhood meetings in August and September 2021. Second Street is currently a one-way street that accommodates westbound traffic from Grant Street to Vine Street. Parking is allowed between certain hours on both sides of the street.

Additionally, there are seven (7) non-complaint angled parking spaces in the parkway on Second Street. To bring this area into compliance, the applicant intends to remove the angled parking spaces and install a new curb, grass, and two (2) parkway trees. The applicant will also replace any sidewalks or pavement in the right-of-way that necessitates replacement. A full traffic study and additional information on any proposed right-of-way improvements, parking, and signage would be provided with future submittals.

Building Elevations – The applicant intends to preserve and restore existing architectural features on the 2.5-story tall brick building, including the two-story stained-glass window facing Second Street, decorative brick work, and limestone details. The existing windows, many of which are glass block windows, will be removed and replaced. New and enlarged openings are proposed on all elevations to allow for larger windows and a total of twelve (12) black metal balconies. On the east elevation, a black aluminum garage door, ramp with a retaining wall, and doorway will be constructed to provide access to the interior parking garage. A new door will also be installed to provide residents access to the private courtyard area.

There are no changes to the existing building height, however, a modification has been requested to allow for the existing building height of 38 feet 5 inches as it exceeds the 33 feet allowed for lifestyle housing. To meet code requirements, screening panels matching the color of the building brick will be installed in several areas on the roof to screen mechanical and elevator equipment. The panels must fully screen all equipment and are required to be architecturally and aesthetically compatible with the building façade. The screening panels are not counted toward building height.

At this time, the proposed plans do not indicate if signage is proposed. Lighting details and other building details will be required for review as part of the Detailed Plan for the Planned Development.

Parks & Open Space – As noted above, the applicant is proposing to construct three separate outdoor park / amenity spaces with a combined area of 0.28-acres (12,574 square feet). All of the outdoor areas will be privately owned and maintained. The 3,535 square foot pocket park located at the corner of Vine Street and Second Street will be open and accessible to the public, not just building residents.

Based on initial calculations, the applicant is required to dedicate 0.08-acres (3,843 square feet) of park land to the Village to meet the requirements of Section 11-1-12(G) of the Village Code. The required 0.08-acres does not meet the standard minimum land dedication size of 10,000 square feet in area, with no dimension measuring less than 100 feet. However, the Village Code states that smaller parks can be approved if warranted. Alternatively, private common open space can be approved in place of park land dedication subject to meeting the requirements of Section 11-1-12. Of note, if private park space is approved in lieu of public park space, the applicant will be required to depict these outdoor areas as private common open space on the Final Plat of Subdivision and shall record covenants establishing the provisions required by the Village Code. Open space and park land requirements must be verified during the Detailed Plan review stage in accordance with Title 11 of the Village Code.

Zoning Code Compliance & Proposed Modifications to Code Requirements – The applicant is requesting various modifications from the Village's code requirements as part of the Planned Development. It should be noted that a large number of these modifications result from existing conditions. The full list of requested modifications identified by the applicant at this time are included in the attached application packet and are summarized in Attachment 7.

Due to the level of detail provided for a Planned Development Concept Plan, additional information will be needed with future submittals for staff to confirm all bulk requirements and Village codes are met. As is usual, bulk requirements such as floor area ratio and building height, will be verified during the Detailed Plan submittal. The applicant has provided preliminary estimates for review as part of the current submittal. Additional modifications to the code may be identified in the future.

Major Adjustment to Zion Lutheran Church Planned Development

A Major Adjustment to the existing Planned Development has been requested to allow for the removal of 0.61-acres for Vine Street Station. The shared rear lot line between 125 S. Vine Street and 116 S. Grant Street will be relocated 56.6 feet to the east, reducing the lot size and lot depth of 116 S. Grant Street. Approval of a Tentative and Final Plat of Subdivision will be required as part of Detailed Plan for the Vine Street Station Planned Development. There are no other proposed changes within the existing Zion Lutheran Church Planned Development, at either 116 S. Grant Street or 204 S. Grant Street.

The applicant has provided two tables of compliance, one for the proposed changes to the overall Planned Development and one specifically to show the impacts to 116 S. Grant Street. Although 116 S. Grant Street will remain part of the Zion Lutheran Church Planned Development, a separate analysis was completed based on the requirements of the O-1 District, which the surrounding properties to the north and east are zoned, to show how the lot would compare to the bulk requirements in the case that the lot was ever rezoned to the O-1 District in the future and removed from the Planned Development. The property would comply with the lot area and lot size requirements for the O-1 District.

New modifications to the Zoning Code are requested as a result of removing the 0.61-acre site from the Planned Development. In addition to the requested waivers, all waivers previously granted relative to the Planned Development under the original approval and subsequent amendments shall continue in full force and effect, unless no longer required or are amended. The list of modifications is included in the attached application packet and are summarized in Attachment 7.

The Planned Development was previously granted a modification to increase the floor area ratio (FAR) to 0.537, above the maximum FAR of 0.50 allowed in the IB District. With the removal of the 0.61-acres and the private school building, the Planned Development will have an FAR of 0.47, which is under the maximum amount allowed and a modification is no longer required.

MEETING HISTORY

Village Board – Request for a Referral to the Plan Commission – On February 15 and March 1, 2022, the Board reviewed the request for a referral. Pursuant to Section 11-601(D)(2)(a) of the Zoning Code, every properly filed and completed application for an amendment shall be referred to the Village Board for a determination as to whether the application merits a hearing and consideration by the Plan Commission or should be summarily denied.

At the February 15 meeting, there was a discussion on the visibility and screening of rooftop mechanical units and elevator shaft, the sale price of the units, common amenity spaces, the location of garbage and delivery areas, and the possibility of converting Second Street from one-way to two-way based on resident feedback. The condo units were originally proposed to be age-targeted to “empty nesters” 55 years and older, however, the applicant stated that they are okay with converting them to age-restricted to avoid impacts to the schools based on Trustee feedback. There was a discussion on renting units and possible

property maintenance issues, like residents storing items on balconies. A homeowners association will be established and the HOA bylaws would be approved by the Board as part of the future approval.

On March 1, 2022, the Village Board referred this application with the following comments for the Plan Commission to consider:

- Parking Space Size – Evaluate if the 8 foot wide parking spaces are appropriate as the Zoning Code requires parking spaces to be 9 feet wide, which is the standard size required in other communities.
- Proposed Open Spaces – Evaluate the design and location of the proposed open park spaces. It was specifically noted that the private courtyard that includes a patio, outdoor fire pit, and grill station located to the south of the building on Second Street is across the street from a single-family home and there may be concerns over potential impacts to the adjacent residential property.
- Public Benefit – Evaluate the public benefit provided from this project. The park to the west of the building at Vine Street and Second Street is currently proposed to be open to the public, however, the formal sitting area to the east of the building is listed to be for private use only and could be may open to the public instead.

REVIEW PROCESS

The current application request is for the approval of a Planned Development Concept Plan, a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 District, a Text Amendment to allow for Lifestyle Housing as a Special Use in the O-1 District, and a Major Adjustment to the Zion Lutheran Church Planned Development to remove the proposed Vine Street Station development from the existing Planned Development. The applicant will be required to obtain future approvals through a separate review process for an Exterior Appearance and Site Plan Review, Detailed Plan and Final Plan for a Planned Development, Tentative Plat of Subdivision / Final Plat of Subdivision, and a Map Amendment from the IB District to the O-1 District for Vine Street Station. Public notice in the newspaper, via certified mail, and via a posted sign are required for this project. Notice of the public hearing was published in The Hinsdalean on April 28, 2022.

Text Amendment – Text Amendments are subject to the requirements of Section 11-601 of the Zoning Code. A public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303. Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Village Board its recommendation in the form specified by Subsection 11-103(H). The failure of the Plan Commission to act within 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.

Within 60 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board shall either deny the application or, by ordinance duly adopted, shall grant the amendment, with or without modifications or conditions. The failure of the Board to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the special use permit. The standards in Section 11-601(E) shall be considered for all Amendment applications.

Special Use Permit – If the concurrent Text Amendment application is approved, approval of a Special Use Permit would also be required to allow for a Planned Development and lifestyle housing in the O-1 District. Special Use Permits are subject to the requirements of Section 11-602 of the Zoning Code. No Special Use Permit shall be recommended or granted unless the applicant shall establish that the standards listed in Section 11-602(E) are met.

Planned Development Concept Plan – The purpose of the Planned Development Concept Plan is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. Approval of a Concept Plan after a public hearing by the Plan Commission and by the Village Board *binds* both the applicant and the Village with respect to various elements of the development listed in Section 11-603(D) of the Zoning Code, including: (1) categories of uses to be permitted, (2) general location of residential and nonresidential land uses, (3) overall maximum density of residential uses and intensity of nonresidential uses, (4) the general architectural style of the proposed development, (5) general location and extent of public and private open space including recreational amenities, (6) the general location of vehicular and pedestrian circulation systems, (7) staging of development and (8) the nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant. Contingent on the approval of the requested Text Amendment, Concept Plan, and Special Use Permit, a subsequent Detailed Plan shall be submitted to refine the elements of the Concept Plan, in accordance with Section 11-603 of the Zoning Code.

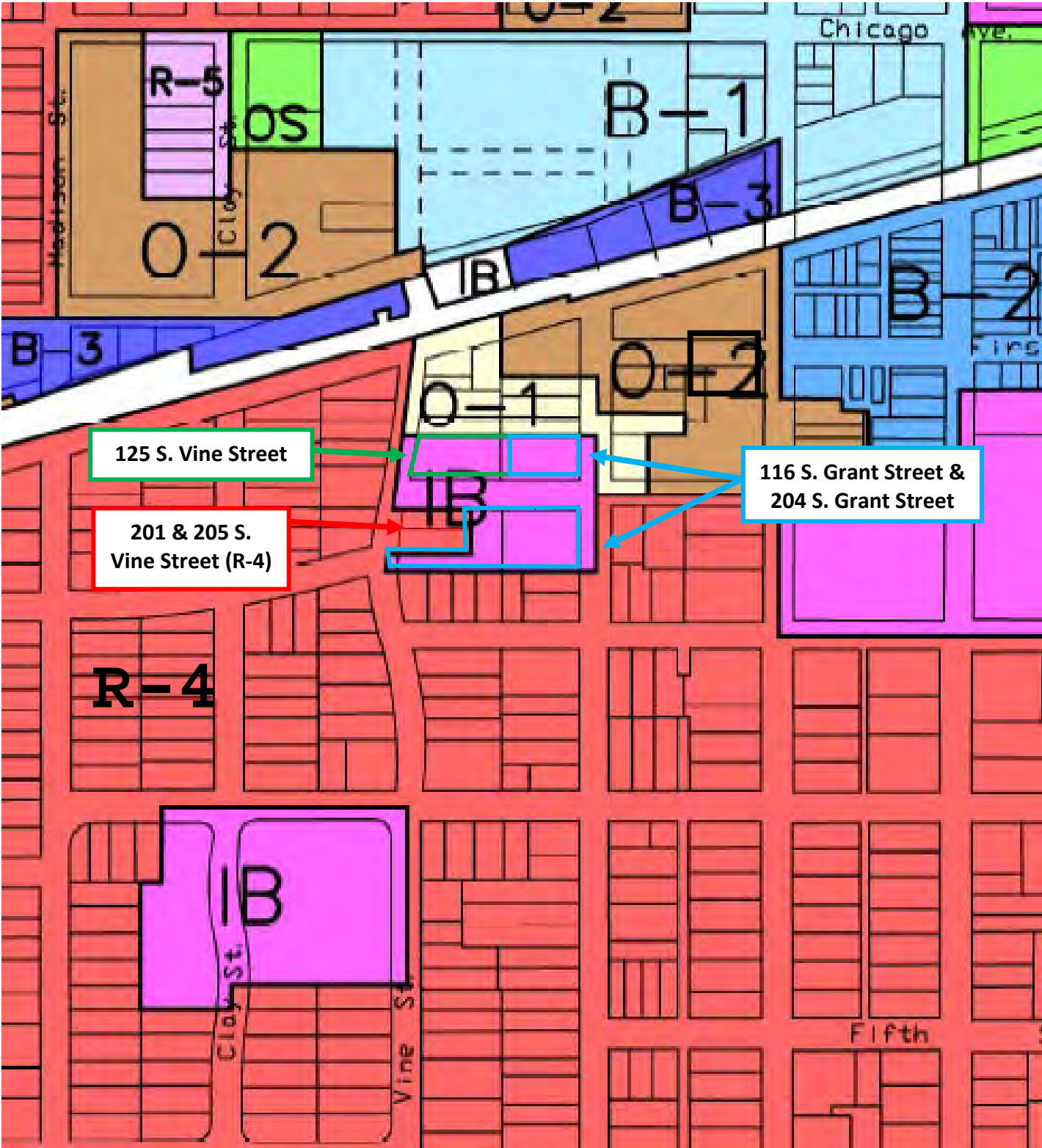
Major Adjustment to the Zion Lutheran Church Planned Development – In accordance with Section 11-603(K), the Board of Trustees may, by ordinance duly adopted, grant approval of a Major Adjustment to a Planned Development without a hearing upon finding that any changes will be consistent with the concept and intent of the final plan. If the Board of Trustees determines that a Major Adjustment is not consistent with the concept and intent of the final plan as approved, then the Board shall refer the request to the Plan Commission for further hearing and review in accordance with the Planned Development Detailed Plan review process.

The Plan Commission shall at the public meeting review the application for a Major Adjustment. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation on whether the request is in substantial conformity with the previously approved plans and merits approval, without or without modifications or conditions. Attachment 8 includes the definition for substantial conformity. The applicant has stated that the removal of the Vine Street Station is within substantial conformity with the original approved plans. Staff notes that the project will result in a change to the land uses within the development as well as open space, therefore it appears that the proposed plans are not within substantial conformity with the approved plans.

ATTACHMENTS

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Summary of Past Approvals and Select Adopted Ordinances (Ordinance No. O2004-15; O2013-15; O2013-27) (Ordinance No. O2005-04; O2005-27; O2012-32; O2012-53; O2015-34; O2015-44 are available on request from the Community Development Department]
6. Proposed Text Amendment to Section 6-106 (E)(4) and Section 11-603(M)(2) of the Zoning Code
7. Proposed Modifications for Vine Street Station and Zion Lutheran Church Planned Development
8. Zoning Code Section 12-206 - Definition of Substantial Conformity
9. Project Application Packet and Exhibits

Village of Hinsdale Zoning Map and Project Location



Aerial View – 125 S. Vine Street



Birds Eye View – 125 S. Vine Street



Street View – 125 S. Vine Street



View from Vine Street



View from Second Street

Street View – 125 S. Vine Street



View from Second Street

Street View – 204 S. Grant Street



View from Grant Street and Second Street

Street View – 204 S. Grant Street



View from Second Street

Street View – 116 S. Grant Street



View from Grant Street

Summary of Past Approvals / Ordinances – Zion Lutheran Church Planned Development

The following ordinances were previously approved for Zion Lutheran Church Planned Development and are attached for reference:

- Ordinance No. O2004-15 - On April 6, 2004, the Village Board approved a Planned Development for Zion Lutheran Church, Map Amendment to rezone portions of the site from the R-4 District to the IB District, Special Use Permits for a Planned Development, membership organization private school, child daycare services, and Exterior Appearance and Site Plans. At that time, 2.34-acre site consisted of four (4) single-family homes, a membership organization and a private school. One of the single-family homes located on Grant Street as demolished to allow for the expansion of the existing membership organization building. Several modifications to the code were approved as part of the Planned Development. [Attached]
- Ordinance No. O2005-04 – On February 1, 2005, the Village Board approved a Major Adjustment to the Planned Development and Exterior Appearance and Site Plan Review to allow for the installation of an awning on the private school building located at 125 S. Vine Street.
- Ordinance No. O2005-27 – On July 19, 2005, the Village Board approved an Amendment to the Planned Development and Exterior Appearance and Site Plan Review to allow for the installation of a shed at 205 S. Vine Street the adjacent to Zion Lutheran Church's parking lot (This shed has been removed since this approval was granted).
- Ordinance No. O2012-32 – On July 17, 2012, the Village Board approved a Special Use Permit to allow for the operation of a private middle school at 125 S. Vine Street, subject to a maximum enrollment of fifty (50) students.
- Ordinance No. O2012-53 – On November 20, 2012, the Village Board approved a Major Adjustment to the Planned Development to allow for a music school and tutoring service within the private school building located at 125 S. Vine Street.
- Ordinance No. O2013-15 – On July 16, 2013, the Village Board approved a Major Adjustment to the Planned Development to allow for the removal of two single-family residential lots located at 201 S. Vine Street and 205 S. Vine Street from the Planned Development. The removal of these two properties from the overall Zion Lutheran Church Planned Development created new modifications from the code, which were approved as part of this ordinance. [Attached]
- Ordinance No. O2013-27 – On October 15, 2013, the Village Board approved a Map Amendment to allow for the rezoning of 201 S. Vine Street and 205 S. Vine Street from the IB Institutional Buildings District to the R-4 Single Family Residential District, following the Major Adjustment approved by Ordinance No. O2013-15 to remove these properties from the Planned Development. [Attached]
- Ordinance No. O2015-34 – On October 7, 2015, the Village Board approved a Major Adjustment to the Planned Development to allow for the expansion of the private school located at 125 S. Vine Street to offer classes for Kindergarten through Grade 12 up to a maximum enrollment of 70 students. The request to increase enrollment up to 180 students was referred to the Plan Commission.
- Ordinance No. O2015-44 – On November 17, 2015, the Village Board approved a Major Adjustment to the Planned Development to allow for the expansion of the private school located at 125 S. Vine Street up to a maximum enrollment of 90 students.

Zion Church Planned Development - Modifications

Ordinance No. O2004-15

- Front Yard (Private School Building / Vine Street): Decrease the front yard setback on Vine Street from 35 feet to 28 feet for the private school building
- Front Yard (Membership Organization Building / Grant Street): Decrease the front yard setback on Grant Street from 35 feet to 23 feet for the membership organization building
- Corner Side Yard (Membership Organization Building / Second Street): Decrease the corner side yard setback on Second Street from 35 feet to 1.4 feet for the membership organization building *[please note this modification appears to be an error as the property actually appears to extend into the Second Street right-of-way]*
- Interior Side Yard (Membership Organization Building / South Lot Line): Decrease the interior side yard setback along the south lot line from 25 feet to 16 feet for the membership organization building
- Interior Side Yard (Membership Organization Building Parking Lot / South Lot Line): Decrease the interior side yard setback along the south lot line from 25 feet to 6 feet for the existing parking lot
- Interior Side Yard (Private School Building / North Lot Line): Decrease the interior side yard setback along the north lot line from 25 feet to 6 feet for the private school building
- Lot Area: Decrease the minimum lot area for elementary schools from 220,000 square feet to 101,849 square feet
- Off-Street Parking: Decrease the number of required on-site parking spaces from 83 spaces to 63 spaces
- Drive Aisle Width: Decrease the minimum drive aisle width in the existing parking lot from 24 feet to 19 feet
- Maximum Building Height: Increase the maximum building height for the existing membership organization building from 40 to 48 feet

Ordinance No. O2013-27

- Floor Area Ratio (FAR): To allow an F.A.R. of 0.537 for the existing membership organization within the Planned Development, in lieu of the 0.50 allowed
- Lot Size: To allow for a reduced minimum lot size for the Planned Development of 85,378 square feet
- Parking Setback: To allow a rear yard parking lot setback of 0 feet instead of the 25 feet required. *[Please be aware there is no rear setback]*
- Landscape Buffer: To allow a landscape buffer of 0 feet along the rear parking lot, in lieu of the 10 feet required
- Lot Size for a Residential Lot: To allow a lot size of 8,375 square feet in lieu of the 10,000 required in the R-4 Single Family Residential District for 205 S. Vine Street, the residential lot being subdivided, removed from the Planned Development, and rezoned from the IB Institutional Buildings District to the R-4 Single Family Residential District

VILLAGE OF HINSDALE

ORDINANCE NO. 02004-15

**AN ORDINANCE APPROVING A MAP AMENDMENT, SPECIAL USE
PERMITS, PLANNED DEVELOPMENT, SITE PLANS,
AND EXTERIOR APPEARANCE PLANS
FOR A BUILDING EXPANSION PROJECT
(Plan Commission Case A-04-2004)**

WHEREAS, Zion Lutheran Church, LLC (the "Applicant") is the legal title owner of several parcels of property totaling approximately 2.34 acres in area and commonly known as 116 South Grant Street, 204 South Grant Street, 208 South Grant Street, 212 South Grant Street, 125 South Vine Street, 201 South Vine Street, 205 South Vine Street, and 209 South Vine Street (the "Subject Property"), which Subject Property is legally described on Exhibit A attached to and made a part of this Ordinance by this reference; and

WHEREAS, the Subject Property is improved with four single family detached dwellings, a membership organization building, and a private school; and

WHEREAS, the membership organization, private school, and two of the single-family residences are currently classified in the IB Institutional Buildings District pursuant to the Hinsdale Zoning Code; and

WHEREAS, the Applicant proposes the development of a planned development, which would encompass the Subject Property and would also include a 14,000-square-foot building addition onto the existing membership organization building, including associated parking, landscaping, and other improvements on the Subject Property; and

WHEREAS, the Applicant also desires to establish child day care services operated by a membership organization on the Subject Property; and

WHEREAS, the Applicant seeks (i) a Zoning Map amendment to reclassify the portions of the Subject Property commonly known as 116 South Grant Street, 208 South Grant Street, 212 South Grant Street, and 209 South Vine Street into the IB Institutional Buildings District from their current classification in the R-4 Single-Family Residential District; (ii) a special use permit and planned development approval authorizing a membership organization, a private school, a planned development, and child daycare services operated by a membership organization on the Subject Property, (iii) modifications of certain regulations in the

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Hinsdale Zoning Code to accommodate the existing and proposed building expansion, (iv) site plan approval, and (v) exterior appearance approval; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the application on March 10, 2004, pursuant to notice thereof properly published in the Hinsdale Doings and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for PC Case No. A-04-2004; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees, at a public meeting on March 22, 2004, considered the Application, the Findings and Recommendations of the Plan Commission, and all of the facts and circumstances related to the Application, and made its recommendation to the President and Board of Trustees; and

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

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

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

Section 2. Approval of Zoning Map Amendment. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-601 of the Hinsdale Zoning Code, hereby amends the Hinsdale Zoning Map to reclassify the portions of the Subject Property commonly known as 116 South Grant, 208 South Grant, 212 South Grant and 209 South Vine into the IB Institutional Buildings District.

Section 3. Approval of a Special Use Permit for a Membership Organization, Private School, Planned Development, and Child Day Care Services. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, hereby approves a special use permit authorizing a membership organization, a private school, a planned development, and child daycare services operated by a

membership organization on the Subject Property, and approves the planned development detailed plan prepared by Larson-Kramer Architects and dated January 16, 2004 in the form attached to, and by this reference incorporated into, this Ordinance as Exhibit B (the "Approved Detailed Plan"). The approvals granted in this Section 3 are subject to the conditions stated in Section 7 of this Ordinance.

Section 4. Approval of Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit B (the "Approved Site Plans"), subject to the conditions stated in Section 7 of this Ordinance.

Section 5. Approval of Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Exterior Appearance Plans"), subject to the conditions stated in Section 7 of this Ordinance.

Section 6. Modifications of Certain Zoning Code Regulations. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsections 11-603H of the Hinsdale Zoning Code, hereby modifies the following provisions of the Hinsdale Zoning Code, subject to the conditions stated in Section 7 of this Ordinance:

A. Minimum Yards and Setbacks.

1. The minimum front yard on Vine Street for the school shall be 28 feet.
2. The minimum front yard on Grant Street for the membership organization shall be 23 feet.
3. The minimum corner side yard on Second Street for the membership organization shall be 1.4 feet.
4. The minimum interior side yard (south lot line) for the membership organization shall be 16 feet.
5. The minimum interior side yard (south lot line) for the surface parking lot shall be six feet.
6. The minimum interior side yard (north lot line) for the school shall be six feet.

All other yards and setbacks on the Subject Property shall comply with the provisions of Subsection 7-310 of the Hinsdale Zoning Code. No development of the Subject Property, except only in strict accordance with the Approved Detailed Plan and the Approved Site Plans, shall be

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permitted within any yard or setback required by Subsection 7-310 of the Hinsdale Zoning Code. No reduction or any other change shall be permitted to any required yard or setback except only as provided in this Subsection 6A or by ordinance adopted by the Board of Trustees in accordance with Paragraph 11-603K2 or Subsection 11-603L of the Hinsdale Zoning Code.

- B. The minimum number of off-street parking spaces required to be located within the Subject Property for the project approved by this Ordinance shall be 63 spaces.
- C. The minimum lot size for the Subject Property shall be 101,849 square feet.
- D. The minimum drive aisle width in the existing parking lot shall be 19 feet.
- E. The maximum building height for the existing membership organization building shall be 48 feet.

Section 7. Conditions on Approvals. The approvals granted in Sections 2, 3, 4, 5, and 6 of this Ordinance are granted expressly subject to all of the following conditions:

- A. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Engineering Plans. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall submit to the Village Engineer detailed final engineering plans, including among other things drainage plans satisfying all applicable stormwater management requirements (the "Engineering Plans"). After approval by the Village Engineer, the Engineering Plans shall, automatically and without further action by the Village, be deemed to be incorporated in and made a part of the Approved Site Plans.
- C. Performance Security. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall file with the Village a letter of credit in a form satisfactory to the Village Manager

and in the amount of 110 percent of the cost of all public improvements related to the project as estimated by the Village Engineer. No building permit shall be issued until after such letter of credit has been filed and has been reviewed and approved by the Village Manager and the Village Attorney.

- D. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- E. Compliance with Approved Plans. All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plans, the Approved Exterior Appearance Plans, and other Village-approved plans.
- F. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- G. Easement Agreement. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall prepare and submit a permanent easement agreement (the "Easement Agreement") between the Applicant and the owner of the property commonly known as 214 South Grant Street (the "214 South Grant Owner") to allow the 214 South Grant Owner to use the driveway and curb cut located on the Subject Property until the property at 214 South Grant Street is redeveloped. The Easement Agreement shall be subject to the review and approval of the Village Manager and shall be recorded at the expense of the Applicant with the office of the DuPage County Recorder.

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

437

Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

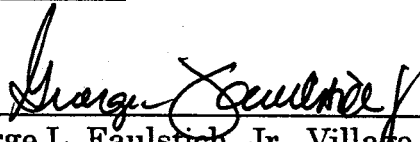
PASSED this 6th day of April 2004.

AYES: TRUSTEES LENNOX, WILLIAMS, JOHNSON, BLOMQUIST, WOERNER AND ELLIS.

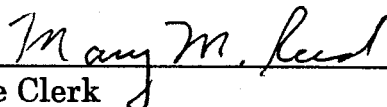
NAYS: NONE

ABSENT: NONE

APPROVED this 6th day of April 2004.


George L. Faulstich, Jr., Village President

ATTEST:


Village Clerk



#1783434_v1

EXHIBIT A
LEGAL DESCRIPTION

116 South Grant Street: LOTS 10 AND 13 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

204 South Grant Street: LOT 1 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

208 South Grant Street: LOT 4 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

212 South Grant Street: LOT 5 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

125 South Vine Street: LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

439
201 South Vine Street: LOT 2 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

205 South Vine Street: LOT 3 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

209 South Vine Street: LOT 6 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

Exhibit B Detailed Plan Site Plan

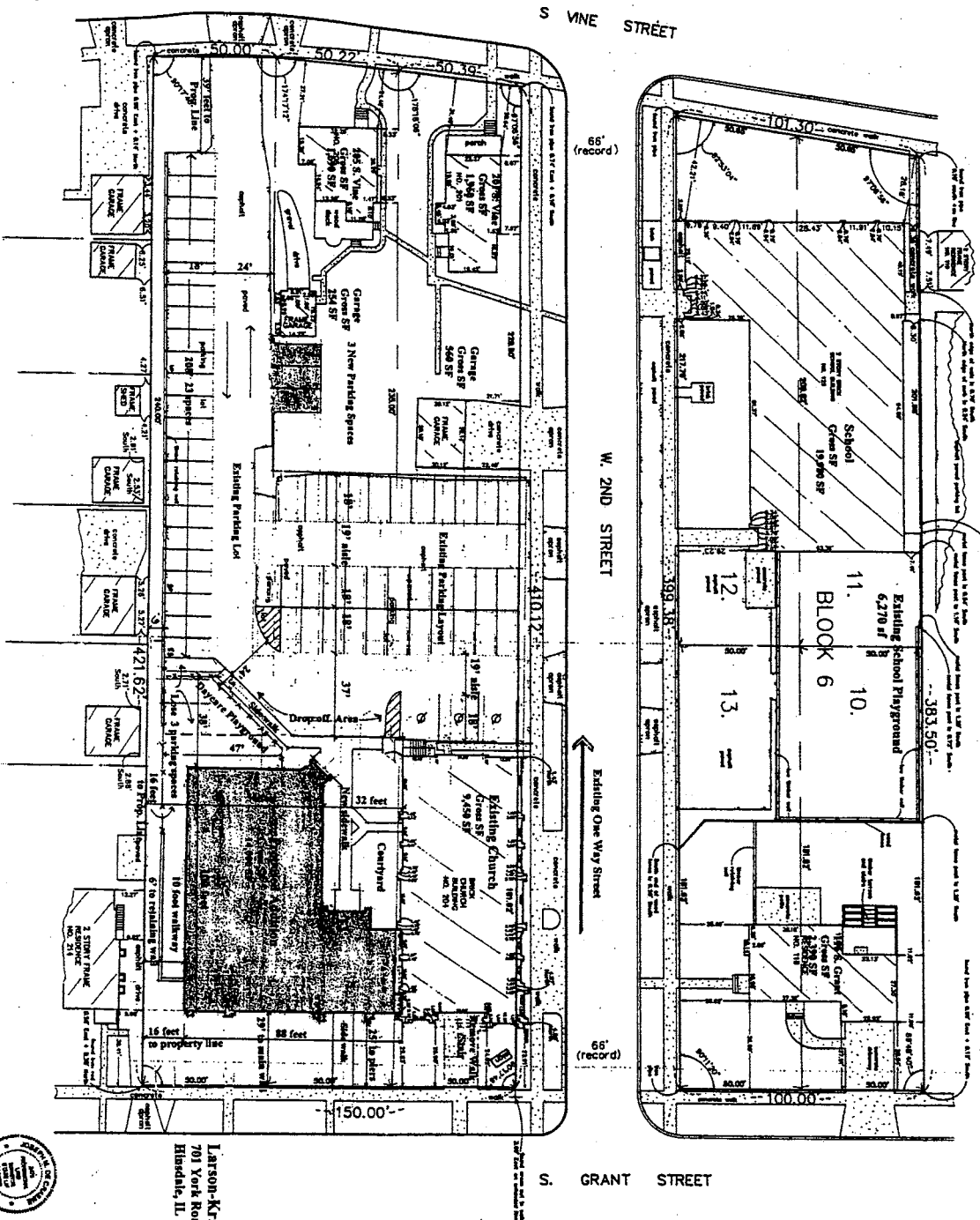
440

NOT TO SCALE
NOT TO BE USED
FOR ANY OTHER
PURPOSE
EXCEPT AS
SPECIFIED
HEREIN

NOT TO SCALE
NOT TO BE USED
FOR ANY OTHER
PURPOSE
EXCEPT AS
SPECIFIED
HEREIN

Plat of Survey

LOT 1, 2, 3, 4, 5 AND 6 IN BLOCK 6 AND LOT 10, 11, 12 AND 13 IN BLOCK 6 IN A CITY OF CHICAGO
PLAT OF SURVEY
RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF COOK, ILLINOIS
IN THE YEAR 1917



Larson-Kramer & Associates - Architects
701 York Road
Hinsdale, IL 60521

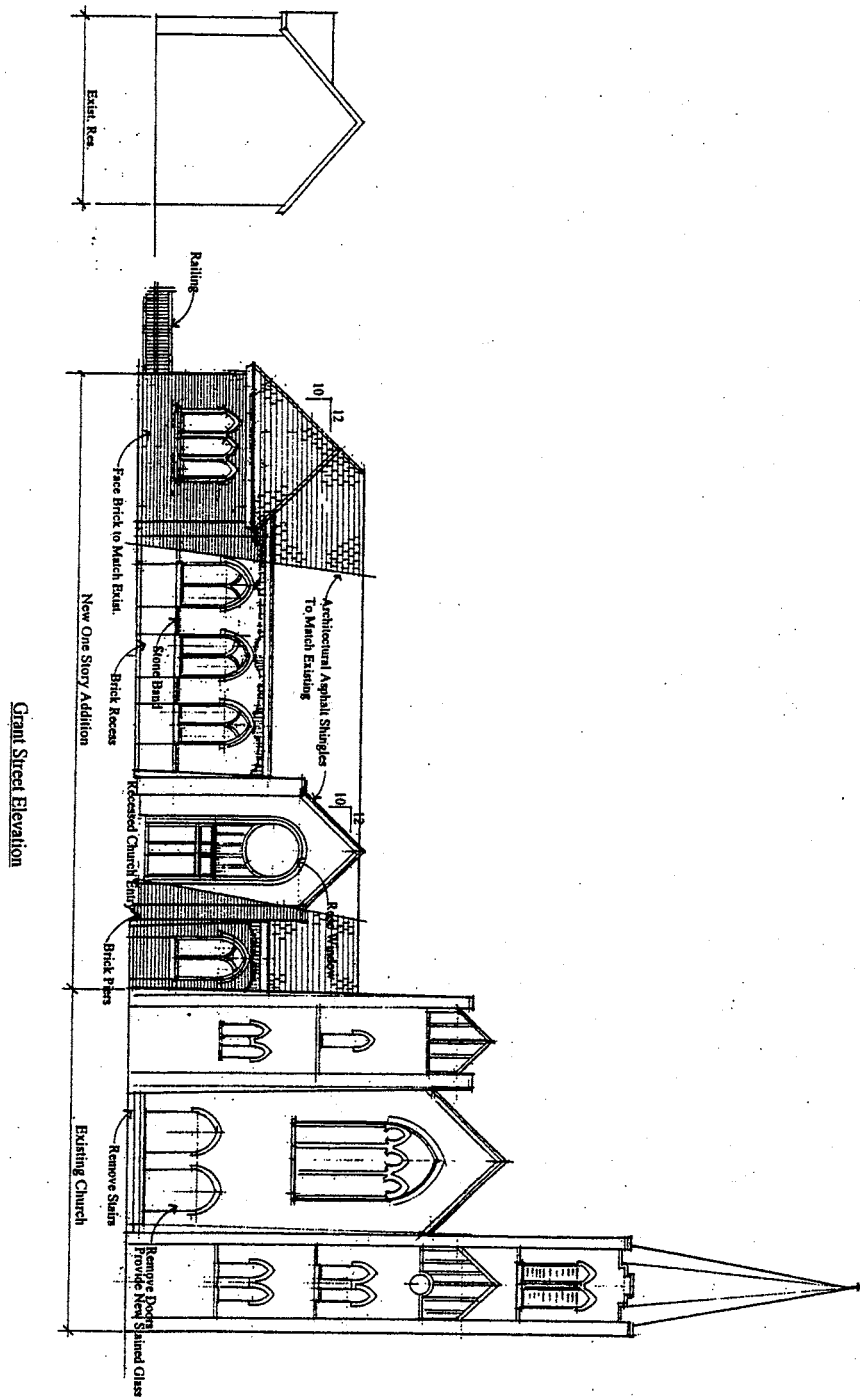
THIS PLAN WAS PREPARED BY THE ARCHITECT FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT THE PROPOSED IMPROVEMENTS SHOWN THEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DATE: 1/16/2004
BY: [Signature]
FOR: [Signature]

EXHIBIT B
SITE PLAN
January 16, 2004

Exhibit C "1"

Exterior Elevations



Grant Street Elevation

EXHIBIT C
ELEVATION-1
January 16, 2004

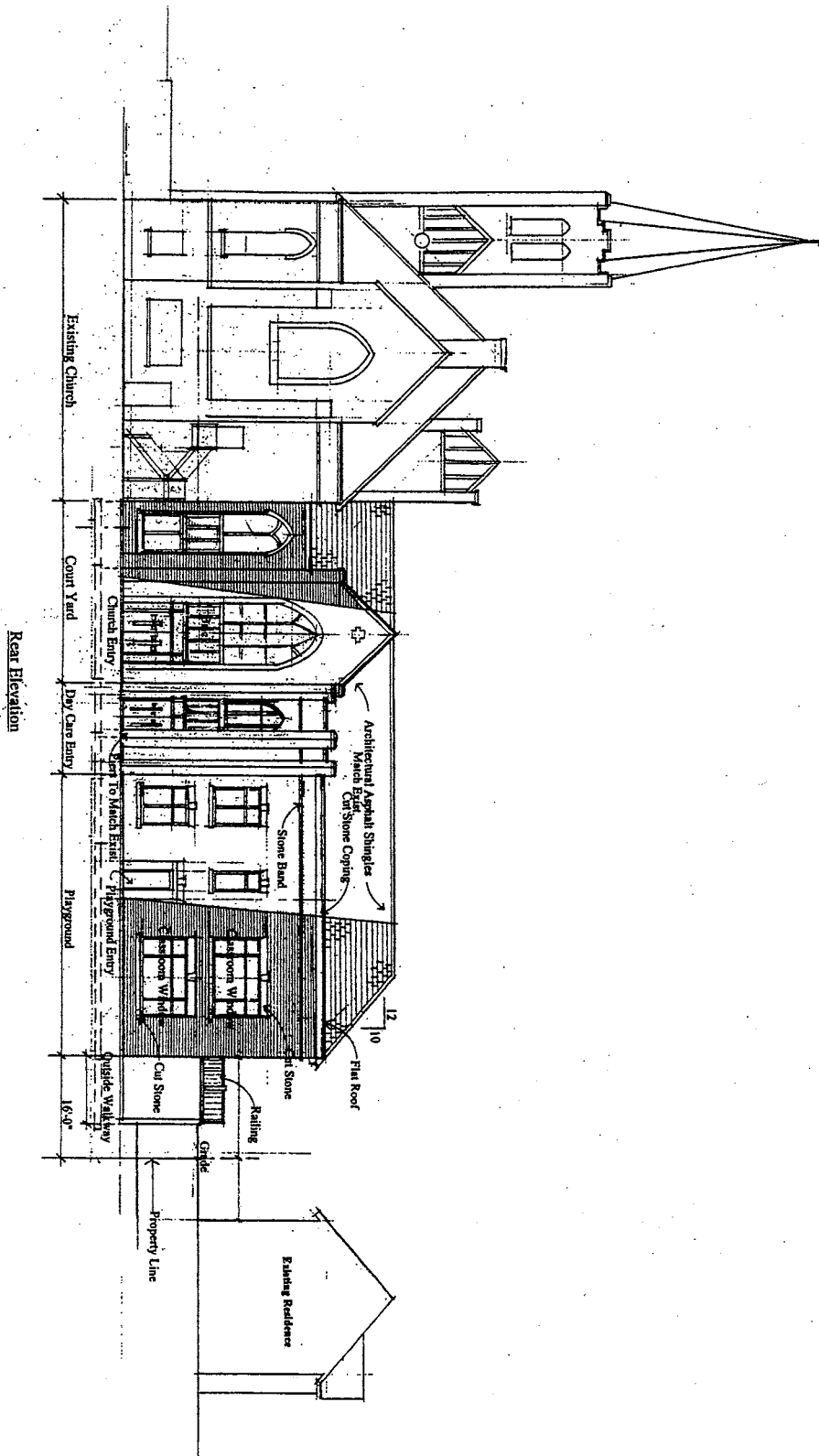
ZION LUTHERAN CHURCH
Additions and Alterations



LARSON-KRAMER
AND ASSOCIATES LTD. ARCHITECTS-ENGINEERS
701 N. YORK ROAD / HINSDALE, IL. 60521 / PHONE: 630-321-0141 FAX: 630-321-0141

Exhibit C "2" Exterior Elevations

442



Rear Elevation

January 16, 2004

EXHIBIT C
ELEVATION-2

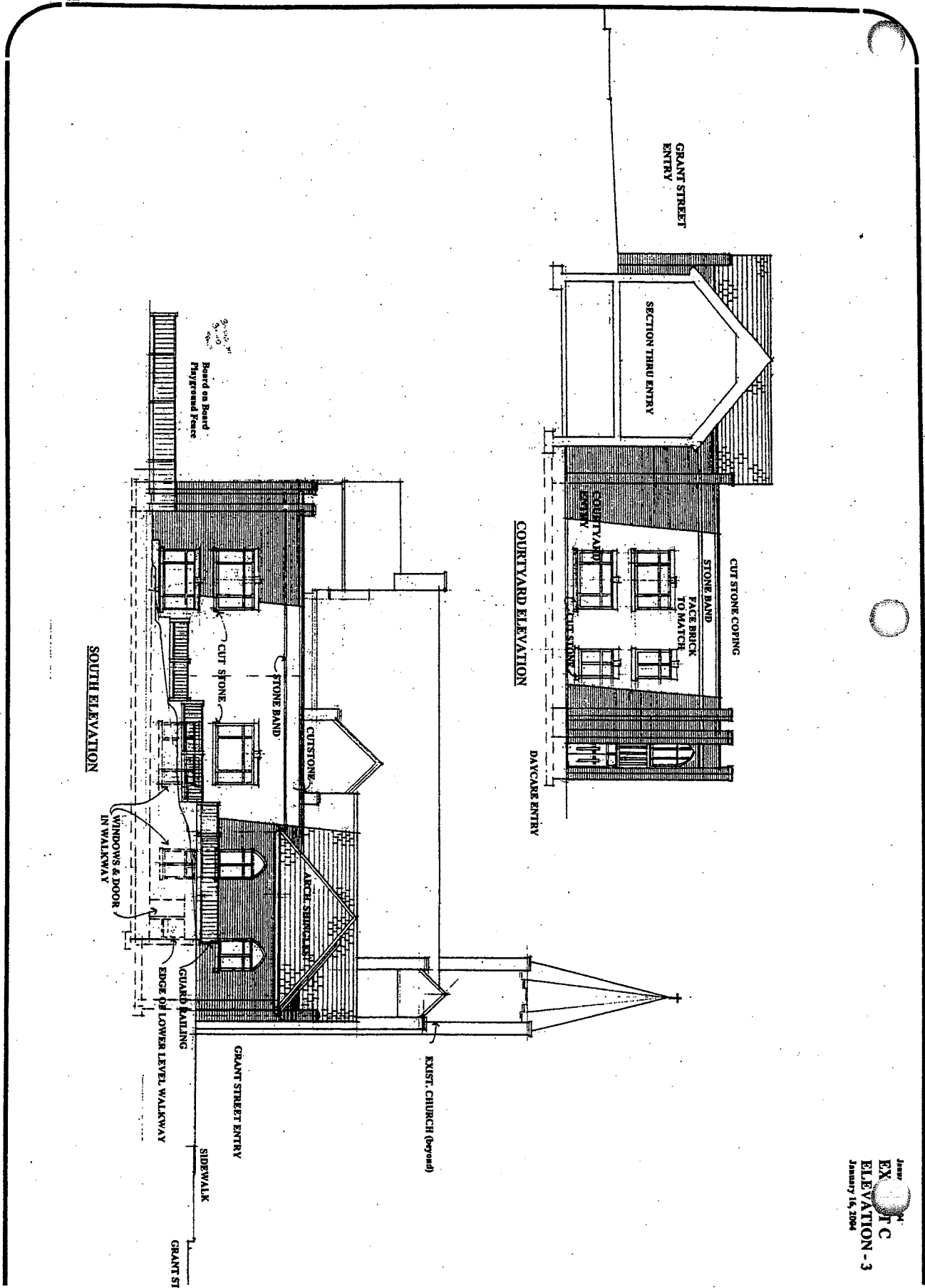
ZION LUTHERAN CHURCH
Additions and Alterations



LARSON ~ KRAMER
AND ASSOCIATES LTD. ARCHITECTS - ENGINEERS
701 N. YORK ROAD. / HINSDALE, IL. 60521 / PHONE 630-328-6644 FAX 630-328-6644

443

Exhibit C "3" Exterior Elevations



JAMES M. LARSON
ARCHITECT
ELEVATION - 3
January 16, 2004

ZION LUTHERAN CHURCH
Additions and Alterations



LARSON-KRAMER
AND ASSOCIATES LTD. ARCHITECTS-ENGINEERS
701 N. YORK ROAD./HINSDALE, IL. 60521 / PHONE 630 234-0344 FAX 630 234-0345

VILLAGE OF HINSDALE**ORDINANCE NO. O2013-15****AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A PLANNED DEVELOPMENT RELATIVE TO REMOVAL OF CERTAIN
PROPERTIES FROM THE PLANNED DEVELOPMENT AND WAIVERS RELATED
TO SAME – ZION LUTHERAN CHURCH**

WHEREAS, a Planned Development for Zion Lutheran Church (the "Applicant") at 125 S. Vine Street was originally approved by Ordinance No. 2004-15 (the "Planned Development"), and has been subsequently amended; and

WHEREAS, the Planned Development includes, among other things, a membership organization, an existing school building, and two residential properties, and is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Applicant has now submitted an application (the "Application") for a major adjustment to the Planned Development to allow for two residential lots originally included within the Planned Development at 201 and 205 S. Vine (the "Residential Lots") to be removed from the Planned Development, along with applications for a subdivision of one of the two Residential Lots, and a map amendment rezoning both of the Residential Lots from IB to R-4 upon their removal from the Planned Development (collectively, the major adjustment, subdivision and map amendment are the "Proposed Relief"); and

WHEREAS, the Application also seeks certain waivers as a result of the removal of the Residential Lots from the Planned Development. The waivers sought are as follows:

- To allow a F.A.R. of .537 for the existing membership organization within the Planned Development, in lieu of the .50 allowed;
- To allow the minimum lot size for the Planned Development to be 85,378 square feet;
- To allow a rear yard parking lot setback of zero feet (0') instead of the twenty-five feet (25') required;
- To allow a landscape buffer of zero feet (0') along the rear parking lot, in lieu of the ten feet (10') required; and
- To allow a lot size of 8,375 square feet for the 205 S. Vine property upon its subsequent subdivision and removal from the Planned Development/rezoning, in lieu of the 10,000 square feet required.

WHEREAS, as the Proposed Relief includes removal of property from the Planned Development, which will in turn require certain waivers, a major adjustment to the Planned Development is required to be approved by the Village Board pursuant to Subsection 11-603(K)(2) of the Hinsdale Zoning Code in order for the

Proposed Relief to be granted. The major adjustment does not involve any physical or visual changes to the Planned Development; and

WHEREAS, the Zoning and Public Safety Committee of the Village of Hinsdale Board of Trustees, at a public meeting held on June 24, 2013, considered the Application, found it to be in substantial conformance with the approved Planned Development final plan, as previously amended, as required by Subsection 11-603(K)(2) of the Hinsdale Zoning Code, and recommended its approval; and

WHEREAS, the President and Board of Trustees of the Village have duly considered all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in Section 11-603 of the Zoning Code relating to major adjustments to planned developments.

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

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

SECTION 2: Approval of Major Adjustment to the Approved Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and pursuant to Subsection 11-603(K)(2) of the Hinsdale Zoning Code, approve the major adjustment to the Planned Development, as previously amended, to allow removal of the Residential Lots commonly known as 201 and 205 S. Vine from the Planned Development, subject to subsequent approval of a Subdivision related to 205 S. Vine, and a Map Amendment rezoning both lots to R-4 upon their removal from the Planned Development. As part of the conditional approval of the Major Adjustment, the following waivers are granted:

- To allow a F.A.R. of .537 for the existing membership organization within the Planned Development, in lieu of the .50 allowed;
- To allow the minimum lot size for the Planned Development to be 85,378 square feet;
- To allow a rear yard parking lot setback of zero feet (0') instead of the twenty-five feet (25') required;
- To allow a landscape buffer of zero feet (0') along the rear parking lot, in lieu of the ten feet (10') required; and
- To allow a lot size of 8,375 square feet for the 205 S. Vine property upon its subsequent subdivision and removal from the Planned Development/rezoning, in lieu of the 10,000 square feet required.

The Planned Development is hereby amended to the extent provided, but only to the extent provided, by the approval granted herein.

SECTION 3: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, the Ordinance approving the Planned Development, any previous amendments thereto, or of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 4: Conditional Approval. The approval granted herein is subject to the following: subsequent approval by the President and Board of Trustees of a Subdivision related to 205 S. Vine and of a Map Amendment rezoning of the Residential Lots being removed from the Planned Development. If such approvals are not made by the President and Board of Trustees within one hundred and eighty (180) days from the approval of this Ordinance, this Ordinance shall become null and void.

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

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

PASSED this 16th day of July 2013.

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

NAYS: None

ABSENT: Trustee Angelo

APPROVED this 16th day of July 2013.



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

ATTEST
Christine M. Bruton
Christine M. Bruton, Village Clerk

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

By: 

Its: Property GAMRON

Date: 7/16/, 2013

EXHIBIT A

LOT 1, THE EAST 70.00 FEET OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5 AND 6 IN BLOCK 5, ALSO, LOTS 10, 11, 12 AND 13 IN BLOCK 6 ALL IN J. I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 116 – 212 S. GRANT and 125 – 209 S. VINE STREET, HINSDALE, ILLINOIS

SMITH & CO. CHICAGO
1000 N. LAKE STREET
CHICAGO, ILL. 60610
TEL. 312-329-0100
FAX 312-329-0101

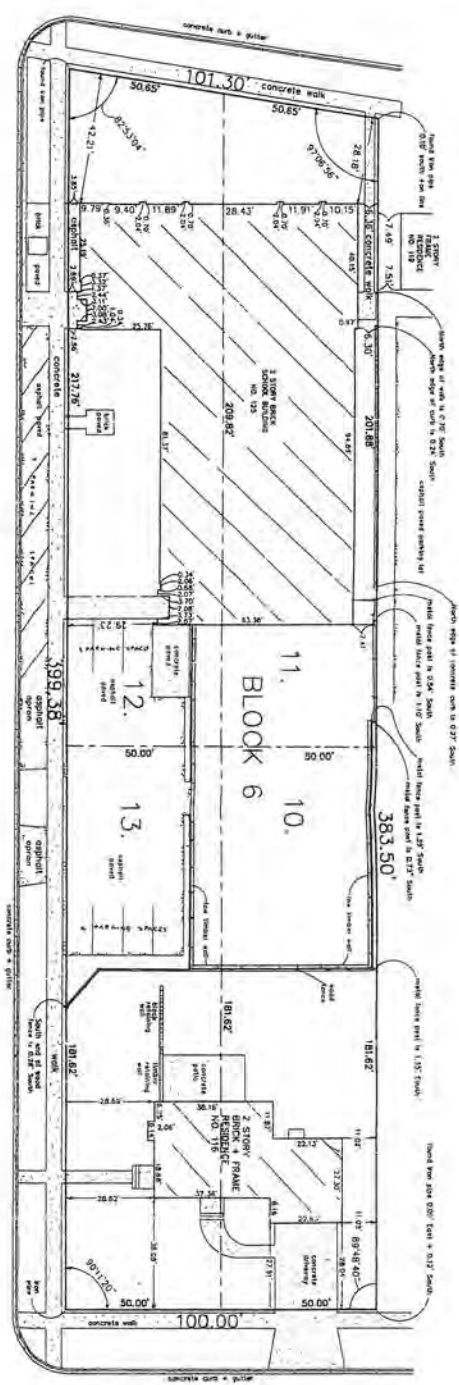
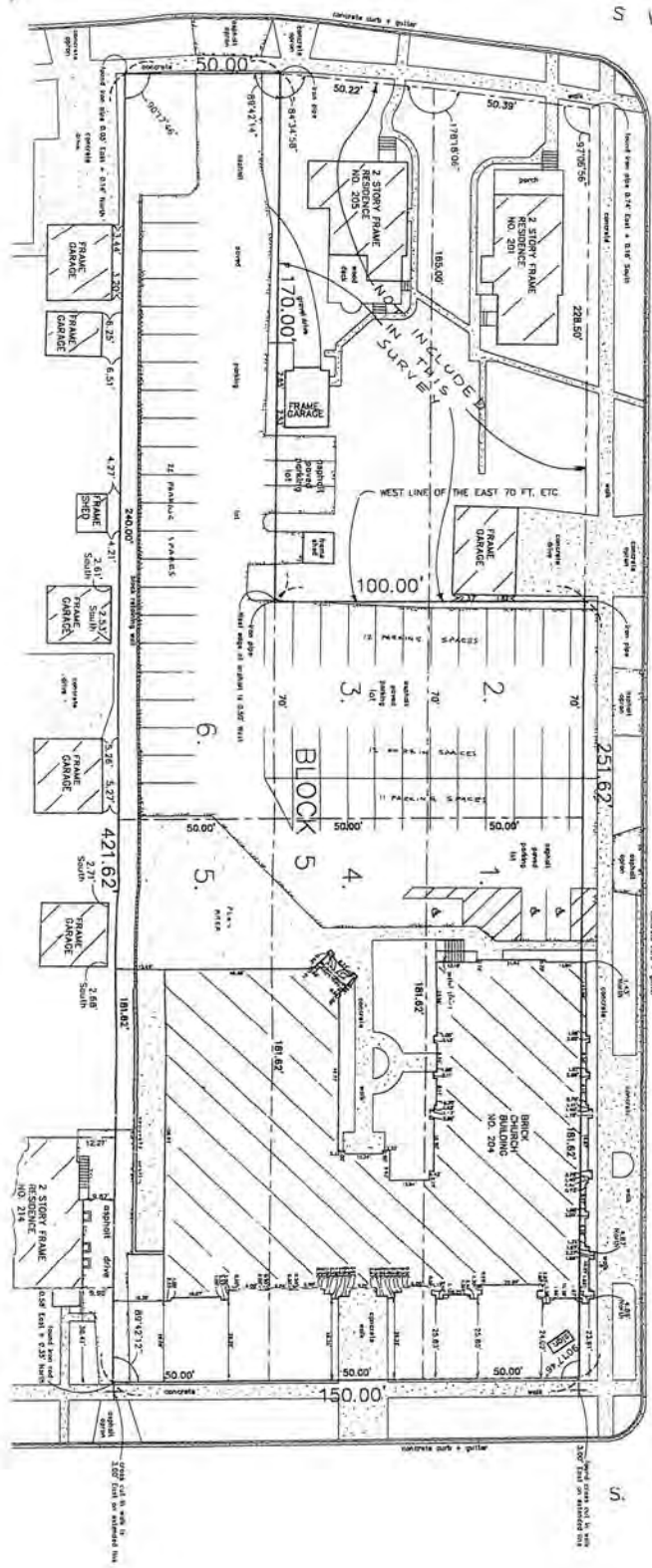
Plat of Survey

LOT 1, 1/4 - EAST 71.62' PART OF LOTS 3 AND 3 AND ALL OF LOTS 4 AND 8 IN BLOCK 6, ALSO LOTS 10, 11, 12, 13 IN BLOCK 6 AND ALL IN A. J. LORER'S ADDITION TO THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 11, EAST OF PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1972 AS DOCUMENT NUMBER 15400, IN COCKER COUNTY, ILLINOIS.

S VINE STREET

W. 2ND STREET

S. GRANT STREET



THIS SURVEY WAS MADE IN ACCORDANCE WITH THE CHICAGO
PLAT ACT OF APRIL 5, 1907.
APRIL 5, 1907

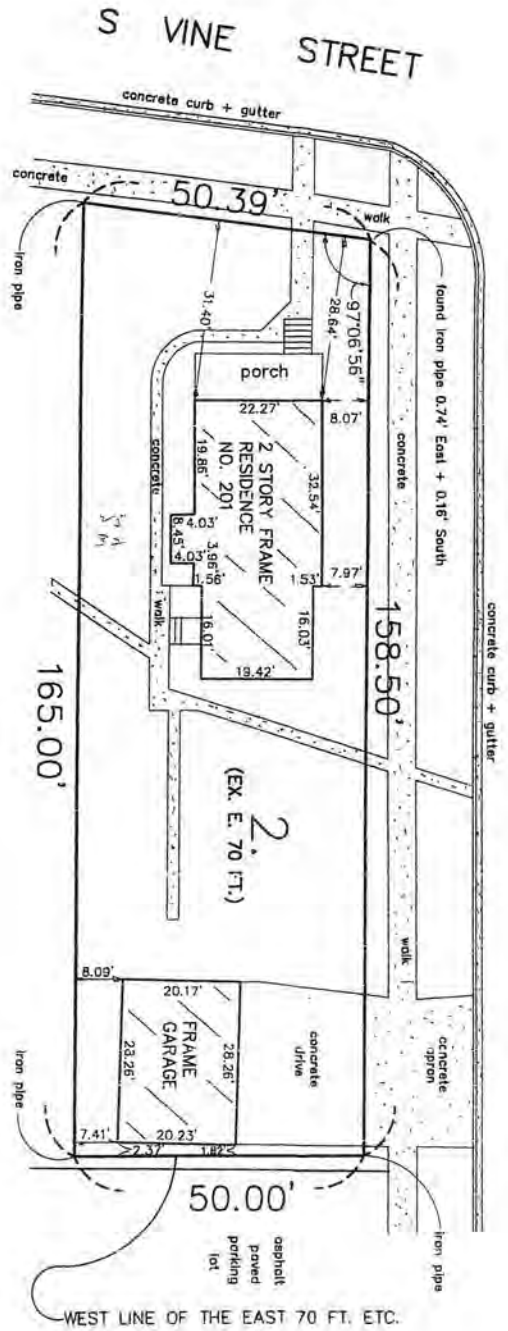
JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60527
PHN 630-789-0898
FAX 630-789-0897

Plat of Survey

LOT 2 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 IN J. I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.



W. 2nd STREET



- NOTES:
- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OF RECORDS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.
 - SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
 - CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL DIMENSIONS AND ANGLES BEFORE USE.
 - DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE.
 - SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYORS' SEAL IS VERIFIED HEREON.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE: APRIL 5, 2013 AD. 2013

ORDERED BY: Joseph M. De Craene
ILLINOIS LAND SURVEYOR NO. 2476

LIC. EXP. 11-30-2014

ORDERED BY: LARSON
130205-201 VINE

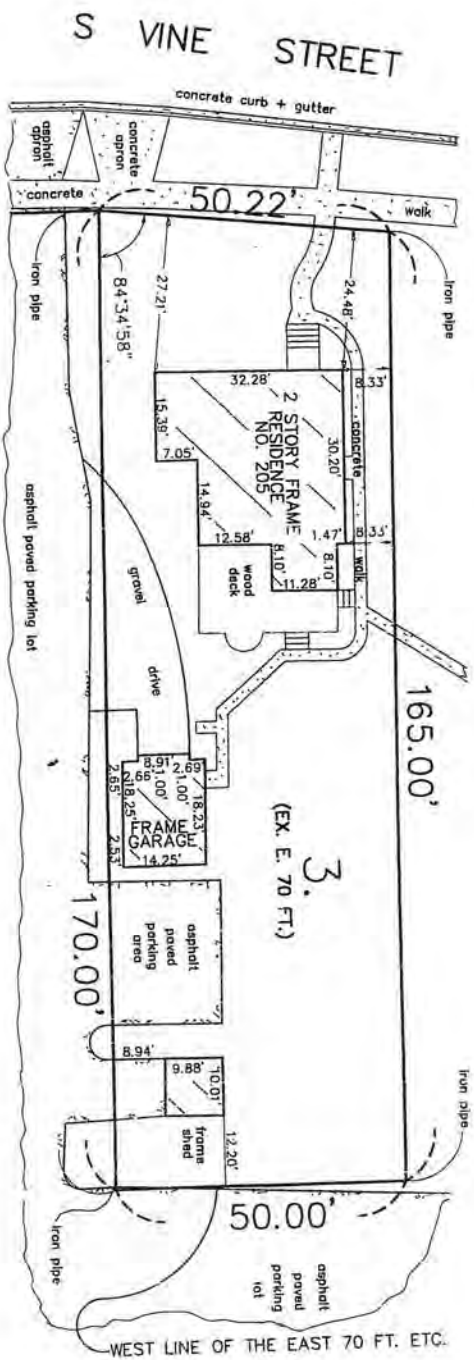
© COPYRIGHT 1"=20' JOSEPH M. DE CRAENE

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60521
PHN 630-789-0898
FAX 630-789-0897

Plat of Survey

LOT 3 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 IN J. I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

1"=20'
8375 Sq. ft.



- NOTES:
- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY.
 - NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR OTHER MATTERS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.
 - SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
 - CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE.
 - DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT CORNER LOCATIONS.
 - SURVEY CAN NOT BE MADE UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

DATE: APRIL 5, 2013 A.D.

ILLINOIS LAND SURVEYOR NO. 2478

LIC. EXP. 11-30-2014

ORDERED BY: LARSON

ORDER NO. 130205-205 VINE

© COPYRIGHT 1"=20' JOSEPH M. DE CRAENE

VILLAGE OF HINSDALE

ORDINANCE NO. O2013-27

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF HINSDALE RELATIVE TO THE REZONING OF PROPERTIES LOCATED AT 201 AND 205 S. VINE STREET

WHEREAS, an application (the "Application") to amend the Official Zoning Map of the Village of Hinsdale by changing the zoning of properties located at 201 and 205 S. Vine Street from IB Institutional Buildings Zoning District to R-4 Single Family Residential Zoning District (the "Proposed Map Amendments") has been filed with the Village by Zion Lutheran Church (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code; and

WHEREAS, the Application was referred to the Plan Commission of the Village for consideration and a hearing, and has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, the properties to be rezoned through the Proposed Map Amendments (the "Subject Properties") are generally described as the two long-existing residential lots located at 201 and 205 S. Vine Street, with the exception of the rear seventy (70) feet of 205 S. Vine, which has been subdivided pursuant to a Plat of Subdivision separately approved by the Village (the "Subdivision"). The Subject Properties are legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Subject Properties are currently part of a Planned Development originally approved in 2004 by Ordinance No. 2004-15, and are being removed from the Planned Development concurrent with this rezoning, pursuant to an Ordinance Approving a Major Adjustment to the Planned Development previously approved by the Board of Trustees that was conditioned on approval of this Rezoning and of the Subdivision; and

WHEREAS, on September 11, 2013, 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, the Plan Commission recommended approval of the Proposed Map Amendments by a vote of 6 in favor, 0 against and 1 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-22-2013 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on September 23, 2013, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee, 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, recommendation of the Zoning and Public Safety Committee and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Map Amendments are demanded by and required for the public good.

Section 3: Map Amendments. Pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) and the Hinsdale Zoning Code, the President and Board of Trustees of the Village of Hinsdale approve the Proposed Map Amendments, and the Official Zoning Map of the Village of Hinsdale, DuPage and Cook Counties, Illinois, as amended, is further amended by changing the zoning classification of the Subject Properties described in **Exhibit A** from IB Institutional Buildings Zoning District to R-4 Single-Family Residential Zoning District.

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.

ADOPTED this 15th day of October, 2013, pursuant to a roll call vote as follows:

AYES: Trustees Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSENT: Trustee Elder

APPROVED by me this 15th day of October, 2013, and attested to by the Village Clerk this same day.



Thomas K. Cauley, Jr., Village President

Christine M. Bruton
Christine M. Bruton, Village Clerk

EXHIBIT A

DESCRIPTION OF PROPERTIES BEING REZONED

LOT 2 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS, ALSO;

LOT 3 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 12, TWONSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As: 201 and 205 S. Vine Street, Hinsdale, Illinois.

P.I.N.s: 09-12-111-001 & -003

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

HINSDALE PLAN COMMISSION

RE: Case A-22-2013 - 201-205 S. Vine Street – Zion Lutheran Church – Map Amendment

DATE OF PLAN COMMISSION REVIEW: September 11, 2013

DATE OF COMMITTEE REVIEW: September 23, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

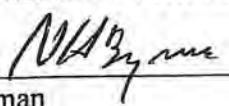
1. Zion Lutheran Church, (the “applicant”), represented by Keith Larson submitted an application to the Village of Hinsdale for the property located at 201 and 205 S. Vine Street (the “subject property”).
2. The subject properties are currently zoned IB, Institutional Buildings and are currently being occupied by two single-family homes that were part of a Planned Development.
3. On July 16th, 2013, the Village Board approved a Major Adjustment to the Planned Development, for the removal of these two lots from the Planned Development, including all necessary waivers, subject to the approval of the requested Map Amendment.
4. The applicant is proposing to rezone the two properties from IB, Institutional Buildings District to R-4 Single-Family Residential.
5. The Plan Commission heard a presentation from the applicant which included testimony that the Plan Commission had previously suggested their desire to see these two lots removed from the Planned Development and returned to R-4 single-family.
6. The Commission agreed that this request was appropriate given the surrounding zoning classification and confirmed that they would prefer to see these two lots rezoned to R-4 single-family residential, as indicated by the applicant. As such the Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of six (6) “Ayes”, zero (0) “Nays”, one (1) “absent”, recommends to the President and Board of Trustees of the Village of Hinsdale to approve the map amendment at 201 and 205 S. Vine Street – Zion Lutheran Church.

THE HINSDALE PLAN COMMISSION

By:


Chairman

Dated this 9th day of Oct, 2013.

PROPOSED TEXT AMENDMENT**Amendment Summary**

The proposed amendments to Section 6-106 (E)(4) and Section 11-603(M)(2) of the Village's Zoning Code would allow for Lifestyle Housing as a Special Use in the O-1 Specialty Office District. Text with a strikethrough is to be deleted. Text in **red and bolded** is to be added.

Section 6-106 (E)(4) – Special Uses in Office Districts

	O-1	O-2	O-3
E. Miscellaneous:			
1. Planned developments.	S	S	S
2. Hotels (7011).			S
3. One dwelling unit accessory to a funeral home or parlor.		S	
4. Lifestyle housing, subject to the planned development provisions of subsection 11-603M of this Code.	S	S	

Section 11-603(M)(2)

M. Lifestyle Housing:

1. General Purposes: The regulations of this subsection M govern development of very high quality townhouse and condominium dwellings, in one or more buildings, on property near downtown Hinsdale (generally known as "lifestyle housing"). The regulations are intended to authorize such housing, but only to the extent that it reflects the highest standards of design and construction, consistent with the village's historic and distinctive residential character and with uses and development adjacent to the proposed development. Lifestyle housing is intended to be attractive to existing Hinsdale residents who seek housing that requires less maintenance than single-family detached houses; residents who wish to remain in the village, close to neighbors, friends, and familiar institutions, near downtown shopping and amenities, and close to the transportation center of the village. Lifestyle housing may be appropriate on property near downtown Hinsdale and on property of a transitional nature between the downtown retail environment and nearby single-family residential areas. Lifestyle housing is appropriate in furtherance of the following public purposes:

- (a) Local Atmosphere: To maintain the local, "small town" atmosphere of the areas within which lifestyle housing may be developed.
- (b) Compatibility: To ensure compatibility of new development with the existing characteristics of the area.
- (c) Transitional Areas: To protect sensitive areas of transition from one land use to another.
- (d) Attractiveness; Stimulation Of Downtown: To protect and enhance the village's attractiveness to longtime residents and to visitors, and to support and stimulate downtown businesses.
- (e) Strong Economy: To strengthen the economy of the village.

2. Location Restrictions: Lifestyle housing shall be permitted only in the B-1 community business district, the B-3 general business district, **the O-1 specialty office district**, and the O-2 limited office district. Further, lifestyle housing shall be permitted only on property where the purposes set forth in subsection M1 of this section are advanced. Further, lifestyle housing shall be permitted on any particular parcel of land only if the proposed development is, in the determination of the board of trustees, compatible with adjacent land uses. For example, but only by way of example, a row house style development may be appropriate on a parcel of land located adjacent to existing residential uses but a condominium development on that same parcel may not be appropriate; or, the board of trustees

may determine under all of the standards applicable to special use permits, site plans, exterior appearance plans, planned developments, and lifestyle housing that no multiple-family use of any kind is appropriate on that same parcel.

3. **Applicability Of District Regulations:** The regulations of the zoning district within which the subject property is classified shall apply to and control development of lifestyle housing except only as specifically provided otherwise in this section.

4. **Applicability Of Planned Development Standards:** The regulations and standards of this section shall apply in their entirety to development of lifestyle housing except only as specifically provided otherwise in this subsection M.

5. **Special Exterior Appearance And Design Standards:** In addition to all other applicable exterior appearance standards, the board of trustees shall consider and evaluate the propriety of approving a planned development for lifestyle housing guided by the standards and considerations set forth in subsections 11-605E1(b), E1(c), E2(a), E2(g), E2(h), E2(i), E2(j) and E2(k) of this article.

6. **Special Bulk, Yard, And Space Standards:** The bulk, yard, and space standards of the zoning district within which the subject property is classified shall apply to lifestyle housing except as may be modified pursuant to this section and except as follows:

Maximum height	33 feet or district maximum, whichever is higher, but in no event more than 3 stories
Lot area	20,000 square feet
Minimum lot area per unit	1,000 square feet
Maximum units per acre	35
Minimum lot width	60 feet
Minimum lot depth	125 feet
Maximum lot coverage	70 percent
Maximum building coverage	70 percent
Maximum floor area ratio	1.5
Minimum number of off street parking spaces	1.5 spaces per unit

7. **Authorized Uses:** Notwithstanding the provisions of subsection [4-107D](#) of this code or of subsection H3 of this section, the board of trustees shall have the authority, in connection with the granting of a planned development approval for lifestyle housing, to authorize on the first floor of a structure, retail or service uses compatible with similar retail and service uses in the vicinity of the proposed development. The board of trustees may limit, specifically or generally, the types of retail or service uses that are authorized and may place any condition on any such uses as the board of trustees determines is appropriate. The board of trustees shall not authorize any use that is not permitted or authorized as a special use in the B-2 central business district and shall not authorize any such use above the first floor of any structure.

8. **Inapplicability Of Certain Standards:** Certain of the standards for planned developments set forth in subsection E of this section are not useful to the concept of lifestyle housing in the context authorized by this section. Accordingly, although the principles set forth in said subsection E of this section may be used to guide the board of trustees, the provisions in subsections E2(d), "Public Open Space And Contributions", E2(e), "Common Open Space", and E2(g), "Building And Spacing", of this section shall not be strictly applicable to a lifestyle housing proposal.

N. **Expansion Of New Or Used Motor Vehicle Dealerships On Ogden Avenue:** The board of trustees, in accordance with the procedures and standards set out in this section and by ordinance duly adopted, may grant a special use permit authorizing the expansion of new or used motor vehicle dealerships located on property abutting Ogden Avenue and existing as of May 1, 2003, as a planned development. (Ord. 95-14, §3A, 4-24-1995; Ord. O2002-66, §4, 10-1-2002; Ord. O2006-75, §2, 10-17-2006; Ord. O2007-62, §4, 9-4-2007; Ord. O2019-29, § 3, 9-17-2019)

Vine Street Station – Proposed Modifications to Code Requirements

- Front Yard Setback (Vine Street) – Reduce the front yard setback from 35' to 28.2'
- Corner Side Yard Setback (Second Street) – Reduce the corner side yard setback from 35' to 2.4'
- Interior Side Yard and Setback – Reduce the interior side yard setback from 10' to 6.1'
- Building Height – Increase the maximum building height from 33' to 38'5"
- Drive Aisle Width – Reduce the two-way aisle width in the parking garage from 24' to 20'2"
- Parking Space Stalls – Reduce the parking space stall width from 9' to 8'
- Loading Space Length – Reduce the length of the required loading space from 30' to 20'
- Specified Structures and Uses in Required Yard.
 - West Balconies – Front Yard – Increase the balcony projection from an exterior wall into the required front side yard from 3' to 6'
 - North Balconies – Interior Side Yard – Increase the balcony projection from the exterior wall into the required interior side yard from 2' to 6'
 - South Balconies – Corner Side Yard – Increase the balcony projection from the exterior wall into the required corner side yard from 2' to 6'
 - Awning – Corner Side Yard – Increase the awning projection from the exterior wall into the required corner side yard from 2' to 2'6" and allow for the awning to extend outside of the planes drawn from the main corners of the building at an interior angle of twenty two and one-half degrees (22 1/2°) from the wall in question
 - Fire Table and Outdoor Grill – Corner Side Yard – Allow an outdoor fire table and outdoor grill to be located within the required corner side yard
- Fences – Allow for a five (5) foot tall fence with partially solid areas to be located in the required corner side yard
- Perimeter Landscaped Open Space – Reduce the width of the required perimeter landscaped open space along Vine Street from 35' to 28.2'

Major Adjustment to Zion Lutheran Church Planned Development

New modifications to the Zoning Code are requested as a result of removing the 0.61-acre site from the Planned Development. In addition to the requested waivers, all waivers previously granted relative to the Planned Development under the original approval and subsequent amendments shall continue in full force and effect, unless no longer required. The list of modifications are included in the attached application packet and are summarized below:

- Lot Area for the Planned Development – Decrease the minimum lot area for membership organizations from 80,000 square feet to 58,739 square feet
- Off-Street Parking – Decrease the number of required on-site parking spaces from 74 spaces to 67 spaces
- Front Yard Setback – Grant Street – Membership Organization Building at 204 S. Grant Street – Decrease the front yard setback along Grant Street from 35' to 23.9'
- Front Yard Setback – Grant Street – Single-Family Home at 116 S. Grant Street – Decrease the front yard setback along Grant Street from 35' to 27.9'
- Corner Side Yard Setback – Second Street – Membership Organization Building at 204 S. Grant Street – Decrease the corner yard setback along Second Street from 35' to 0' *[Note: the previous modification of 1.4' granted appears to be incorrect as the existing membership organization building extends several feet north into the Second Street right-of-way]*
- Corner Side Yard Setback – Second Street – Single-Family Home at 116 S. Grant Street – Decrease the corner yard setback along Second Street from 35' to 28.1'
- Interior Side Yard Setback – South Lot Line – Membership Organization Building at 204 S. Grant Street – Decrease the interior side yard setback along the south lot line from 25' to 16'
- Interior Side Yard Setback – North Lot Line – Single-Family Home at 116 S. Grant Street – Decrease the interior side yard setback along the north lot line from 25' to 11.4'
- Parking Setbacks and Landscape Buffer – Membership Organization Parking Lot at 204 S. Grant Street – Decrease the corner side yard setbacks and interior side yard setbacks for the existing parking lot from 25' to 0' and required landscape buffer from 10' to 0'
- Parking Lot Drive Aisle Width – Decrease the drive aisle width from 24' to 19'
- Building Height – Increase the maximum building height for the existing membership organization building from 40' to 48'

Zoning Code Section 12-206: Definitions

Substantial Conformity: For the purposes of granting plan approvals relating to planned developments and site plans, a newly submitted plan shall be deemed to be in substantial conformity with a previously approved plan if, but only if, the newly submitted plan:

- A. Does not increase the number of dwelling units, the gross floor area of the development, or the gross floor area devoted to any particular use; and
- B. Does not increase building coverage by more than ten percent (10%) of the percentage of the previously approved plan; and
- C. Does not change the orientation of any building by more than two percent (2%) compared to the previously approved plan; and
- D. Does not decrease open space; and
- E. Does not change the general location of any open space in any manner to detract from its intended function in the previously approved plan; and
- F. Does not change the general location and arrangement of land uses within the development as shown on the previously approved plan; and
- G. Does not change or relocate rights of way shown on the previously approved plan in any manner or to any extent that would decrease their functionality, adversely affect their relation to surrounding land use and rights of way elements, or reduce their effectiveness as buffers or amenities; and
- H. Does not alter the percentage of any land use in any stage of the development by more than ten (10) percentage points as compared to its percentage in the previously approved plan; and
- I. Does not delay any stage of the previously approved development schedule by more than twelve (12) months; and
- J. Does not violate any applicable law or ordinance; and
- K. Does not depart from the previously approved plan in any other manner determined by the reviewing body or official, based on stated findings and conclusions, to be a material deviation from the previously approved plan.

Vine Street Station

Proposed Planned Development with Lifestyle Housing

PRESENTED TO:
The Village of Hinsdale
Plan Commission
March 17th, 2022



PRESENTED BY:



**HOLLADAY
PROPERTIES**

Building Solutions Since 1952



Adaptive Reuse of Zion School

125 S. Vine Street, Hinsdale, IL

PROJECT SUMMARY:

Holladay Properties discovered this opportunity through association with the Zion Lutheran Church in late 2020 and quickly envisioned transforming their aged, vacant school building into (12) twelve luxury "Lifestyle Housing" condominium units. The proposed project includes the addition of a public pocket park & formal sitting garden to benefit both the surrounding neighborhood & future residents. Holladay intends to work with The Village of Hinsdale & incorporate feedback obtained from adjacent property owners to preserve & revive this historic building in the heart of the community.

Existing Building



Proposed Building

PROJECT HIGHLIGHTS:

- Adaptive re-use of historic school dating to 1931
- Preserves facade while **celebrating existing historical elements** such as cornerstone & 2-story stained glass window
- **Twelve (12) luxury condominium** units designed for empty-nesters (55+)
- **Estimated \$6MM investment** in Hinsdale
- Strong **community support** including neighbors & Zion Congregation
- Project utilizes **existing codes** (Lifestyle Housing) which are designed for this type of project
- Enclosed parking garage within building lower level
- Units to feature floor to ceiling windows, elevator access to garage & exceptional modern amenities
- Development to feature "**outdoor living room**" & garden for resident enjoyment
- Project leaders live in Hinsdale
- Introduce privately-maintained, but **publicly accessible pocket park** at the northeast corner of 2nd & Vine
- Parking exceeds code minimum requirement
- Building will be brought up to **current code** (ADA, flood plain, etc.)

March 17, 2022

Ms. Bethany Salmon
Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL. 60521

Re: 125 S. Vine Street- Application for Plan Commission Approval

Dear Bethany:

Thank you for your guidance in obtaining the Village Board referral to the Plan Commission for review of the proposed Vine Street Station project. As a resident of Hinsdale, IL since 2012, I have taken great pride in being fortunate enough to call Hinsdale “home”. I have deep respect for the community, its heritage, and its precious fabric that makes Hinsdale the envy of its neighbors. I represent Holladay Properties, www.holladayproperties.com, a highly reputable real estate development company established in 1952 and based in South Bend, IN. Currently, I am the lead partner in our “Chicago” development office, located in downtown Clarendon Hills, IL. Over the last decade, our office has been focused on development opportunities in surrounding DuPage County communities, including Downers Grove, Westmont, Lombard, and Glen Ellyn among others. Our firm has largely focused on Transit-oriented-development, or “TODs” as often referred to in the planning community, which are walkable urban, often mixed-use developments designed with an intent of increasing vibrancy.

It was a matter of chance to become aware of the unique opportunity to pursue an adaptive-reuse of the historic Zion School located at the Northeast corner of Second and Vine streets in Hinsdale. Two of my three children participated in pre-school at Zion Lutheran – considered by many to be one of the preeminent pre-schools in Hinsdale. I often wondered about the building across the street from the new pre-school with the 1931 cornerstone and the beautiful, but largely concealed, two-story stained glass window. It was only later, in my review of the D181 school district office relocation analysis, that I learned that the Zion school had been contemplated as an administrative office location for the school district. Disappointingly, I learned that D181 passed on the Zion location for a variety of reasons, primarily siting building obsolescence and renovation costs. In fact, the location ranked the lowest of the three that had been studied.

Undeterred, I was able to obtain access to the building and was surprised to find it had “great bones”. I invited Chris Walsh, of Tandem Architecture in Chicago, to tour the building with the Holladay team and we collectively concluded that this building could potentially be adapted to a new and exciting residential use. We successfully worked with Zion’s real estate broker and Hinsdale resident, Rick Morris, and Zion’s Pastor Klein to complete a Purchase and Sale Agreement with Holladay Properties as the Contract Purchaser.

Prior Building Uses.....

Historically, the building was used by Zion School, which reached its peak attendance of 240 students (K-8) in the mid 1990s, closed in 2009 when attendance fell below 60 kids in 2009. The most recent, active use of the building was Vine Street Academy (a charter school) which vacated the building from 2012 until 2018 at which point the school moved to Burr Ridge. Currently, the only building use is the Red Dogs Baseball team which rents the gym and uses the space for batting practice.

After studying the site, we have been able to identify a potential path to saving the building, identifying a new use that would resonate with the congregation while allowing us to preserve its façade and historical elements (of which there are many!). Further, we learned that the Hinsdale code of municipal ordinances contains a provision for “Lifestyle Housing” which provides a path to obtaining necessary approvals while allowing Holladay an opportunity to offer a product that expressly targets Hinsdale’s growing and underserved “empty nester” community.

It is under this backdrop, and the result of our most genuine hope, that this vision aligns with that of the community and that our efforts to preserve and improve this important building will result in another 90 years of vibrant use. Our Proposal for the site is summarized below:

- We intend to fully restore the exterior façade of the building to preserve its architectural features including carved limestone details, cornice, masonry, and stained glass.
- We intend to utilize the entire lower level of the building for resident parking providing a fully enclosed, temperature controlled private parking garage with 22 enclosed parking spaces as well as a refuse area out of view and for resident use. There are three exterior parking spaces on site as well resulting in 25 total parking spaces on site.
- We intend to renovate the second and third levels of the building to create twelve luxury residential and age restricted condominium units (six units per floor).
- We intend to restore the entire site landscaping to comply with current code, preserve existing mature vegetation as recommended by the Village forester and remove the existing surface parking lot to expand the landscaped green space and increase the pervious area of the site to reduce stormwater runoff. The green space located at the west side of the site at the corner of Vine Street and Second Street will be improved with a sitting garden which will be open for the surrounding community to enjoy.

In order to accomplish this vision we will need to obtain Village approval for a variety of zoning issues related to the former Zion School site as well as amendments to the existing Planned Development Ordinance which is in place for the Zion Lutheran Church Campus. The Zion Lutheran Church has authorized Holladay Properties as Contract Purchaser to pursue the necessary approvals and will sign certain applications which require their consent. The zoning matters which will need to be addressed include the following:

- Amendment of the current Planned Development Ordinance currently in place for the church campus to remove the School site and reconfigure the site of the Pastor’s Home at 116 S. Grant St. (Major Adjustment to Planned Development for Zion Lutheran Church).
- Re-subdivision of the existing lots which comprise the school site and the adjacent residential lots comprising the Pastor’s home.
- Rezoning of the former Zion School site from the current IB Institutional zoning to O1 Specialty Office with Lifestyle Housing as a special use (Special Use Permit, Map Amendment and Text Amendment).
- Planned Development Application Concept Plan Level for former School site 125 S. Vine Street.
- Certificate of Zoning Compliance
- Exterior Appearance/ Site Plan review
- Text Amendment to allow a Planned Development/Lifestyle Housing in O1 District.

In order to eliminate the existing parking lot and convert it to landscaped greenspace we need to adjust the location of the rear lot line separating the school site from the lots comprising the pastor's home at 116 S. Grant Street. This results in a reduction of the lot depth for the Pastor's home site from approximately 150 feet to 125 feet in depth. The fence separating the former school site from the Pastor's home site will be replaced and actually relocated west toward the former school site as a result. The fence and the added area to the Pastors home site east of the new fence location will also be landscaped per code as well. These changes will be documented in the Major Adjustment to the Planned Development Ordinance for the church campus as referenced above.

Prior to submitting this application for Plan Commission approval we have held two neighborhood meetings (on August 18, 2021 and September 29, 2021) to explain our intent for the property. The response from the surrounding neighbors and members of the Zion Lutheran Church have been quite supportive of our preliminary plan and we have incorporated a variety of suggestions we received from community members. For example, following community feedback we have converted the western portion of the site into a publicly accessible pocket park, we removed a dog play area, we have adjusted privacy screen of the outdoor living room, and are crafting HOA covenants to prohibit short term rentals and keep balconies clean from bicycles and other storage. We have also obtained a preliminary traffic analysis which indicates that traffic generated by this proposed residential use has a significantly reduced impact as compared to the prior school use and potential institutional use of the property.

In addition to the neighborhood meetings referenced above, we met with the Village Board on February 14, 2022 and March 1, 2022 in order to obtain their referral of the project for Plan Commission review. As part of their referral, the Village Board offered the following suggestions for further consideration:

- Village Board strongly recommends the project to be age restricted to ages 55+.
- Village Board requests that the open space on both the eastern and western sides of the property be accessible by the public.
- Village Board requests the proposed parking space width of 8 feet within the private interior parking garage be considered further as the current Village Standard is 9 feet.

Holladay Properties extensive prior experience in similar projects reveals that a true partnership between the developer and municipality is essential for a development project to be successful. It is only via this joint effort, with a shared vision, high level of communication, and emphasis on follow-through/execution, that truly transformative developments may thrive. It is in this spirit of cooperation that we ask for your support of our plans to preserve this important piece of the history of the Village of Hinsdale.

Yours very truly,

Holladay Properties Services Midwest, Inc.

A handwritten signature in dark ink, appearing to read 'D. Mitchell', with a stylized flourish at the end.





Drew Mitchell
Partner & VP Development

ZONING FOR ADJACENT PROPERTIES

SOURCE: VILLAGE OF HINSDALE 2019 ZONING MAP




LEGEND

-  R-4 SINGLE FAMILY RESIDENTIAL DISTRICT
-  IB INSTITUTIONAL BUILDINGS DISTRICT
-  O-1 SPECIALTY OFFICE DISTRICT
-  O-2 LIMITED OFFICE DISTRICT



PROPOSED ZONING FOR SUBJECT PROPERTY
(INDICATED WITH DASHED LINE) =

*O-1 SPECIALTY OFFICE DISTRICT W/
SPECIAL USE - LIFESTYLE HOUSING*

 Parcels Requested to be Amended to O-1 Specialty Office Zoning District

 Parcels Owned by Zion Lutheran Church to Remain IB - Institutional Building Zoning District





**VILLAGE
OF HINSDALE** FOUNDED IN 1877

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Holladay Properties
Address: 1 N Walker Ave.
City/Zip: Clarendon Hills, 60514
Phone/Fax: (312) 545-5123 /
E-Mail: dmitchell@holladayproperties.com

Owner

Name: Zion Lutheran Church
Address: 204 S. Grant St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323-0065
E-Mail: smcgivne@gmail.com; Congregation President

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

Name: Tandem Architecture - Christopher Walsh
Title: Principal Architect
Address: 1040 W. Huron St. Suite 300 City/Zip:
Chicago, 60642
Phone/Fax: (312) 255-1153 /
E-Mail: Chris@tandeminc.net

Name: Michael O'Connor Holladay Properties
Title: VP- Development & Leasing
Address: 1 Walker Ave
City/Zip: Clarendon Hills, 60514
Phone/Fax: (602) 663-3986 / 219-764-0446
E-Mail: Moconnor@holladayproperties.com

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

- 1) NA
- 2)
- 3)

II. SITE INFORMATION

Address of subject property: Proposed Vine Street Station 125 S. Vine St.;
Pastors House 116 S. Grant St.; Zion Lutheran Church 204 S. Grant St.

Property identification number (P.I.N. or tax number): 09-12-110-006; 09-12-110-007;

09-12-110-014; 09-12-110-015

Brief description of proposed project: **Holladay Properties seeks to transform the historic Zion School into twelve (12) luxury lifestyle housing condominiums targeting Hinsdale's "empty nester" population.**

General description or characteristics of the site: **Three floor masonry structure previously utilized as a school. The building has been largely vacant since the school vacated in 2009. A local baseball team has previously utilized the gymnasium. The building is now vacant.**

Existing zoning and land use: IB - Institutional Building

North: O-1 Office South: IB - Institutional Building

East: IB-Inst. B West: R-4 Residential

Proposed zoning and land use: O-1 Office with Special Use- Planned Development/Lifestyle Housing. Existing 20,977 SF Proposed 26,639 SF

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: _____
G1 district /Planned Development/Lifestyle Housing

☒ Map and Text Amendments 11-601E

Amendment Requested: Rezoning from
IB to O-1 with special use Planned Devel/Lifestyle Housing

☒ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

CONTRACT PURCHASER

Holladay Properties Services Midwest, Inc.

1 Walker Ave.

Clarendon Hills, IL. 60514

Drew Mitchell; Michael O'Connor

TRAFFIC/PARKING ENGINEER

Kenig, Lindgren, O'Hara and Aboona

9575 W. Higgins Rd, Suite 400

Rosemont, IL. 60018

Javier Milan

CIVIL ENGINEER

Civworks Consulting, LLC

3343 N. Neva Ave.

Chicago, IL. 60634

Osvaldo Pastrana

MARKET ANALYSIS CONSULTANT

Tracy Cross and Associates, Inc.

1375 E. Woodfield Road Suite 520

Schaumburg, IL 60173-5427

HollyAnn Eageny

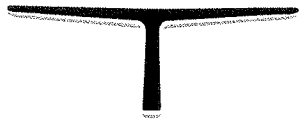
TABLE OF COMPLIANCE
Address of subject property: 125 S. Vine Street

The following table is based on a blend of the proposed O-1 District and Lifestyle Housing Requirements / existing IB District

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements O-1 and Lifestyle Housing Requirements	Minimum Code Requirements I-B District	Existing Development (Lots 11 & 12)	Proposed Development
Lot Area (SF)	20,000sf min.	220,000sf for Schools & 80,000sf for Membership Organizations	20,977sf	26,639 SF
Lot Depth	125 Ft	250 Ft	258.58 Ft	274.2 Ft
Lot Width	60 Ft	200 Ft	100 Ft	100 Ft
Building Height	33 feet or district maximum, whichever is higher, but in no event more than 3 stories. (30Ft in the O-1 District)	40 Ft	38'-5"	38' 5"
Number of Stories	3 Stories	N/A	2.5	2.5
Front Yard Setback	35 Ft	35 Ft	28.27 Ft	28.27 Ft
Corner Side Yard Setback	35 Ft	35 Ft	2.41 Ft	2.41 Ft
Interior Side Yard Setback	10 Ft	25 Ft	6.19 Ft	6.19 Ft
Rear Yard Setback	25 Ft	25 Ft	40.0 Ft	96.64' Ft
Maximum Floor Area Ratio (F.A.R.)*	1.50	0.50	18,337sf / 20,977sf = 0.87	23,977sf / 26,639sf = 0.9
Maximum Total Building Coverage*	70%	N/A	9,415sf / 20,977sf = 44.8%	9,415sf / 26639sf = 35%
Maximum Total Lot Coverage*	70%	N/A	12,008sf / 20,977sf = 57%	14,100sf / 26,639sf = 53%
Parking Requirements	1.5 spaces per unit = 18 spaces for Lifestyle Housing	Schools = 1 for each 2 employees or 1 for each 15 students, whichever is greater. 7 existing	7 spaces	25 / 12 units = 2.08/unit
Parking front yard setback	35 Ft	35 Ft	N/A	N/A
Parking corner side yard setback	35 Ft	35 Ft	0'	75 Ft
Parking interior side yard setback	10 Ft	25 Ft	58.7'	5 Ft
Parking rear yard setback	25 Ft	25 Ft	0	62'-8"
Loading Requirements	1	1	0	1 (non compliant in size)
Accessory Structure Information	N/A	N/A	N/A	N/A
Minimum Lot Area per Unit	1,000 square feet	N/A	N/A	2,219 square feet
Maximum Units per Acre	35	N/A	0	12 units / .6115 ac = 19.62 du/ac

* 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:
Any lack of compliance stems from current Institutional building structure being non-compliant Holladay will seek to preserve the current structure



125 S. Vine Street – Requested Code Modifications

1. Front Yard and Setback Reduce the front yard and setback from Vine Street from 35' to 28.27' (Section 6-111(D)(4)(a)) (Section 6-111(C)(1))
2. Corner Side Yard and Setback Reduce the corner side yard and setback from Second Street from 35' to 2.41' (Section 6-111(D)(4)(a)) (Section 6-111(C)(1))
3. Interior Side Yard and Setback. Reduce the interior side yard and setback from 10' to 6.19' (verify) (Section 6-111(D)(4)(b)) (Section 6-111(C)(2))
4. Building Height. Increase building height from 33' to 38'5" (verify) (Section 11-603(M)(6))
5. Drive Aisle Width. Reduce the two-way aisle width in the parking garage from 24' to 20'2" (Section 9-104(I)(3))
6. Parking Space Stalls. Reduce the parking space stall width from 9' to 8' (Section 9-104(I)(4))
7. Loading Spaces. Reduce the required size of loading spaces from 1 space to 1 that is non-compliant in size (Section 9-105(C)(3)(e)).
8. Specified Structures and Uses in Required Yards
 - a. North Balcony – Interior Side Yard Projection – Increase balcony projection in required yard from 2 feet to 6 feet. Section 6-111.H.7. (c) O-1 district such projections shall not exceed two feet (2')
 - b. West Balconies – Front Yard Projection – Increase balcony projection in required yard from 3 feet to 6 feet. Section 6-111.H.7. (c) Awnings, canopies, bay windows, and balconies projecting not more than three feet (3') from an exterior wall.
 - c. South Balconies – Corner Side Yard - Increase balcony projection in required yard from 3 feet to 6 feet. Section 6-111.H.7. (c) Awnings, canopies, bay windows, and balconies projecting not more than three feet (3') from an exterior wall.
 - d. Awning Projection - Corner Side Yard – Allow awning to project 2'-6" from face of building. Section 6-111.H.7. (c) projections shall come entirely within planes drawn from the main corners of the building at an interior angle of twenty two and one-half degrees (22 1/2°) with the wall in question.
 - e. Fire Table and Outdoor Grill – Corner Side Yard - Allow the Fire Table and Outdoor Grill in the required corner side yard, Section 6-111.H.7. (d) projecting not more than two feet (2') from an exterior wall.
9. Fences. Allow for a five (5) foot tall garden wall fence with partially closed areas in the required corner side yard (Village Code Section 9-12-3(H)(3) and Section 9-12-3(E)(1)(b))
10. Perimeter Landscaped Open Space. Reduce the width of the required perimeter landscaped open space along Vine Street from 35 feet to 28.2 feet (Section 6-111(H)(5), Section 6-110(B)(5), Section 9-107(L))

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 October, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

T. Drew Mitchell - Authorized Agent

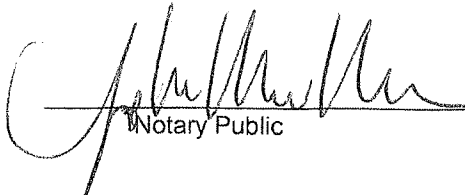
Name of applicant or authorized agent

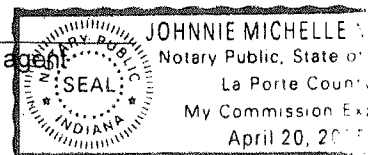
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 26 day of
October, 2021

2017 Version


Notary Public





**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: 125 S. Vine Street

Proposed Special Use request: Planned Development/Lifestyle Housing in O-1 District

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

125 S. Vine Street Special Use Application Responses

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.

The General Purposes of the Lifestyle Housing Use is to provide very high quality townhouse and condominium dwellings near downtown Hinsdale. The vacant and underutilized Zion School building may be redeveloped to preserve the historic and distinctive residential character of the building and neighborhood in which it has been located since 1931. The proposed Lifestyle Housing use for this location provides each of the General Purposes for such a District including being attractive to existing Hinsdale residents seeking low maintenance living close to neighbors, friends, familiar institutions, near downtown shopping and close to the transportation center of the Village. This site also offers the transitional nature between the downtown retail area environment and nearby single family residential areas.

It should be noted that Section 11-603 M (8) of the Zoning Code concerning Lifestyle Housing indicates that certain standards for planned developments set forth in subsection E of the planned development requirements section are not useful to the concept of lifestyle housing in the context authorized by this section. Accordingly, although the principles set forth in said subsection E of this section may be used to guide the board of trustees, the provisions in subsections E2(d), "Public Open Space And Contributions", E2(e), "Common Open Space", and E2(g), "Building And Spacing", of this section shall not be strictly applicable to a lifestyle housing proposal. Please consider this latitude when reviewing this request.

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.

The proposed Lifestyle Housing use will preserve the residential character of the area by enabling the existing brick and limestone masonry structure to be renovated and maintained. The traffic to be generated by the proposed Lifestyle Housing use will have significantly less impact on the neighborhood versus the former school use or alternative institutional uses thereby benefitting the safety and general welfare of the adjacent property and neighborhood.

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.

The historic envelope and footprint of the existing building will be maintained to ensure compatibility with the existing characteristics of the area. By retaining and renovating the existing structure the Lifestyle Housing use will protect this sensitive area of transition from the downtown business district to the adjacent residential neighborhood.

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.

The in-fill location of the Zion School building allows for utilization of existing infrastructure which will adequately serve the proposed Lifestyle Housing use. In addition, sidewalk and parkway renovation as well as reduction of on-street parking will serve to enhance the public right of way serving the surrounding neighborhood.

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

The proposed Lifestyle Housing use limited to twelve residential units will generate significantly less traffic than the former school use or other potential institutional uses.

A preliminary traffic study has confirmed the limited traffic impact the proposed use would have on the surrounding residential streets.

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.

Preservation of the existing structure and re-use as Lifestyle Housing will maintain the scenic and historic features of the existing neighborhood and will enhance the natural and historic environment in the area.

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.

The redevelopment and renovation of the existing structure for Lifestyle Housing use will comply with the important standards of the code while enabling preservation of an existing historic structure and thereby minimizing disruption of the continuity of the existing residential neighborhood.

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.

The redevelopment and renovation of the existing structure for Lifestyle Housing use will comply with the special standards of the code while enabling preservation of an existing historic structure and thereby minimizing disruption of the continuity of the existing residential neighborhood. 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.

Redevelopment and preservation of the existing structure for Lifestyle Housing use will benefit the public interest by providing a desirable low maintenance housing option for existing Hinsdale residents as intended by the code. In addition, the proposed use will preserve an existing historic building thereby minimizing any impact upon the surrounding community and benefitting the general welfare of the surrounding residential neighborhood.

9. *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.

The location of this historic structure is unique in the Village and offers each of the attributes indicated within the General Purposes for the Lifestyle Housing use including proximity to the downtown shopping and amenities, close to the transportation center of the Village and serving as a transitional use between the downtown retail environment and nearby single family residential areas.

-
10. *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.

While preserving the existing historic structure for use as Lifestyle Housing, the site will also be enhanced by providing landscape improvements and public open space for use by neighbors and residents of the development. In addition, the reduction of exterior on site parking and paved areas will result in a significant increase of pervious area to minimize stormwater runoff to the surrounding neighborhood. Parking for the Lifestyle Housing use will be located primarily within the existing building utilizing its lower level thereby improving the visual impact upon surrounding properties.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

PLANNED DEVELOPMENT CRITERIA

Community Development Department

***Must be accompanied by completed Plan Commission Application**

Address of proposed request: 125 S. Vine Street (Vine Street Station)

Proposed Planned Development request: Lifestyle Housing

REVIEW CRITERIA:

Section 11-603 of the Hinsdale Zoning Code regulates Planned developments. The Board of Trustees, in accordance with the procedures and standards set out in Section 11-603 and by ordinance duly adopted, may grant special use permits authorizing the development of planned developments, but only in the districts where such developments are listed as an authorized special use. Planned developments are included in the Zoning Code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses. In particular, however, the planned development technique is intended to allow the relaxation of otherwise applicable substantive requirements based on procedural protections providing for detailed review of individual proposals for significant developments. This special regulatory technique is included in the Code in recognition of the fact that traditional bulk, space, and yard regulations of substantially developed and stable areas may impose inappropriate pre-regulations and rigidities upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

1. *Special use permit standards.* No special use permit for a planned development shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Subsection 11-602E of the Zoning Code.

See attached

2. *Additional standards for all planned developments.* No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

- a. *Unified ownership required.* See attached
- b. *Minimum area.*
- c. *Covenants and restrictions to be enforceable by village.*
- d. *Public open space and contributions.*

125 S. Vine Street – PLANNED DEVELOPMENT CRITERIA

1. *Special use permit standards.* No special use permit for a planned development shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Subsection 11-602E of the Zoning Code.

The proposed plan will be in harmony with the purposes of the code to benefit the public. Will not have a substantial impact on adjacent properties. Will have adequate public facilities and uses and will positively effect ingress and egress currently at the site. Will maintain the historic aspects of the building and will beautify some significant features including but not limited to masonry and window details.

2. *Additional standards for all planned developments.* No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

- a. *Unified ownership required. Holladay Properties Services Midwest, Inc is the contract purchaser. Current owner is Zion Lutheran Church.*
- b. *Minimum area. The proposed development meets the minimum lot area requirement and maximum dwelling units per acre requirement for planned developments.*
- c. *Covenants and restrictions to be enforceable by village. The proposed covenants, deed restrictions, easements, and similar restrictions to be recorded for the 125 S. Vine Street in connection with the planned development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future owners within the proposed development.*
- d. *Public Open Space Contributions. Certain of the standards for planned developments set forth in subsection E of this zoning ordinance are not useful to the concept of lifestyle housing in the context authorized by this section. Accordingly, although the principles set forth in said subsection E of this section may be used to guide the board of trustees, the provisions in subsections E2(d), "Public Open Space And Contributions", E2(e), "Common Open Space", and E2(g), "Building And Spacing", of this section shall not be strictly applicable to a lifestyle housing proposal. The proposed development at 125 S. Vine Street does include a publicly accessible open space/park area located at the corner of Vine Street and Second Street with upkeep to be the responsibility of the owners in the planned development. No other public open space contribution is proposed.*
- e. *Common open space.*
Amount, location, and use.

A publicly accessible landscaped open space with an area of 3,534 SF is provided at the corner of Vine Street and Second

Street. An enclosed private open space with an area of 2,764 SF is provided for use by building residents in an enclosed courtyard on the south side of the building. A landscaped private open space with an area of 6,265 SF for use by building residents is provided on the east side of the site east of the driveway access. A landscaped private open space with an area of 1,092 sf is provided at the north side of the building to provide area for a landscaped buffer and required screening.

Preservation.

Permanent recorded covenants and easements will preserve the common open space within the proposed development.

Ownership and maintenance.

All common open space will be owned and managed by a Condominium Association to provide necessary maintenance of the site. Protective covenants recorded with the deeds for the property will obligate the Condominium Association to maintain the common open spaces.

Property owners' association.

Will be established to maintain the site. Association will meet all standards indicated in section 11-603 E. 2 (e) (iv)

f. Landscaping and perimeter treatment.

Any area of the proposed 125 S. Vine Street planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the 125 S. Vine Street planned development shall be treated so as to ensure compatibility with surrounding uses by means such as: provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers.

g. Building and spacing.

The building footprint and spacing will remain as is, and all spacing will comply with code requirements.

h. Private streets.

No private streets are required for this site.

i. Sidewalks.

Perimeter public Sidewalks will be renovated/replaced as required.

j. Utilities.

All required utilities are currently in place to serve the proposed development.

3. Additional standards for specific planned developments.

E. Standards And Considerations for Design Review Permit: In passing upon applications for design review permits, the plan commission and the board of trustees shall consider and evaluate the propriety of issuing the design review permit in terms of its effect on the purposes for which the design review district is designated. In addition, the plan commission and the board of trustees shall be guided by the following standards and considerations:

1. Quality of Design And Site Development: New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

E1(b), Materials: The quality of materials and their relationship to those in existing adjacent structures.

The historic masonry building has been an important part of the neighborhood for ninety years and is compatible with adjacent structures including the historic Zion Church. The proposed development will include restoration of the historic exterior masonry façade and replacement of aging windows with the highest quality architecturally correct windows.

E1(c), General Design: The quality of the design in general and its relationship to the overall character of neighborhood.

Through restoration and preservation of the existing historic masonry façade the proposed development will maintain and enhance the essential overall character of the neighborhood.

2. Visual Compatibility: New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:

E2(a), Height: The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The proposed development will maintain the existing building height in order to keep the building as visually compatible with adjacent buildings.

E2(g), Relationship Of Materials And Texture: The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

The proposed development will maintain and restore the existing historic materials and texture of the façade so as to maintain the historic visual compatibility with predominant materials used in the buildings to which it is visually related within the neighborhood.

E2(h), Roof Shapes: The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

The proposed development will maintain the existing historic roof shape comprised of an architectural parapet style so as to maintain the existing historic visual compatibility with the surrounding buildings in the neighborhood.

E2(i), Walls Of Continuity: Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

The proposed development will maintain and enhance the existing building façade and the addition of a masonry landscape wall at the south elevation will maintain and enhance the existing cohesive wall of enclosure along Vine Street and Second Street to enhance the presence of the building within the neighborhood.

E2(j), Scale Of Building: The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

The proposed development will maintain and preserve the current size and mass of the historic building thereby maintaining the existing relationship with the buildings and public ways within the surrounding neighborhood.

E2(k), Directional Expression Of Front Elevation: A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

The proposed development will preserve the current historic building and its directional expression of the front elevation so as to remain visually compatible with the buildings and public ways in the surrounding neighborhood.

List all waivers being requested as part of the planned development.

See attached exhibit.



**COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA**

Address of proposed request: 125 S. Vine Street (Vine Street Station)

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

Within 250 feet of a Single-Family Residential District: \$800

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
See attached
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

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

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

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

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

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

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
See attached.
2. The proposed site plan interferes with easements and rights-of-way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

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

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

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

EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

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

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

The proposed site plan utilizes the existing structure without an increase in the building footprint thereby maintaining all current open space and setbacks. The current proposal is to maintain the existing building envelope. Each of the existing open space areas will include landscaping and screening to comply with code requirements. In addition, the elimination of an existing surface parking area will result in additional landscaped area and an increase in pervious surface reducing stormwater runoff from the development site.

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

The development plan includes renovation and restoration of the existing historic masonry structure including all existing limestone detailing and stained glass window features. Existing windows and doors will be replaced with compatible modern products which complement the historic architecture.

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

The existing structure has been part of the neighborhood since 1931 and will be renovated and preserved in it's entirety. By preserving the historic elements of the building the project will serve to maintain the current character of the neighborhood.

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

By maintaining the existing building footprint, increasing pervious area and maintaining existing open space on the site the proposed development will maximize public benefit while providing efficient pedestrian and vehicle access, ample parking enclosed within the building and retain and preserve existing mature trees and shrubs based upon specific recommendations of the Village Forester.

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

The height of the current building will remain unaltered. All roof top equipment shall be screened by the existing parapet. An elevator will be added to the building and will include an over-run element which will extend above the roof height as depicted in the building elevations. The elevator over-run exterior will be clad with brick to match the color of the existing building and will be positioned interior to the building perimeter to minimize its visibility from surrounding properties.

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

related.

The existing structure will be maintained in its current configuration. The proportions of the existing building will be not be altered.

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

We are proposing to modernize the existing windows and increasing the size of some window openings in accordance with the proposed elevations. The existing stained glass window in the SE stair tower will be restored and illuminated from the interior of the building.

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

The existing structure and it's rhythm of solids to voids will be maintained in its current configuration as indicated in the proposed elevations.

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

The existing structure will be maintained its current configuration with no change to the building footprint and spacing on streets thereby maintaining the current visual compatibility with the surrounding neighborhood.

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

The existing entrances and projections to sidewalks shall be maintained along with the existing configuration and footprint of the building. Private balconies are included to provide exterior access for each of the twelve residential units proposed for the building.

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

The existing building materials comprising the façade of the historic structure will be maintained and restored. The building has unique stone and masonry details that have been neglected and are tarnished. These details will be highlighted as part of the building renovation.

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

The roof shape of the existing structure will remain in its current configuration. Rooftop mounted equipment will be screened from view by the existing parapet. Only the elevator over-run to be added will extend above the existing parapet height.

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

We are proposing a masonry garden wall to enclose a private garden area along Second

Street which will create a cohesive enclosure compatible with the existing structure and to enhance the streetscape and pedestrian scale at the public sidewalk. In addition, restoration of the parkway along second street and reduction of diagonal on street parking is proposed to enhance the visual appearance of the street scape. Scale of building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

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

The existing structure will be maintained and restored in its current configuration thereby preserving the current directional character of the building which has been a part of the neighborhood for over 90 years.

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

By maintaining and renovating the existing structure there will be minimal change to the existing style, craftsmanship and detailing. Any modern materials to be added to the building such as windows and doors will be accomplished utilizing architecturally compatible products consistent with the historical context of the building.

REVIEW CRITERIA – Site Plan Review

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

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

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

The existing building does not meet some of the modern setback requirements and would exceed the FAR requirements because it was built before these were in place. However, this departure from standards is warranted in order to preserve the existing structure.

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

Not Applicable. No easements or rights-of-way are impacted by the renovation of the existing structure in its current configuration.

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

By maintaining the structure and building footprint in its current configuration, the site plan minimizes impact to significant natural and topographical features of the site. The site landscaping will be enhanced with additional vegetation and the mature trees will be preserved based upon specific recommendations by the Village forester. By eliminating the existing on site exterior parking lot and providing parking within the existing building, the permeable surface area and open space area are increased significantly.

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

By preservation and renovation of the existing structure in its current configuration and by increasing the permeable area and open space area on the site, the proposed site plan will enhance the use and enjoyment of surrounding residential areas. The proposed site plan will create opportunities for public enjoyment with improved landscaped outdoor spaces.

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

The proposed Lifestyle Housing use will result in a significantly reduced traffic impact to the existing residential area as compared to the previous school use and potential institutional use of the property. A preliminary traffic study has been provided which examines the limited traffic impact created by the twelve residential units proposed for the building. The fully enclosed parking area contained within the lower level of the existing structure results in a reduction of on street parking within the existing residential neighborhood.

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

The proposed site plan provides landscape screening from adjacent properties as required by code. The proposed site plan provides an increase of permeable site area and landscape open space area benefitting the neighboring properties and enhancing the visual appearance of the community.

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

By maintaining and preserving the existing historic structure on the site, the proposed site plan maintains compatibility with the surrounding structures and uses. By enhancing the existing landscaping and providing a publicly accessible open space area the amenity provided to the surrounding community is improved significantly.

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

The proposed site plan will maintain the current open spaces and provides an increase in permeable area and landscape open space resulting from the elimination of an exterior on-site parking area.

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

The proposed site plan provides an increased permeable surface area by elimination of the existing exterior on-site parking area thereby reducing the impact of stormwater runoff from the site upon surrounding properties. In addition, the proposed site plan complies with the

requirements of the DuPage County stormwater ordinance.

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

The preservation and re-use of the existing structure enables the site plan to utilize existing utilities serving the site accommodate the proposed Lifestyle Housing residential use of the building.

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

Although not currently a designated public use area, The proposed site plan provides a publicly accessible landscaped open space at the corner of Vine Street and Second Street for the enjoyment of the surrounding community.

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

The site will not negatively affect the public health, safety, or general welfare of the community. By providing a housing option consistent with the requirements of the Lifestyle Housing code the proposed site plan enhances the general welfare of the community.



**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 125 S. Vine Street

Description of the proposed request: Rezone from IB District to O1 District to allow for Lifestyle Housing Planned Development.

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.
See attached.
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.

ZONING CODE TEXT AND MAP AMMENDMENT APPLICATION

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

The proposed amendment to allow rezoning of the property to O-1 Specialty Office District is consistent with the adjacent land uses to the North of the subject property and allows for a transition to residential uses to the west.

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

Properties to the North are zoned O-1/ Properties to the East are zoned I-B Institutional. Properties to the South are zoned I-B Institutional. Properties to the West are Zoned R-4 Single family residential.

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.

The trend of development in the area is consistent with this request. This mature area is currently fully developed as a transitional area between the downtown retail area, adjacent O-1 specialty office district area and the R-4 single family residential area. The IB district is isolated and allows the institutional uses for the Zion Lutheran Church operations.

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

The value of the subject property is diminished by the Institutional Buildings classification which allows limited uses which apply to its former use as an elementary school. As demand for the school use declined the value of the property has also declined.

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

There is no offsetting increase in the public health, safety and welfare resulting from the vacant school building. The vacant building will decline further over time due to deferred maintenance expenses and obsolescence.

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

The use and enjoyment of adjacent properties will be enhanced by the proposed amendment allowing restoration and renovation of the property as required to attract marketable uses allowed under the O-1 District.

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

The value of adjacent properties will be enhanced by the proposed amendment which will enable the property to attract uses allowed under the O-1 District.

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

The proposed amendment to the O-1 District will enable future orderly development of adjacent

properties in this transitional area between the downtown retail district to the east and the adjacent single family residential district to the west.

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

The subject property is no longer suitable to attract the prior educational use of the site. The allowed institutional uses are no longer viable in this 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.

The site allows adequate ingress and egress using second street consistent with its prior use as an elementary school. Due to the small site area, there is limited traffic impact to surrounding streets associated with the potential uses in the proposed O-1 district as compared to the prior Institutional use as a school.

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.

There are adequate utilities in place to serve the potential uses permitted under the present zoning classification at this mature infill site location.

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.

This site has been largely vacant since 2005. Its most recent use only involved the school gymnasium use for indoor little league baseball practice. Otherwise the properties in the vicinity of the subject property are fully developed in this mature community.

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

The community will benefit from the proposed amendment as the subject property will be returned to active use without the limitations imposed by the current Institutional Building classification.

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.

Not applicable.



**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 125 S. Vine Street

Description of the proposed request: To allow for Lifestyle Housing in the O1 Specialty Office District-Section 6-106 (E)(4) and Section 11-603(M)(2).

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.
See attached.
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.

TEXT AMENDMEN APPLICATION RESPONSES

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

The proposed amendment is consistent with the General Purposes for the Lifestyle Housing use which is intend to be attractive to existing Hinsdale residents seeking low maintenance housing alternatives within the village close to neighbors, friends and familiar institutions, near downtown shopping and amenities and close to the transportation center of the Village.

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

Existing uses and zoning classifications for properties surrounding the subject property are as follows: Properties to the North are zoned O-1/ Properties to the East are zoned I-B Institutional. Properties to the South are zoned I-B Institutional. Properties to the West are Zoned R-4 Single family residential.

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.

This mature area is currently fully developed as a transitional area between the downtown retail area, adjacent O-1 specialty office district area and the R-4 single family residential area. The IB district is isolated and allows the institutional uses for the Zion Lutheran Church operations.

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

The value of the subject property is diminished by the Institutional Buildings classification which allows limited uses which apply to its former use as an elementary school. As demand for the school use declined the value of the property has also declined.

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

There is no offsetting increase in the public health, safety and welfare resulting from the vacant school building. The vacant building will decline further over time due to deferred maintenance expenses and obsolescence.

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

The use and enjoyment of adjacent properties will be enhanced by the proposed amendment allowing restoration and renovation of the property as required to enable Lifestyle Housing use of the property.

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

The value of adjacent properties will be enhanced by the proposed amendment which will enable the property to be renovated and restored for use as Lifestyle Housing.

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

The proposed amendment to allow the Lifestyle Housing use will enable future orderly development of adjacent properties in this transitional area between the downtown retail district to the east and the adjacent single family residential district to the west.

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

The subject property is no longer suitable to attract the prior educational use of the site. The allowed institutional uses are no longer viable in this 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.

The site allows adequate ingress and egress using Second Street consistent with its prior use as an elementary school. Due to the small site area allowing just twelve residential units, there is limited traffic impact to surrounding streets associated with the proposed Lifestyle Housing use as compared to the prior Institutional use as a school.

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.

There are adequate utilities in place to serve the uses permitted under the present zoning classification at this mature infill site location.

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.

The subject property has been underutilized or vacant for a decade.

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

The proposed amendment allowing lifestyle housing use will provide a housing alternative not currently available to the Village residents.

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.

There are no anticipated negative effects on area residents.



**MAJOR ADJUSTMENT TO PLANNED
DEVELOPMENT
COMMUNITY DEVELOPMENT
DEPARTMENT**

***Must be accompanied by completed Plan Commission Application**

Address of proposed request: 204 S. Grant Street (Church) and 116 S. Grant Street (Pastor home)

Proposed Planned Development request: Remove 125 S. Vine Street Property from existing PD
for Zion Lutheran Church campus.

Amendment to Adopting Ordinance Number: Original PD 02004-15

REVIEW CRITERIA:

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

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.
See attached for response to definition requirements for substantial conformity.

2. Explain the reason for the proposed major adjustment.

Removal of the 125 S. Vine Street Property from the Planned Development will allow for preservation and re-development of the vacant school building at 125 S. Vine Street for Lifestyle Housing.

Substantial Conformity: For the purposes of granting plan approvals relating to planned developments and site plans, a newly submitted plan shall be deemed to be in substantial conformity with a previously approved plan if, but only if, the newly submitted plan:

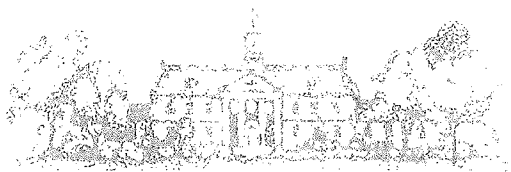
- A. Does not increase the number of dwelling units, the gross floor area of the development, or the gross floor area devoted to any particular use; and
The proposed Major Adjustment does not increase the number of dwelling units and reduces the gross floor area within the planned development.
- B. Does not increase building coverage by more than ten percent (10%) of the percentage of the previously approved plan; and
The proposed Major Adjustment does not increase building coverage by more than ten percent.
- C. Does not change the orientation of any building by more than two percent (2%) compared to the previously approved plan; and
The proposed Major Adjustment does not change the orientation of any building within the Planned Development.
- D. Does not decrease open space; and
The proposed Major Adjustment does not decrease the open space within the Planned Development.
- E. Does not change the general location of any open space in any manner to detract from its intended function in the previously approved plan; and
The proposed Major Adjustment does not change the general location of open space within the Planned Development.
- F. Does not change the general location and arrangement of land uses within the development as shown on the previously approved plan; and
The proposed Major Adjustment does not change the general location and arrangement of land uses within the Planned Development.
- G. Does not change or relocate rights of way shown on the previously approved plan in any manner or to any extent that would decrease their functionability, adversely affect their relation to surrounding land use and rights of way elements, or reduce their effectiveness as buffers or amenities; and
The proposed Major Adjustment does not change or relocate rights of way serving the Planned Development.
- H. Does not alter the percentage of any land use in any stage of the development by more than ten (10) percentage points as compared to its percentage in the previously approved plan; and
The proposed Major Adjustment does not alter land use within the Planned Development.
- I. Does not delay any stage of the previously approved development schedule by more than twelve (12) months; and
The proposed Major Adjustment does not delay any stage of the Planned Development.
- J. Does not violate any applicable law or ordinance; and
The proposed Major Adjustment does not violate any applicable law or ordinance.
- K. Does not depart from the previously approved plan in any other manner determined by the reviewing body or official, based on stated findings and conclusions, to be a material deviation from the previously approved plan.
The proposed Major Adjustment does not depart from the previously approved Planned Development.

1" x 20"
BLOCK 5
45242 Sq. ft.
BLOCK 6
38144 Sq. ft.



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record





VILLAGE
OF HINSDALE

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Holladay Properties
Address: 1 Walker Ave.
City/Zip: Clarendon Hills, 60514
Phone/Fax: (630) 325-5878 /
E-Mail: dmitchell@holladayproperties.com

Owner and Co-Applicant

Name: Zion Lutheran Church
Address: 204 S. Grant St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323-0065
E-Mail: smcgivne@gmail.com; Congregation President

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

Name: Tandem Architecture - Christopher Walsh
Title: Principal Architect
Address: 1040 W. Huron St. Suite 300
City/Zip: Chicago, 60642
Phone/Fax: (312) 255-1153 /
E-Mail: Chris@tandeminc.net

Name: Holladay Properties- Michael O'Connor
Title: Project Manager
Address: 1 Walker Ave
City/Zip: Clarendon Hills, 60514
Phone/Fax: (602)663-3986 cell/ (219)764-0446
E-Mail: moconnor@holladayproperties.com

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)

- 1) NA
- 2)
- 3)

II. SITE INFORMATION

Address of subject property 116,204,208 and 212 S. Grant St. and 125 S. Vine St.

Property identification number (P.I.N. or tax number): 09-12-110-006; 09-12-110-007;

09-12-110-014; 09-12-110-015; 09-12-111-017; 09-12-111-010; 09-12-111-011; 09-12-111-012

Brief description of proposed project: The applicant seeks to remove 125 S. Vine Street from the existing Planned Development and also seeks to modify the lot area of 116 S. Grant Street within the existing Planned Development.

General description or characteristics of the site: membership organization (church and church related uses; school and playground; parking and other accessory uses and institutional use residence and detached garage.

Existing zoning and land use: IB Planned Development; Church Campus/school.

Surrounding zoning and existing land uses:

North: O-1 Office

South: R-4 Residential (single family)

East: O1 Office and R4 Residential

West: R-4 Residential

Proposed zoning and land use: no change, except as noted above

Existing square footage of property: 85,378 square feet

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

☒ Site Plan Approval 11-604

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: Original PUD

The following table is based on the I-B (as proposed) Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements Based on I-B	Existing PUD Development	Amended PUD with the Removal of 125 S. Vine St.
Lot Area (SF)	80,000	85,378 sf	58,739 SF
Lot Depth	250 Ft	421.62 Ft	421.62 Ft
Lot Width	200 Ft	250 Ft	250 Ft
Building Height	40 Ft	48 Ft	48 Ft
Number of Stories	N/A	N/A	N/A
Front Yard Setback	35 Ft	23.91 Ft	23.91 Ft
Corner Side Yard Setback	35 Ft	0 Ft	0 Ft
Interior Side Yard Setback	25 Ft	6.19 Ft	11.02 Ft
Rear Yard Setback	25 Ft	58.04 Ft	58.04 Ft
Maximum Floor Area Ratio (F.A.R.)*	0.50	45,820/ 85,378 = 0.537	27,483sf/ 58,739sf = 0.47
Maximum Total Building Coverage*	N/A	N/A to PUD	N/A to PUD
Maximum Total Lot Coverage*	N/A	N/A	N/A
Parking Requirements	1 for each 2 employees or 1 for each 15 students, whichever is greater. (3 for each dwelling unit for single family home in membership org)	74	67
Parking front yard setback	35 Ft	39 Ft	39 Ft
Parking corner side yard	35 Ft	0'	0'
Parking interior side yard	25'	6 Ft	6 Ft
Parking rear yard setback	25'	0' - N/A	0' - N/A
Loading Requirements	0	0	0
Accessory Structure Information	N/A	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: Any lack of compliance stems from current Institutional building structure being non-compliant Holladay will seek to preserve the current structure.

TABLE OF COMPLIANCE
Address of subject property: 116 S. Grant Street

The following table is based on the O-1 Zoning District but property will remain in the I-B District if approved.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Minimum Code Requirements I-B District	Existing Development (Lots 10 & 13)	Proposed Development
Lot Area (SF)	8,500	80,000sf for Membership Organization	18,162sf	12,500 SF
Lot Depth	125 Ft	250 Ft	181.62 Ft	125 Ft
Lot Width	60 Ft	200 Ft	100 Ft	100 Ft
Building Height	30 Ft	40 Ft	27 Ft	27 FT
Number of Stories	2.5 Stories	N/A	2	2
Front Side Yard Setback	35 Ft	35 Ft	27.94 Ft	27.94 Ft
Corner Side Yard Setback	35 Ft	35 Ft	28.18 Ft	28.18 Ft
Interior Side Yard Setback	10 Ft	25 Ft	11.4 Ft	11.4 Ft
Rear Yard Setback	25 Ft	25 Ft	114.58 Ft	57.99 Ft
Maximum Floor Area Ratio (F.A.R.)*	0.4	0.5	2,452sf / 18,162sf = 0.135	2,452sf / 12,500sf = 0.2
Maximum Total Building Coverage*	35%	35%	1,803sf / 18,162sf = 10%	1,803sf / 12,500sf = 14.4%
Maximum Total Lot Coverage*	80%	80%	3,182sf / 18,162sf = 17.5%	3,182sf / 12,500sf = 25.4%
Parking Requirements	3 for each dwelling unit for single family home.	3 for each dwelling unit for single family home.	2 in attached garage	2 in attached garage
Parking front yard setback	35 Ft	35 Ft	28.04 Ft	28.04 Ft
Parking corner side yard setback	35 Ft	35 Ft	N/A	N/A
Parking interior side yard setback	10 Ft	25 Ft	N/A	N/A
Parking rear yard setback	25 Ft	25 Ft	N/A	N/A
Loading Requirements	0	0	0	0
Accessory Structure Information	N/A	N/A	Shed RY = 73.82' SY=4.11'	Shed RY = 17.21' SY=4.11'

* 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:
Any lack of compliance stems from current Institutional building structure being non-compliant Holladay will seek to preserve the current structure.

New Modifications Requested to Original PUD

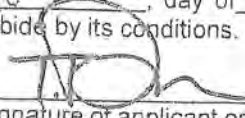
1. Front Yard – Grant Street (Membership Organization): 23.91 feet
 - a. Decrease front yard setback (Grant Street) 35 feet to 23.91 feet for membership organization building
2. Front Yard – Grant Street (Single-Family Home at 116 S. Grant): 27.94 feet
 - a. Decrease front yard setback (Grant Street) 35 feet to 27.94 feet
3. Corner Side Yard – Second Street (Membership Organization): 0 feet
 - a. Decrease corner side yard setback (Second Street) 35 feet to 0 feet for membership organization building.
4. Corner Side Yard – Second Street (Single-Family Home at 116 S. Grant): 28.18 feet
 - a. Decrease corner side yard setback (Second Street) 35 feet to 28.18 feet
5. Interior Side Yard – South Lot Line (Membership Organization): 16 feet
 - a. Decrease interior side yard setback (south lot line) 25 feet to 16 feet for membership organization building (verify this number is correct)
6. Interior Side Yard – South Lot Line (Membership Organization Parking Lot): 6 feet
 - a. Decrease interior side yard setback (south lot line) 25 feet to 6 feet for existing parking lot;
7. Interior Side Yard – North Lot Line (Single-Family Home at 116 S. Grant): 11.4 feet
 - a. Decrease interior side yard setback (north lot line) from 25 feet to 11.4 feet
8. Parking Setback Adjustment:
 - a. To reduce the interior side yard parking lot setback from 25 feet to as little as 0 feet for the membership organization (currently approximately 6'-0").
9. Landscape Buffer modification:
 - a. To reduce the landscape buffer for the interior side yard parking lot for the membership organization from 10 feet to as little as 0 feet (currently approximately 6'-0").
10. Lot Area for the Planned Development: 58,739 square feet
 - a. Decrease the minimum lot area for membership organizations from 85,378 square feet to 58,739 square feet.
11. Off-Street Parking:
 - a. Decrease the number of required on-site parking spaces from 74 to 67
12. Drive Aisle Width: 19 feet
 - a. Decrease drive aisle width from 24 to 19 feet
13. Maximum Building Height: 48 feet
 - a. Increase maximum building height for existing membership organization building from 40 to 48 feet
14. FAR Decrease:
 - a. The FAR will be reduced from 0.537 to 0.47 which is below the 0.50 allowed.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

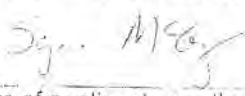
- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application 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 October, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

T. Drew Mitchell - Authorized Agent

Name of applicant or authorized agent

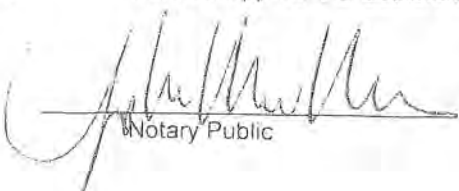

Signature of applicant or authorized agent

Suzanne McGivney

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 26 day of
October, 2021

2017 Version


Notary Public



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: Drew Mitchell

Owner's name (if different): Holladay Properties Services Midwest Inc.

Property address: 125 S. Vine St

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 26,639sf

Lot area per dwelling: 2,220sf

Lot dimensions: 274 x 100

Current use of property: Elementary School

Proposed use:
☐ Single-family detached dwelling
☒ Other: Lifestyle Housing /O-1 Planned Dev

Approval sought:
☐ Building Permit ☐ Variation
☒ Special Use Permit ☒ Planned Development
☒ Site Plan ☒ Exterior Appearance
☐ Design Review
☐ Other: Map Amendment and Text Amendment

Brief description of request and proposal:

Zoning compliance with special use of site amended to O-1 zoning for Lifestyle Housing

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:	<u>28.27</u>	<u>35</u>
interior side(s)	<u>6.19</u> / <u> </u>	<u>25</u> / <u> </u>

	Provided:	Required by Code:
corner side	<u>2.41</u>	<u>35</u>
rear	<u>95.64'</u>	<u>25</u>
Setbacks (businesses and offices):		
front:	<u>28.27</u>	<u>N/A</u>
interior side(s)	<u>6.19 /</u>	<u>N/A /</u>
corner side	<u>2.81</u>	<u>N/A</u>
rear	<u>95.61</u>	<u>N/A</u>
others:	<u></u>	<u>N/A</u>
Ogden Ave. Center:	<u></u>	<u>200</u>
York Rd. Center:	<u></u>	<u>200</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>
Building heights:		
principal building(s):	<u>38'- 5"</u>	<u>33'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>
Maximum Elevations:		
principal building(s):	<u>38'-5"</u>	<u>33'</u>
accessory building(s):	<u></u>	<u></u>
Dwelling unit size(s):	<u>1125sf – 1615sf</u>	<u></u>
Total building coverage:	<u>35%</u>	<u>70%</u>
Total lot coverage:	<u>53%</u>	<u>70%</u>
Floor area ratio:	<u>0.9</u>	<u>1.5</u>
Accessory building(s):	<u>N/A</u>	
Spacing between buildings: [depict on attached plans]		
principal building(s):	<u></u>	<u></u>
accessory building(s):	<u></u>	<u></u>
Number of off-street parking spaces required: <u>25</u>		
Number of loading spaces required: <u>1</u>		

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.

By:


Applicant's signature

Drew Mitchell
Applicant's printed name

Dated: 12-16, 2021.

11. Special Development Considerations- 125 S. Vine Street

Section 6-110 Special development and use regulations

A. Exterior Appearance And Site Plan Review: **See application herein.**

B. O-1 Specialty Office District:

1. Conversion Of Existing Structures: No permitted or specially permitted use shall be established in the O-1 District by the conversion or rebuilding of any structure originally designed for a residential use, unless the existing residential character of the structure is retained. The quality of exterior design shall be equal on all facades of the structure, and the materials used shall be of the same or comparable quality on all facades of the structure.

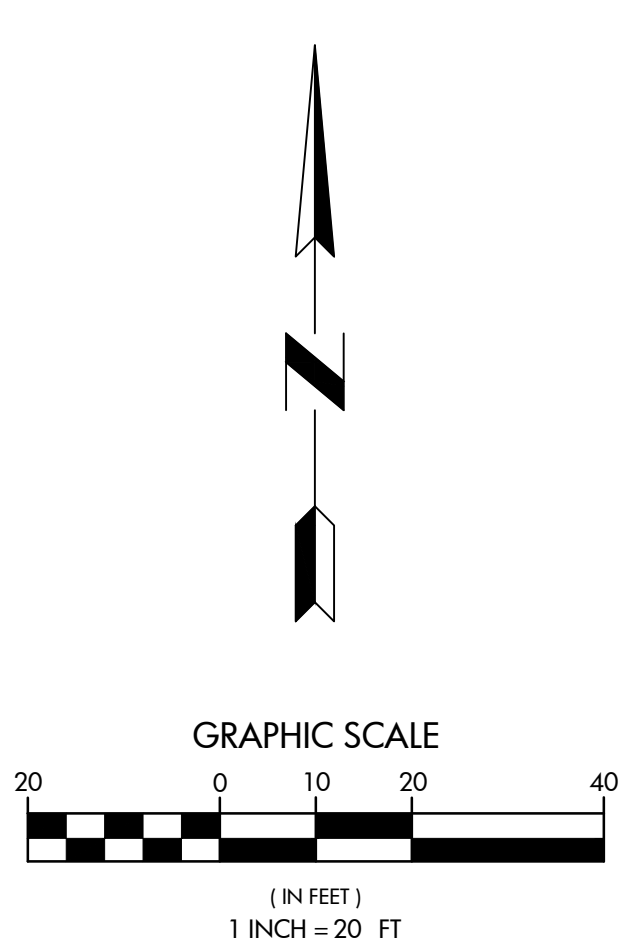
Reuse/preservation of existing structure originally built in 1931.

2. New Structures: **Not applicable**

3. Visual Compatibility: All conversions of existing structures or new construction shall be designed to be visually compatible in terms of the materials used, shapes, textures, colors, projections, proportions, and scale with the buildings, public ways, and places to which they are visually related. **Reuse/preservation of existing structure originally built in 1931**

4. Exterior Lighting: All exterior lighting in any O-1 District shall be so arranged as to prevent direct glare of beams onto any Residential District by the use of lumina cutoffs. **Will comply within future detailed plan submittal.**

5. Landscaping: Any yard in the O-1 District that abuts a Residential District shall be treated as a perimeter landscaped open space, as provided in subsection 9-107L of this Code. **See conceptual landscape plan. Will comply within future detailed plan submittal.**

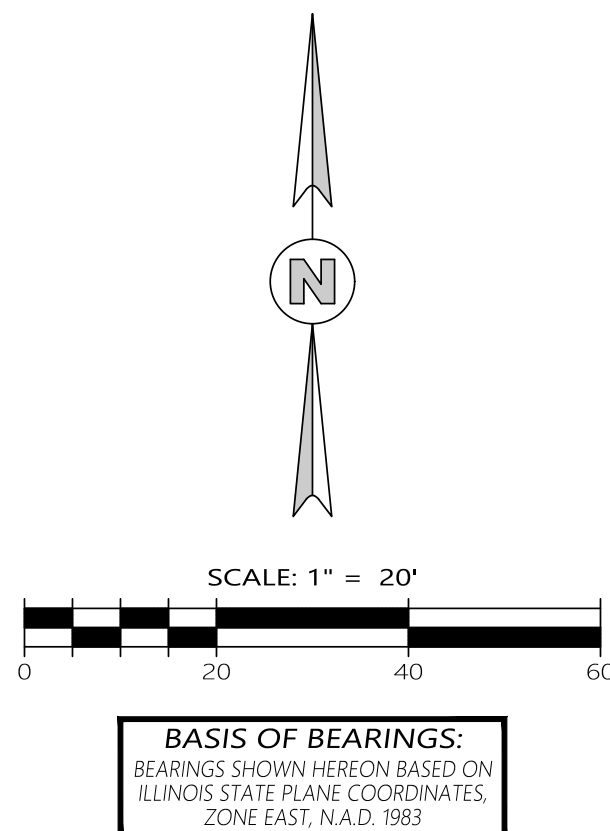


CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

CivWORKS
Consulting, LLC

3343 N. NEVA AVENUE
CHICAGO, ILLINOIS 60634
Ph: (312) 637-9570
Fax: (312) 637-9454
Email: info@civeworks.com
Web: www.civeworks.com

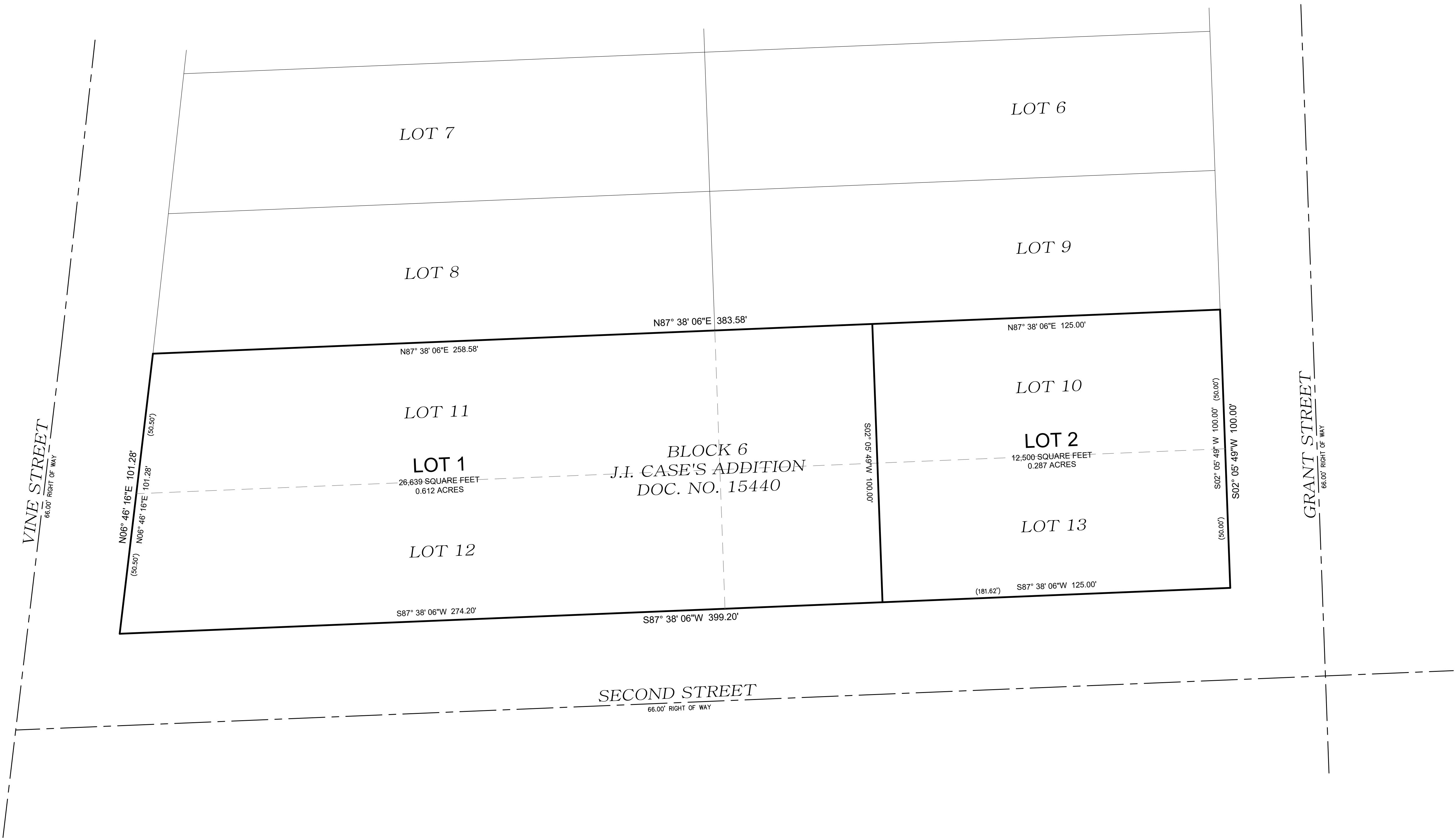
BARBARA SCHWAB, LEEDS AP+M, No. 14, 2007
LEEDS AP+M, No. 14, 2007



PRELIMINARY PLAT OF CONSOLIDATION

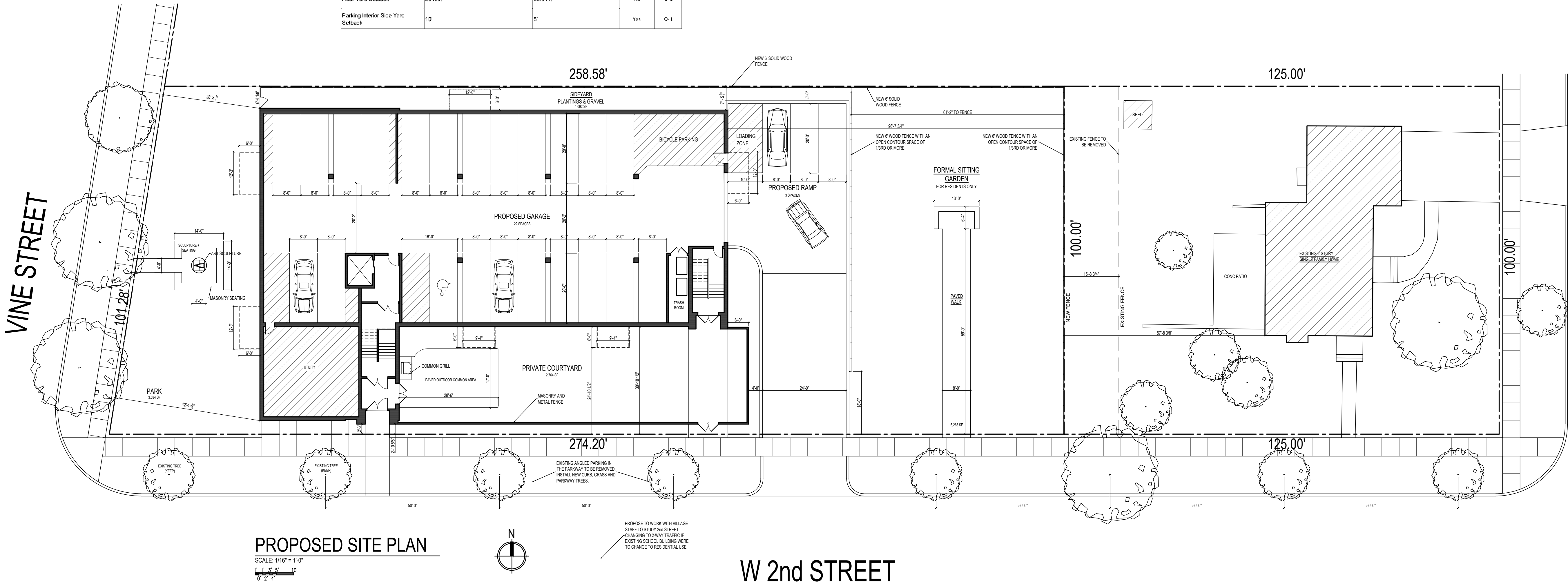
LEGAL DESCRIPTION

OTS 10, 11, 12 AND 13 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

[illegible]

125 S. Vine Street - Lifestyle Housing + 0-1 District Requirements				
Item	Code Requirement	Proposed Development	Variance Required	District
Maximum height	33 feet or district maximum, whichever is higher, but in no event more than 3 stories	38'-6"	Yes	O-1
Minimum Lot area	8,500 square feet	26,639 square feet	No	O-1
Lot area	20,000 square feet	26,639 square feet	No	Lifestyle
Maximum units per acre	35	12units on 0.61acres = 7.33/acre	No	Lifestyle
Minimum lot width	60 feet	100 feet	No	Lifestyle
Minimum lot depth	125 feet	274.2 feet	No	Lifestyle
Maximum lot coverage	70 percent	52 percent	No	Lifestyle
Maximum building coverage	70 percent	35 percent	Yes	O-1
Maximum floor area ratio (FAR)	1.5	0.9	No	Lifestyle
Minimum number of off street parking spaces	1.5 spaces per unit = 28 spaces	25 spaces = 2.08 spaces per unit	No	Lifestyle
Front Yard Setback	35 feet	28.27 ft	Yes	O-1
Corner Side Yard Setback	35 feet	2.41 ft	Yes	O-1
Interior Side Yard Setback	10 feet	6.19 ft	Yes	O-1
Rear Yard Setback	25 feet	96.64 ft	No	O-1
Parking Interior Side Yard Setback	10'	5'	Yes	O-1

116 S. Grant Street - 1-B District Requirements			
Item	Code Requirement	Proposed Development	Variance Required
Maximum height	40 feet	27'-0"	No
Interior Side Yard Setback	25 feet	11.4 ft	Yes
Corner Side Yard Setback	35 feet	28.19 ft	Yes
Front Yard Setback	35 feet	27.94 ft	Yes
Rear Yard Setback	25 feet	57.99 ft	No
Minimum Lot area	80,000 square feet	12,500	No
Minimum lot width	200 feet	100 feet	No
Minimum lot depth	250 feet	125 feet	No
Maximum lot coverage	60 percent	25.4 percent	No
Maximum building coverage	35 percent	14.4 percent	No
Maximum floor area ratio	0.5	0.2	No
Minimum number of off street parking spaces	N/A	2 spaces in attached garage	No



Existing Gross Floor Area	
**Basement	4,796sf
*1st Floor	3,950sf
2nd Floor	9,591sf
Gross Floor Area	18,337sf
*1st Floor is partial due to 2-story space taken by the gym.	
**GFA = Fifty percent (50%) of all floor area located in a basement per GFA Definition.	

Proposed Gross Floor Area	
Basement	4,796sf
1st Floor	9,591sf
2nd Floor	9,591sf
Gross Floor Area	23,978sf

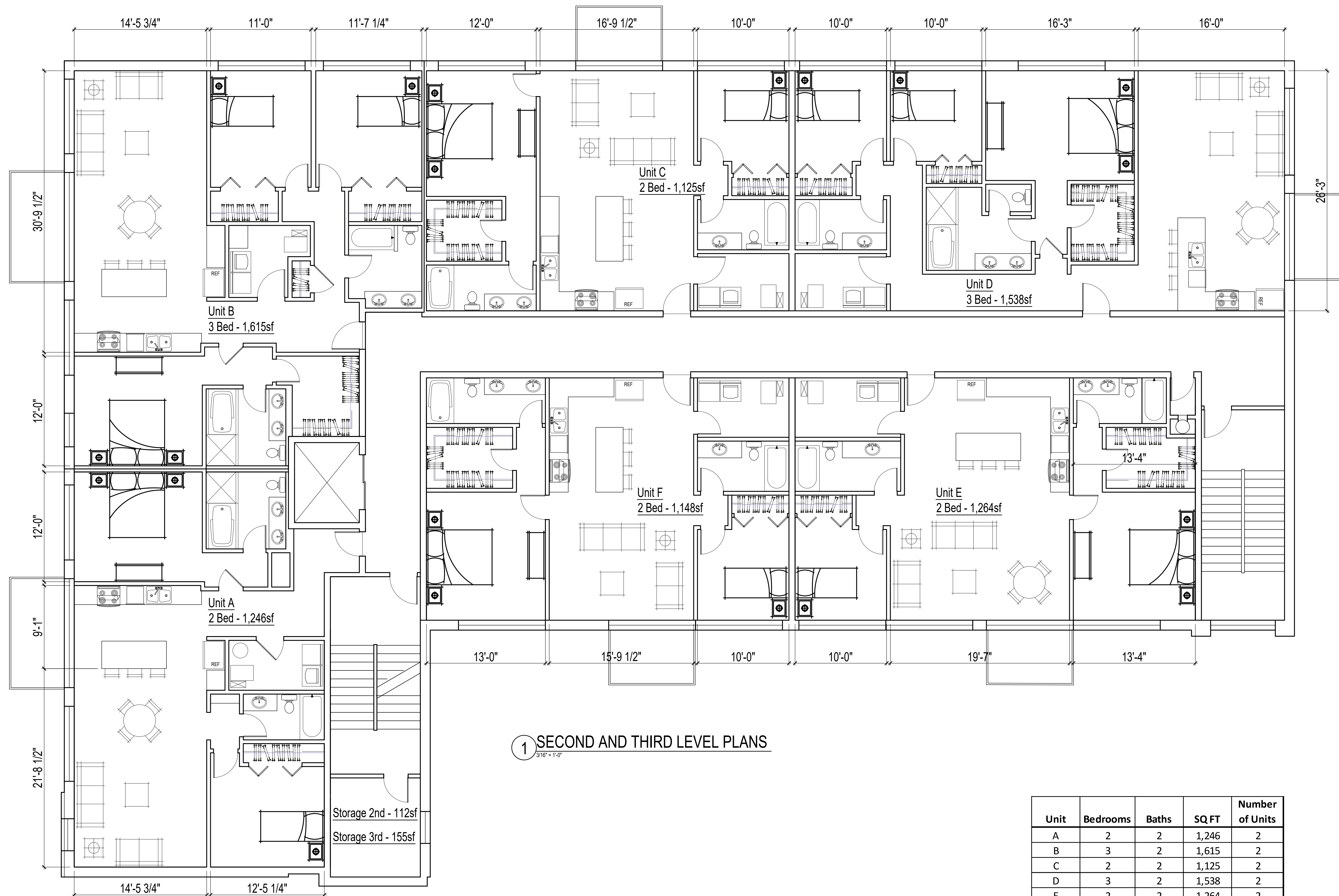
125 S. Vine Greenspace and Impervious Areas	
Corner Park	3,534sf
Private Courtyard	2,764sf
Formal Sitting Garden	6,265sf
Sideyard	1,092sf
TOTAL	13,665sf
Hard Surface Areas	
Building Footprint	9,591sf
TOTAL	14,100sf

125 S. VINE ST.
HINSDALE, IL

TANDEM ARCHITECTURE

JOB NO. A21503
PROJ. MGR. C.W.
JOB CAPTAIN C.W.
CHECKED BY

SHEET
A1.0



1 SECOND AND THIRD LEVEL PLANS
3/16" = 1'-0"

Unit	Bedrooms	Baths	SQ FT	Number of Units
A	2	2	1,246	2
B	3	2	1,615	2
C	2	2	1,125	2
D	3	2	1,538	2
E	2	2	1,264	2
F	2	2	1,148	2
TOTAL	28	24	15,872sf	12

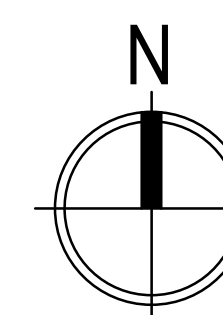


DEPARTMENT OF BUILDING APPROVAL STAMP



THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. © TANDEM ARCHITECTURE MAINTAINS OWNERSHIP OF SUCH AND ALL RIGHTS PRIVILEGES.

CONCEPT PLAN	2/25/2021
CONCEPT PLAN	4/19/2021
CONCEPT PLAN	4/27/2021
CONCEPT PLAN	5/13/2021
REV SITE PLAN	7/22/2021
ELEVS	09/03/21
BOARD SUBMITTAL	10/22/21
BOARD SUBMITTAL	12/15/21



125 S. VINE ST.
HINSDALE, IL

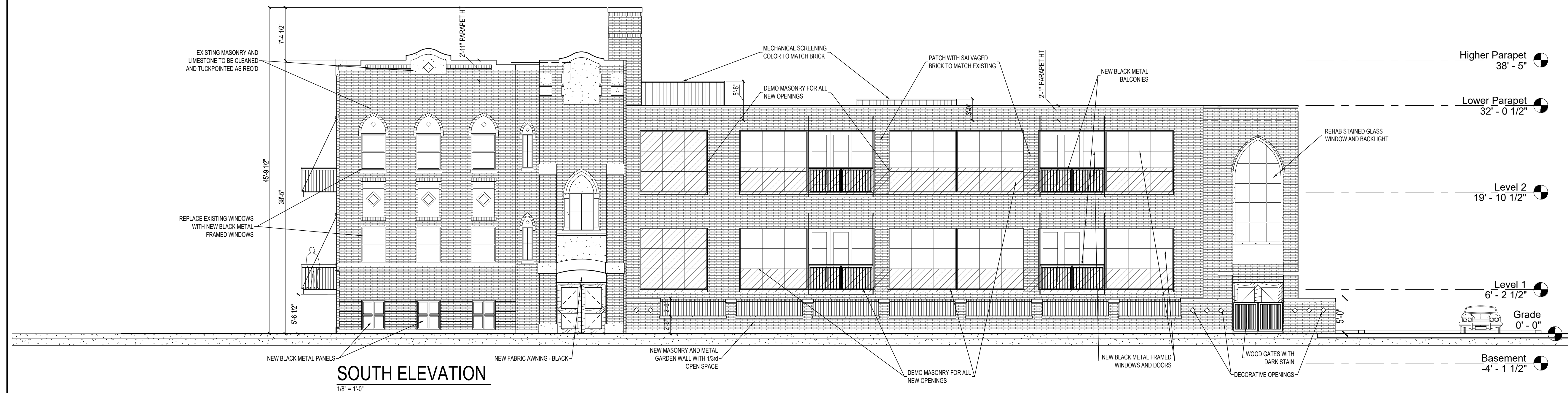
TANDEM ARCHITECTURE

1200 N. WILSON ST., SUITE 300
CHICAGO, IL 60642
TEL: 773.227.1111
WWW.TANDEMARCHITECT.COM

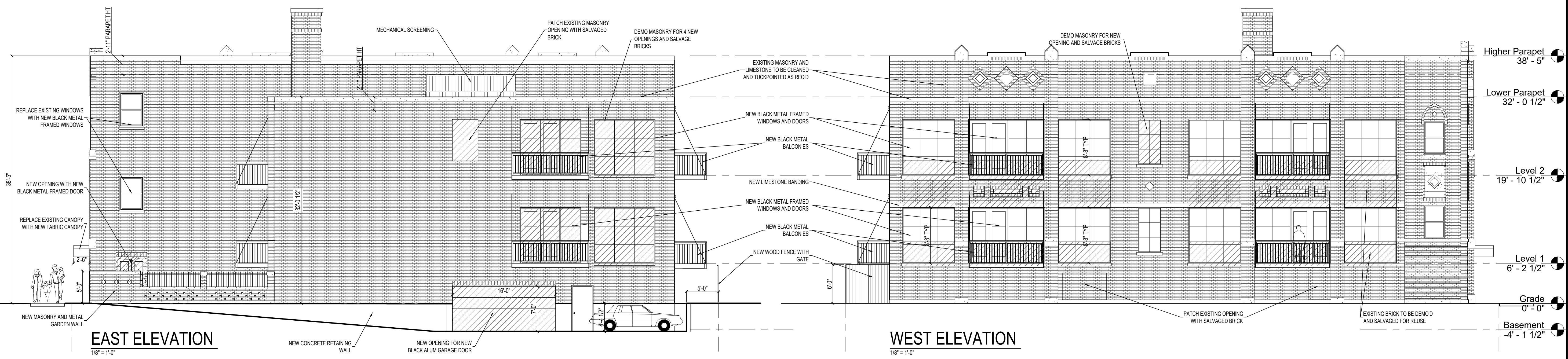
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PROJ. MGR. C.W.
JOB CAPTAIN C.W.
CHECKED BY

SHEET

A2.0

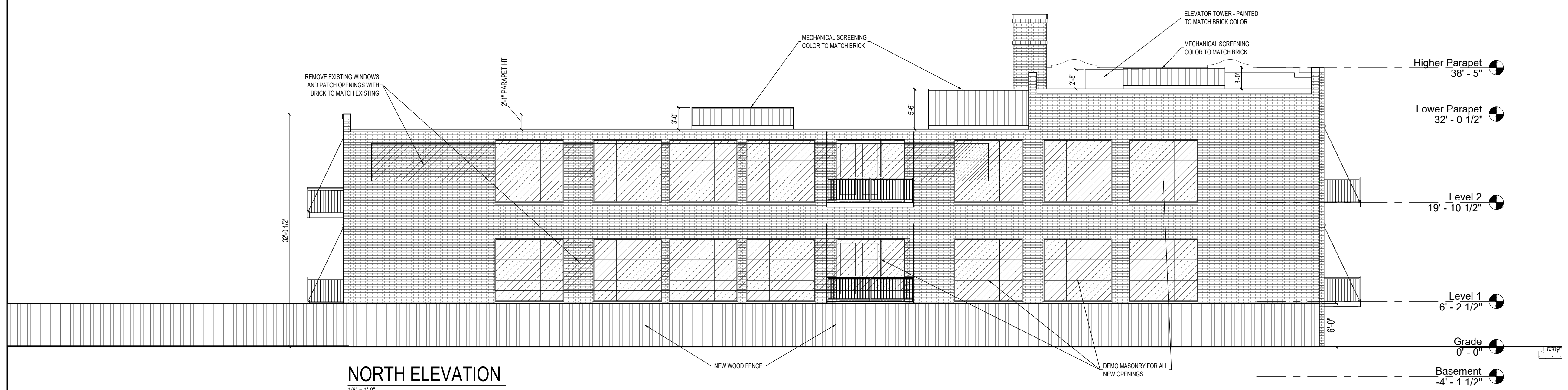


SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

DEPARTMENT OF BUILDING APPROVAL STAMP

TANDEM
ARCHITECTURE

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BOARD SUBMITTAL	10/22/21
BOARD SUBMITTAL	12/15/21

N

125 S. VINE ST.
HINSDALE, IL

TANDEM ARCHITECTURE

1030 N. WILSON ST. SUITE 300
CHICAGO, IL 60642
TEL: 312.727.1333
FAX: 312.727.1333
EMAIL: INFO@TANDEMARCHITECT.COM

JOB NO. A21503
PROJ. MGR. C.W.
JOB CAPTAIN C.W.
CHECKED BY C.W.

SHEET

A3.0



CONCEPTUAL LANDSCAPE PLAN N.T.S.

CONCEPTUAL LANDSCAPE PLAN NOTES

- 1 FINAL PLANT SELECTIONS TO COMPLY WITH VILLAGE PLANT LIST REQUIREMENTS.
- 2 PUBLIC POCKET PARK TO BE PRIVATELY MAINTAINED.
- 3 OUTDOOR APPLIANCES SHALL BE UL LABELED.



**HOLLADAY
PROPERTIES**

DEVELOPER:

HOLLADAY PROPERTIES
1 WALKER AVE, SUITE 300
CLARENDON HILLS, IL 60514

T: (312) 545.5123
www.holladayproperties.com

VINE STREET STATION
Luxury Condominiums
Vine & Second Street
Hinsdale, IL



**TANDEM
ARCHITECTURE**

ARCHITECT:

TANDEM ARCHITECTURE
700 N. CARPENTER STREET
CHICAGO, IL 60642

T: (312) 255.1153
www.tandeminc.net

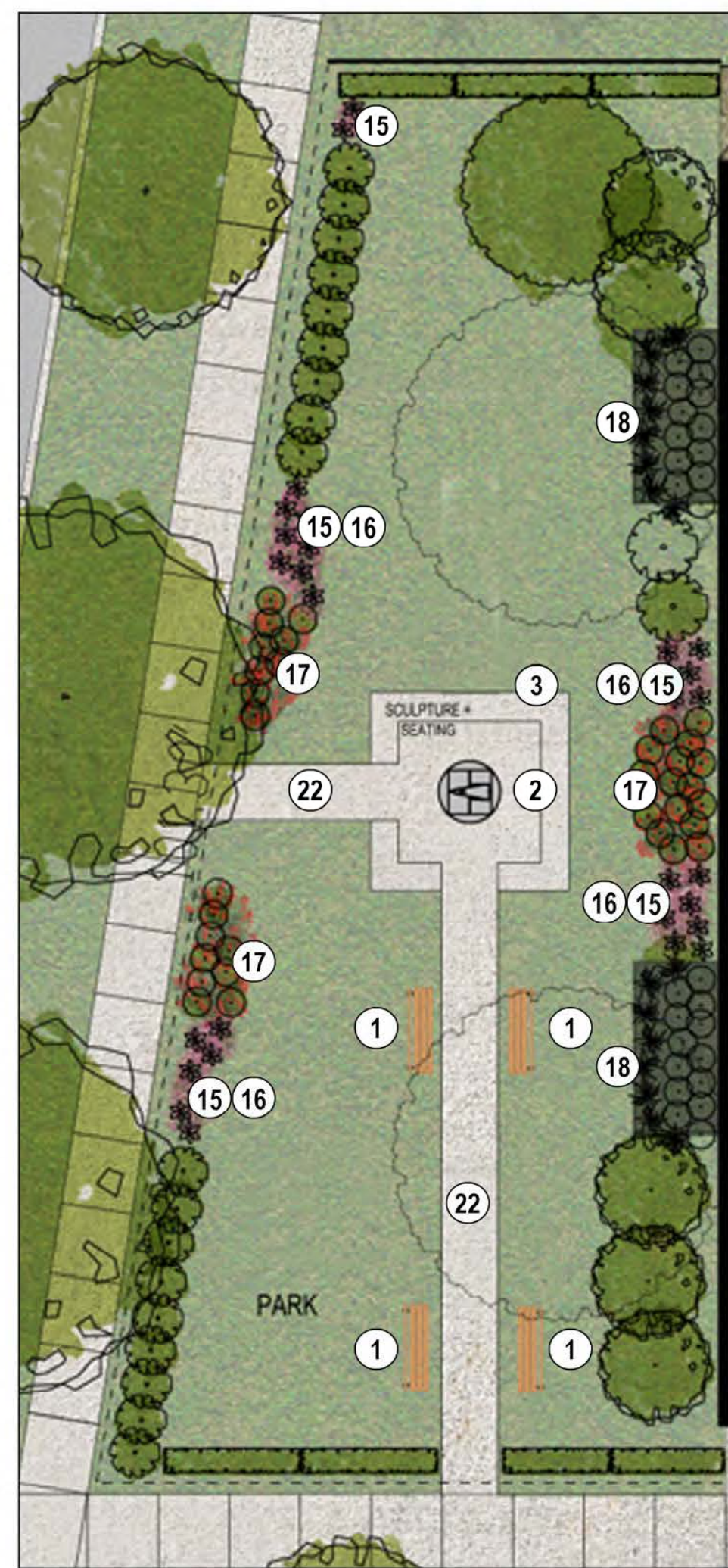


CIVIL ENGINEER:

CIVWORKS CONSULTING, LLC
3343 N. NEVA AVENUE
CHICAGO, IL 60634

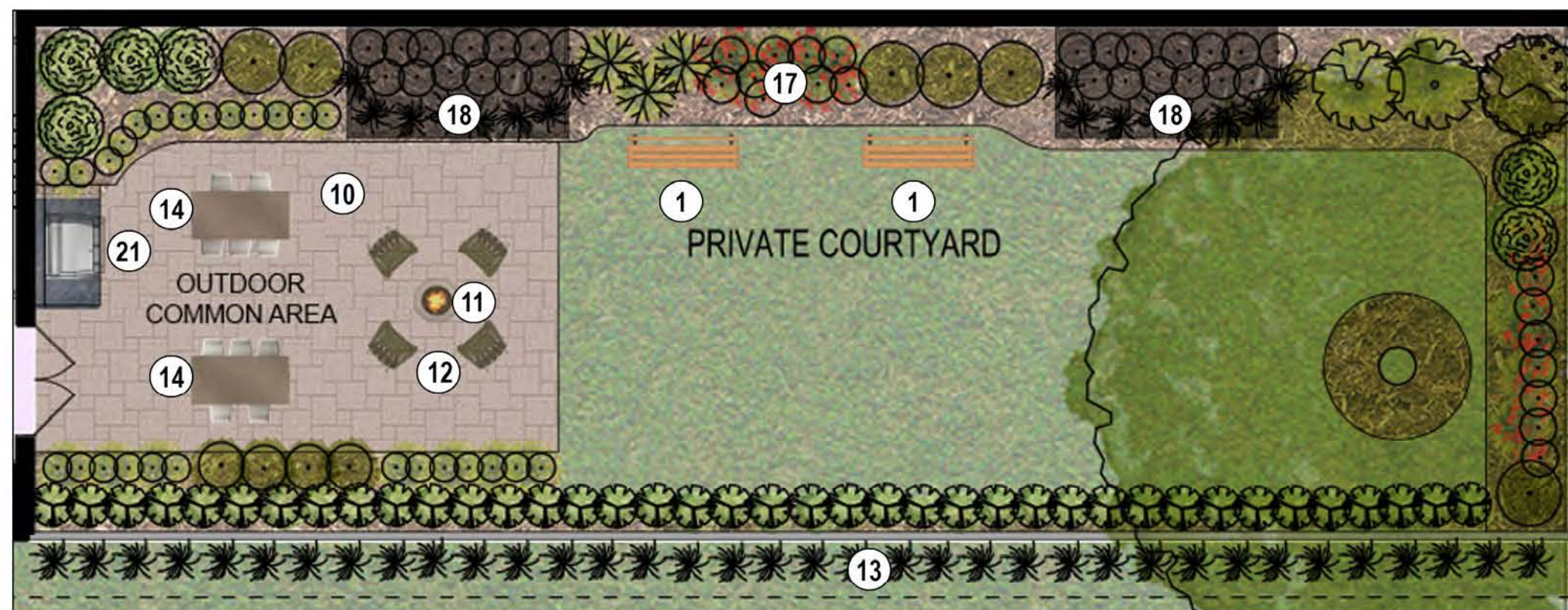
T: (312) 637.9570

L1.0

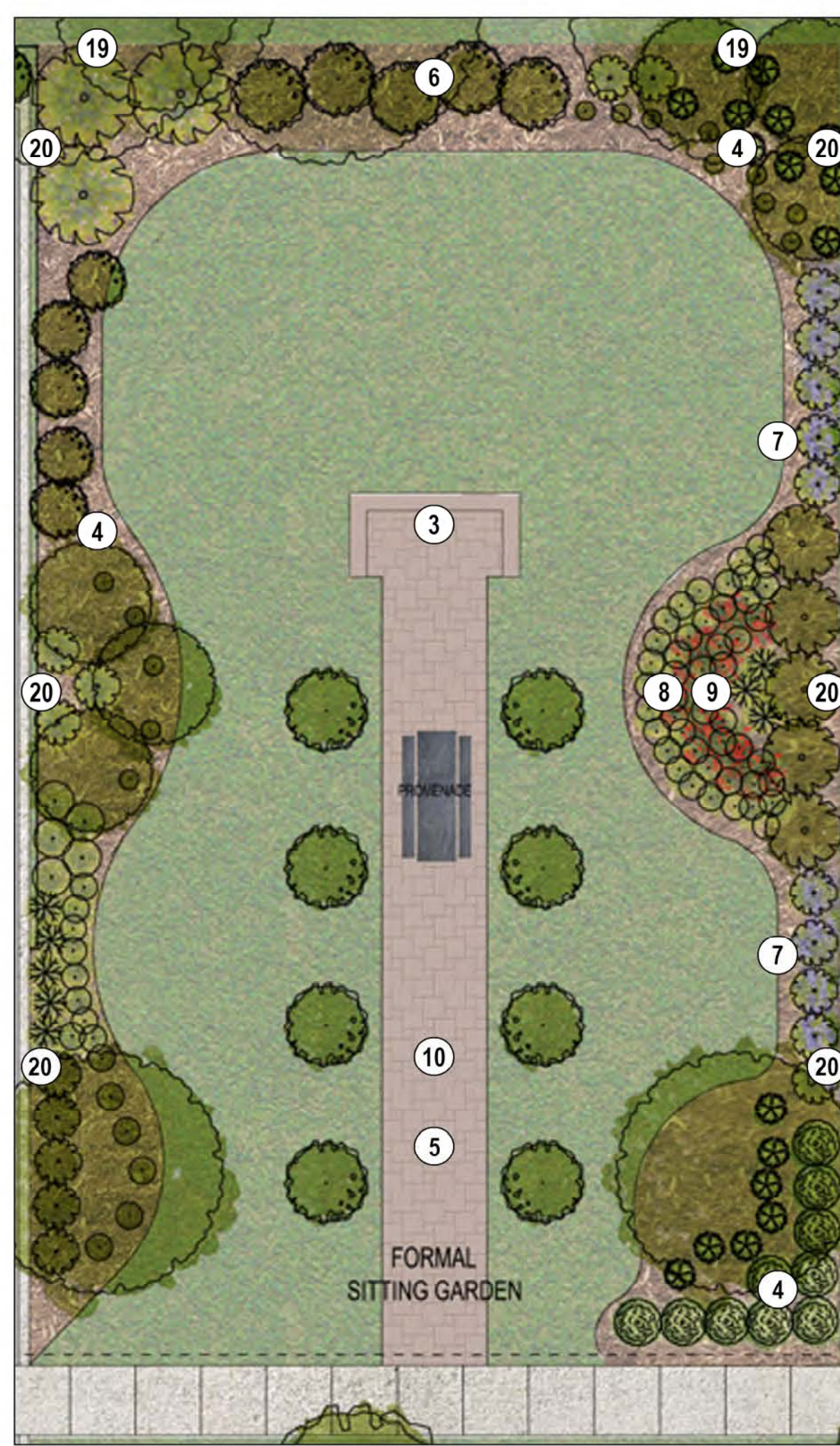


ENLARGED PLAN:
PUBLIC POCKET PARK
N.T.S.

CONCEPTUAL LANDSCAPE IMAGERY KEY	CONCEPTUAL LANDSCAPE IMAGERY NOTES
1 RECYCLED STEEL PARK BENCH	1 FINAL PLANT SELECTIONS TO COMPLY WITH VILLAGE PLANT LIST REQUIREMENTS.
2 SCULPTURAL ART	2 PUBLIC POCKET PARK TO BE PRIVATELY MAINTAINED.
3 MANSORY KNEE WALL W/ CAP FOR SEATING	3 OUTDOOR APPLIANCES SHALL BE UL LABELED.
4 SCULPTED BOXWOODS & TREES	* IMAGERY NOT PROVIDED
5 MANICURED TREES BORDERING PATHWAY	
6 TALL EVERGREENS FOR PRIVACY	
7 HYDRANGEA INCREDIBALL	
8 LITTLE SUZY BLACK EYED SUSAN	
9 RUBY STAR CONEFLOWER	
10 PERMEABLE PAVERS	
11 POLYWOOD GAS FIREPIT TABLE	
12 POLYWOOD MODERN ADIRONDACK CHAIRS	
13 BOXWOODS BORDERING MASONRY WALL	
14 POLYWOOD MODERN DINING TABLE & CHAIRS	
15 CORAL EYES CREEPING PHLOX	
16 ICE PLANT	
17 RED DRIFT ROSE	
18 BLUE WONDER CATMINT	
19 SOLID WOOD PRIVACY FENCE	
20 OPEN WOOD FENCE	
21 GAS GRILL WORKSTATION*	
22 CONCRETE WALKWAY*	



ENLARGED PLAN:
PRIVATE COURTYARD
N.T.S.



ENLARGED PLAN:
FORMAL SITTING GARDEN
N.T.S.



DEVELOPER:

HOLLADAY PROPERTIES
1 WALKER AVE, SUITE 300
CLARENDON HILLS, IL 60514

T: (312) 545.5123
www.holladayproperties.com

VINE STREET STATION
Luxury Condominiums
Vine & Second Street
Hinsdale, IL



ARCHITECT:

TANDEM ARCHITECTURE
700 N. CARPENTER STREET
CHICAGO, IL 60642

T: (312) 255.1153
www.tandeminc.net



CIVIL ENGINEER:

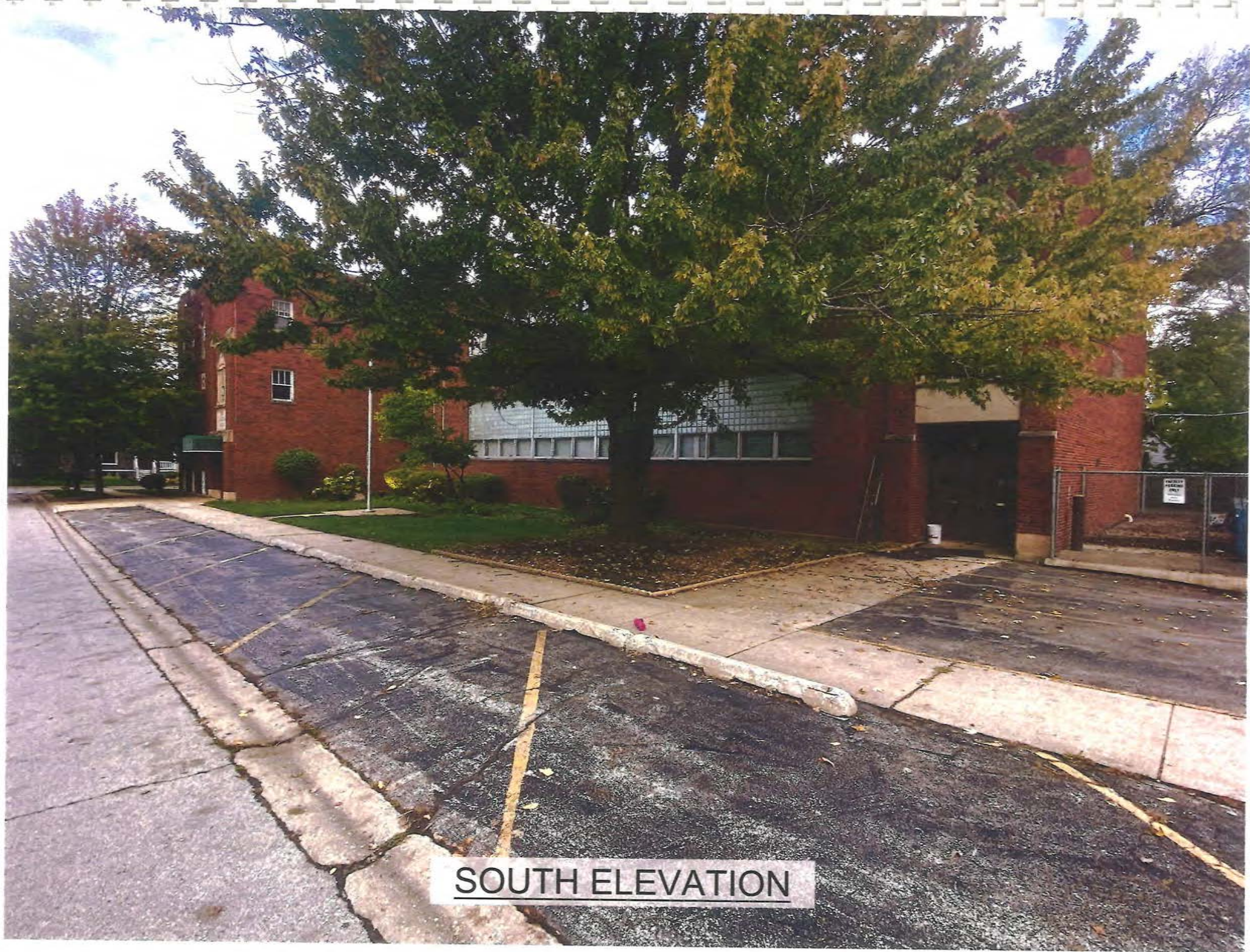
CIVWORKS CONSULTING, LLC
3343 N. NEVA AVENUE
CHICAGO, IL 60634

T: (312) 637.9570

ENLARGED LANDSCAPE PLANS &
CONCEPTUAL IMAGERY



SOUTH ELEVATION



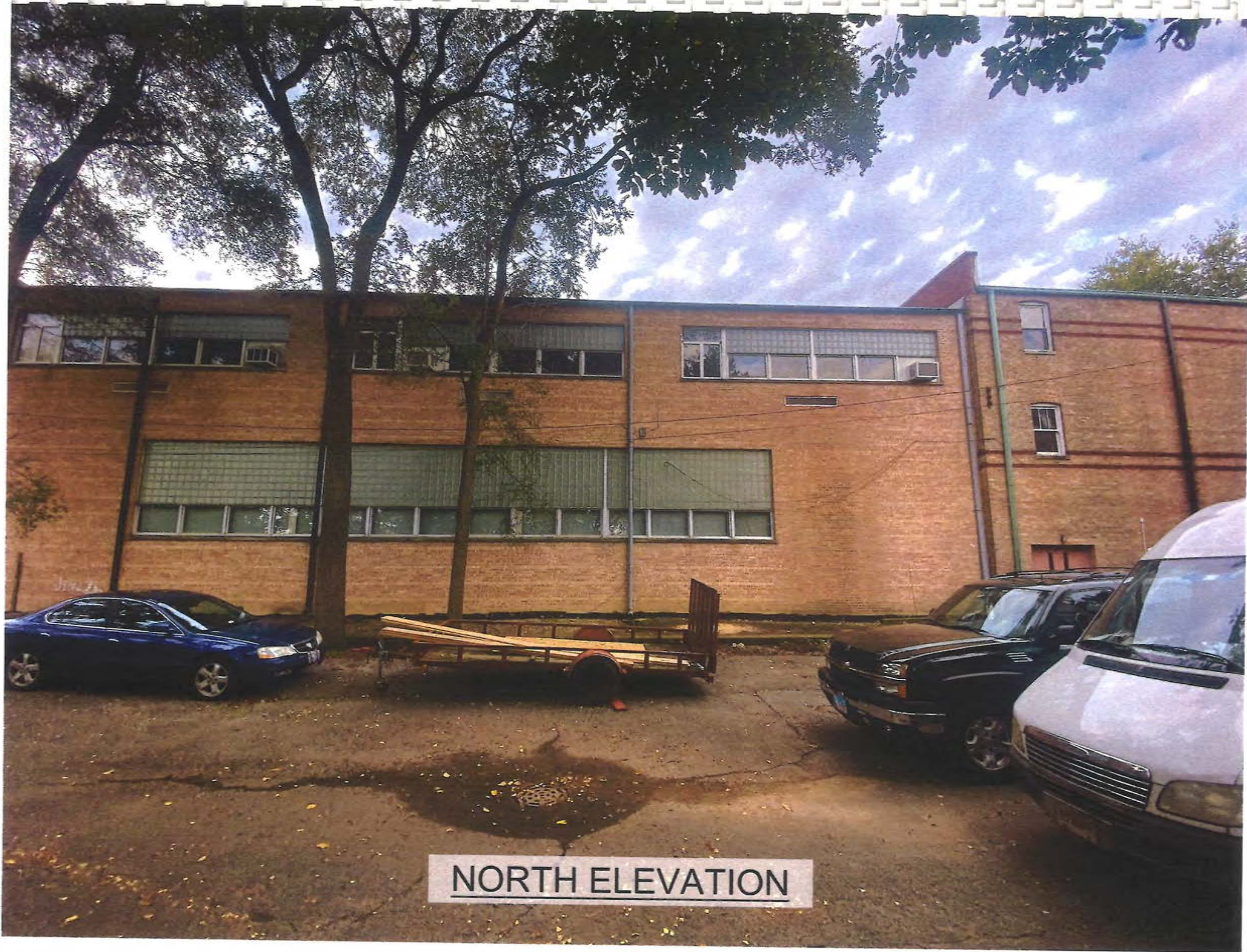
SOUTH ELEVATION



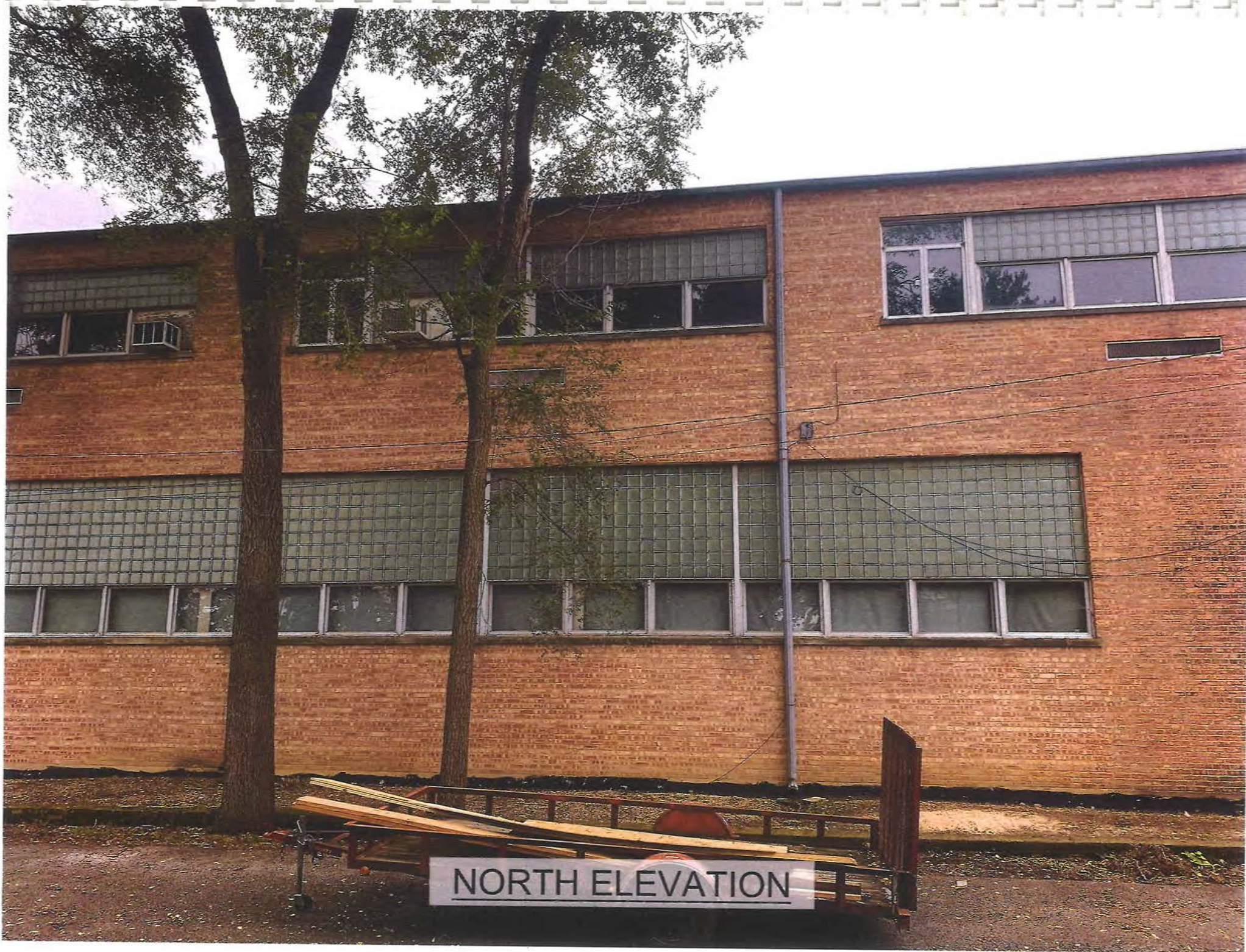
WEST ELEVATION



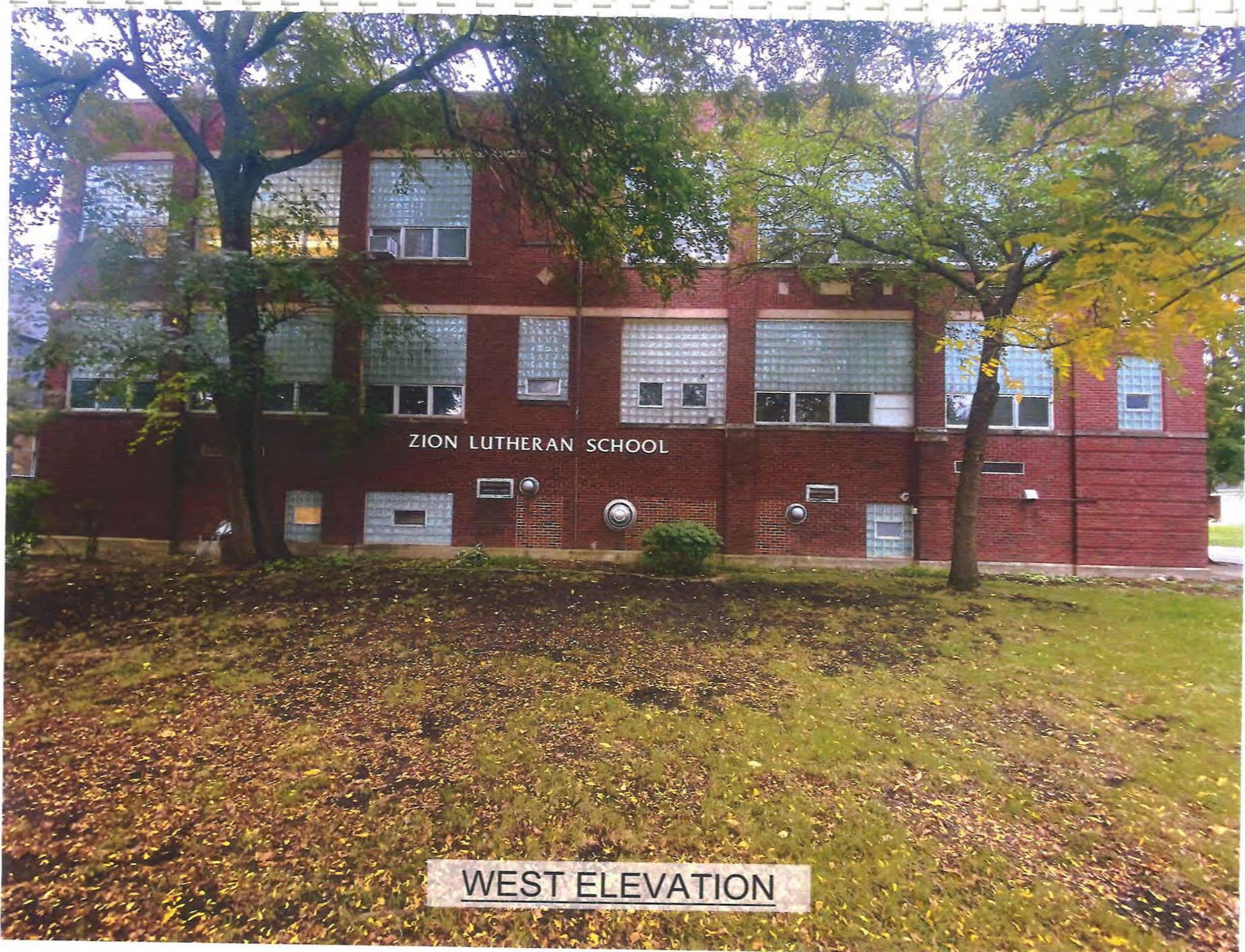
WEST ELEVATION



NORTH ELEVATION



NORTH ELEVATION



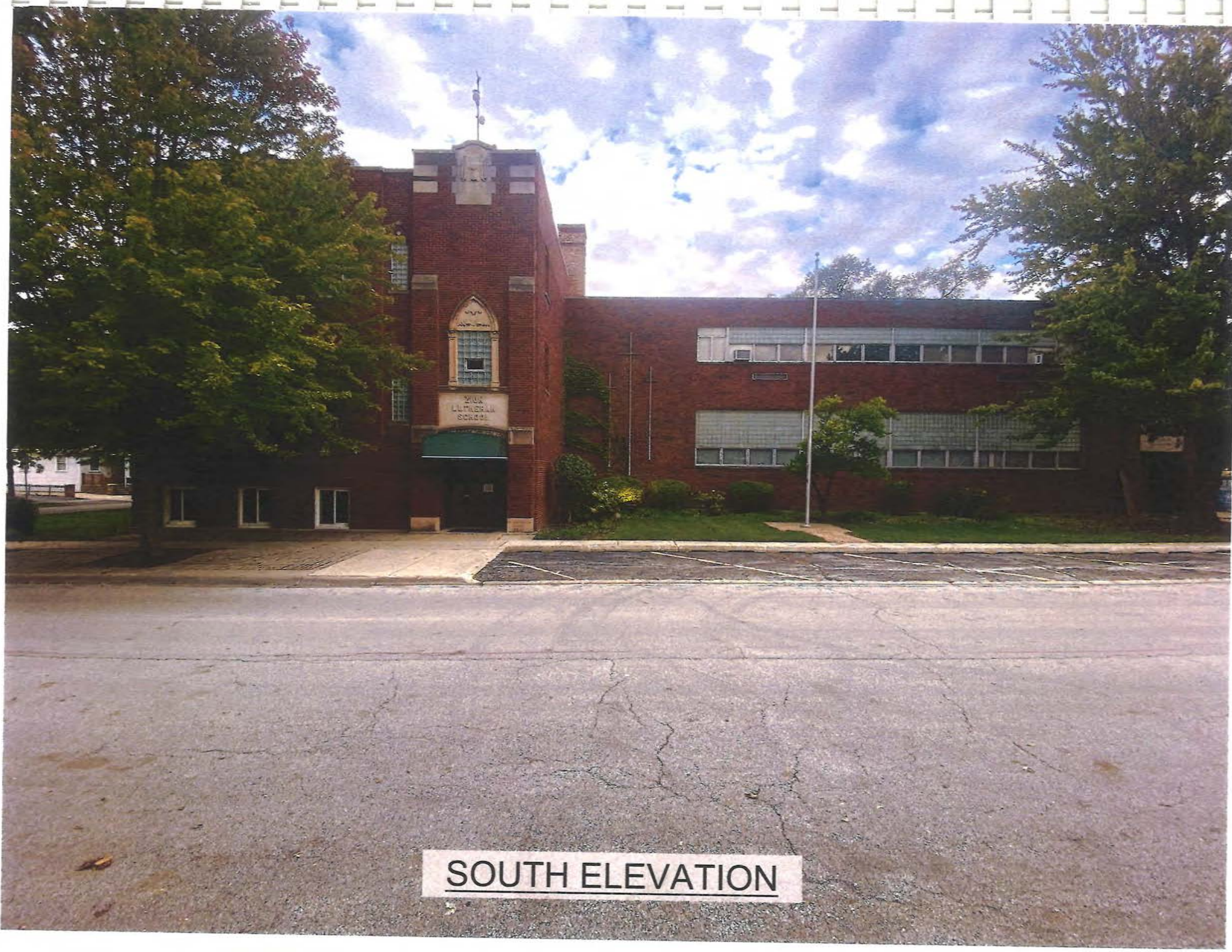
ZION LUTHERAN SCHOOL

WEST ELEVATION



ZION LUTHERAN SCHOOL

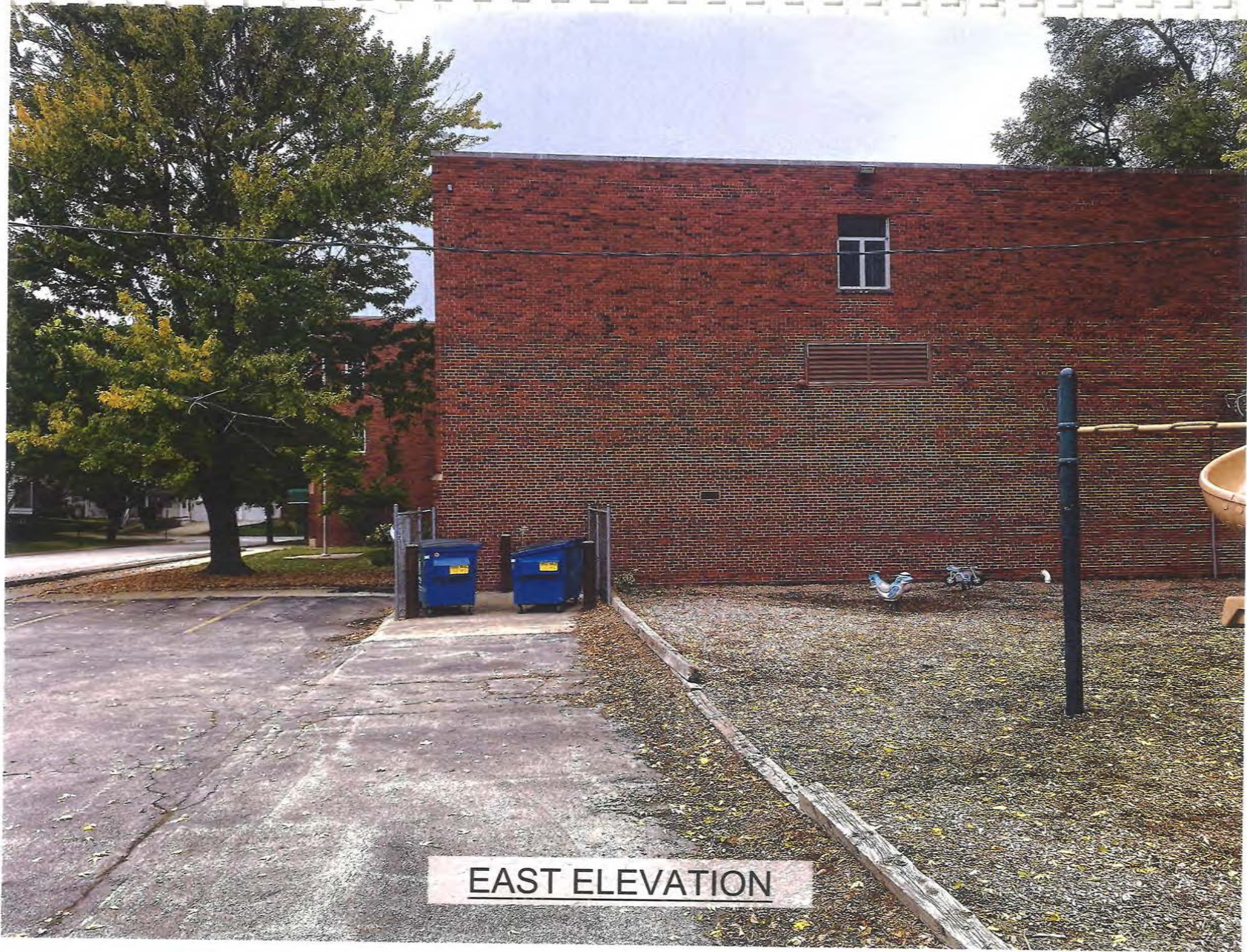
WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION

ZION LUTHERAN CHURCH AND EARLY CHILDHOOD EDUCATION CENTER

204 SOUTH GRANT STREET

HINSDALE IL 60521

Rev. Jay Klein, Pastor
Zion Lutheran Church
Phone: 630.323.0384
zionhinsdale.org



Ms. Elizabeth Reilley, Director
Early Childhood Education Center
Phone: 630.323.0065
zionlutheranecec.org

October 5, 2021

Ms. Bethany Salmon
Village Planner
Village of Hinsdale
19 E. Chicago Avenue

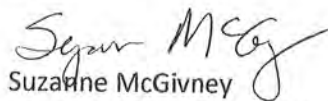
Re: 125 S. Vine Street and 204 S. Grant Street- Letter of Authorization

Dear Bethany:

This letter authorizes Holladay Properties and its affiliates to prepare and submit rezoning applications, plat applications, application for amendment to the original Planned Development for Zion Church (Ordinance No. 02004-15), and other forms and applications necessary to facilitate the entitlement, development and adaptive reuse of the Zion School located at 125 S Vine St, Hinsdale IL, of which Holladay Properties is under contract to purchase from Zion Lutheran Church.

Should you have any questions, please do not hesitate to contact me.

Signed,



Suzanne McGivney
Congregational President
Zion Lutheran Church
204 S Grant St, Hinsdale, IL 60521
630-202-6302
Mcgivneys@comcast.net

Cc: Drew Mitchell- Holladay Properties



MEMORANDUM TO: Michael O'Connor
Holladay Properties

FROM: Elise Purguette
Consultant

Javier Millan
Principal

DATE: December 15, 2021

SUBJECT: Traffic Impact Statement
Proposed Residential Development
Hinsdale, Illinois

This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential development to be located at 125 South Vine Street in the northeast quadrant of the intersection of Vine Street with Second Street in Hinsdale, Illinois. As proposed, the site, which currently contains the former Zion Lutheran School building, will be redeveloped with a three-story apartment building with 12 units, an approximate 22-space parking garage, and three surface parking spaces for a total of 25 parking spaces. Access will be provided via a proposed full movement access drive on Second Street. It should be noted that, given the proximity of the site to the Hinsdale BNSF Railway (BNSF) Metra station (approximately 1,430 feet northeast of the site) and downtown Hinsdale, this development is considered a Transit Oriented Development (TOD).

The purpose of this impact statement is to evaluate the trip generation characteristics of the proposed residential development, the adequacy of the proposed access drive, and the adequacy of the proposed parking supply. **Figure 1** shows an aerial view of the site.

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control and average daily traffic volumes along the adjacent area roadways.

Vine Street is a north-south local roadway that provides one lane in each direction in the vicinity of the site. At its unsignalized intersection with Second Street, Vine Street provides a through lane on both approaches. In addition, a high-visibility crosswalk is provided on the north leg of this intersection. Two-hour parking is permitted on the east side of the street from 9:00 A.M. to 6:00 P.M. and parking is not permitted on the west side of the street. Vine Street is under the jurisdiction of the Village of Hinsdale and has a posted school zone speed limit of 20 miles per hour.



Aerial View of Site

Figure 1

Second Street is a one-way local roadway that provides one lane in the westbound direction between Grant Street and Vine Street. At its unsignalized intersection with Vine Street, Second Street provides a combined left-turn/right-turn lane on the westbound approach. In addition, a high-visibility crosswalk is provided on the east leg of this intersection. Parking is prohibited between 8:00 A.M. and 9:00 A.M. and between 3:00 P.M. and 4:00 P.M. Further, a bus loading zone is located on the north side of the street. Finally, seven angled parking spaces are provided on the north side of the street between Grant Street and Vine Street. Second Street is under the jurisdiction of the Village of Hinsdale.

Traffic Characteristics of the Proposed Development

The plans call for developing the site with a three-story apartment building with 12 units, an approximate 22-space parking garage, and three surface parking spaces. Access will be provided via a proposed full movement access drive on Second Street located approximately 240 feet east of Vine Street. This access drive will provide one inbound lane and one outbound lane. Outbound movements should be under stop sign control. A copy of the site plan is included in the Appendix.

Development Traffic Generation

The estimates of traffic to be generated by the development are based upon the proposed land use type and size. The volume of traffic generated for the transit-oriented development was estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition.

Based on information provided to KLOA, Inc., the proposed residential development will most likely be restricted to residents age 55 and older and at a minimum will be a senior-targeted residential development. As such, “Multi-Family Housing (Mid-Rise)” was utilized to estimate the trips to be generated by a residential development with no age restriction and “Senior Housing Attached” was utilized to estimate the trips to be generated by an age-restricted development.

As previously indicated, given the proximity of the site to the Hinsdale BNSF Railway (BNSF) Metra station (approximately 1,430 feet northeast of the site), this development can be considered a TOD. Based on inspection of Census 2019 data, approximately 34 percent of the residents in close proximity to the Hinsdale Metra station use other means of transportation as an alternative to the automobile. However, in order to provide a conservative analysis, no reduction was applied to the projected trip generation estimates for the residents who will take public transportation, bicycle, or walk. A copy of the Census 2019 data is included in the Appendix.

Table 1 summarizes the trips projected to be generated by the proposed residential development under both age-restricted and unrestricted scenarios.

Table 1

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Average Daily Traffic
		In	Out	Total	In	Out	Total	
Multi-Family Housing (Mid-Rise) – LUC 221	12 Units	1	3	4	3	2	5	65
Senior Housing (Attached) – LUC 252	12 Units	1	1	2	3	2	5	23

As can be seen in Table 1, the volume of traffic that will be generated by this development under either potential scenario will be minimal. Given that a residential development with no age restriction will generate more trips than an age-restricted residential development, these trip estimates were utilized in our evaluation to represent a conservative (worst-case) scenario.

As indicated earlier, the site was previously occupied by the Zion Lutheran School building. At its peak (approximately 25 years ago), the school had an attendance of approximately 240 students attending kindergarten through eighth grade. However, at its closure, the school had an attendance of approximately 80 students attending first grade through eighth grade.

Table 2 summarizes a trip generation comparison between the former Zion Lutheran School building at its peak and at its closure and the proposed residential development with no age restriction.

Table 2

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES COMPARISON

Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Average Daily Traffic
		In	Out	Total	In	Out	Total	
Multi-Family Housing (Mid-Rise) LUC 221	12 Units	1	3	4	3	2	5	65
Private School LUC 534	240 Students	<u>120</u>	<u>98</u>	<u>218</u>	<u>29</u>	<u>33</u>	<u>62</u>	986
Difference		-119	-95	-214	-26	-31	-57	-921
Multi-Family Housing (Mid-Rise) LUC 221	12 Units	1	3	4	3	2	5	65
Private School LUC 534	80 Students	40	33	73	10	11	21	329
Difference		-39	-30	-69	-7	-9	-16	-264

As can be seen in Table 2, the proposed residential development will generate substantially less traffic than the school at either its peak or its closure. Therefore, the impact of this development on the roadway system will be minimal.

Based on a review of the Hinsdale Zoning Ordinance, the site could be developed “as of right” with an office building. As such, KLOA, Inc. also looked at the potential number of trips to be generated by the site should it be developed as an office building. **Table 3** summarizes a trip generation comparison between the proposed development of 12 apartment units with no age restriction and the traffic to be generated by an approximate 28,383 square foot general office building.

Table 3
ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES
COMPARISON (APARTMENT AND OFFICE BUILDING)

Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Average Daily Traffic
		In	Out	Total	In	Out	Total	
Multi-Family Housing (Mid-Rise) LUC 221	12 Units	1	3	4	3	2	5	65
Office Building LUC 710	28,383 s.f.	<u>45</u>	<u>8</u>	<u>53</u>	<u>5</u>	<u>29</u>	<u>34</u>	312
Difference		-44	-5	-49	-2	-27	-29	-247

As can be seen from Table 3, the proposed residential development will also generate substantially less traffic than an office building during the peak hours and on a daily basis.

Access Evaluation

As previously indicated, the site was previously occupied by the Zion Lutheran School building. As such, Second Street was designated as a one-way westbound street between Grant Street and Vine Street to facilitate the traffic circulation and drop-off/pick-up activities in proximity to the school. Second Street should be converted into a two-way street for the following reasons:

- Second Street is a two-way street east of Grant Street.
- Converting Second Street between Grant Street and Vine Street into a two-way street will allow better local access into the site and traffic flow continuity.

Residential Parking Evaluation

In order to assess the adequacy of the parking supply in meeting the parking requirements of the proposed residential development, the parking needs were determined based on the following criteria:

- The Village of Hinsdale Zoning Ordinance
- *ITE Parking Generation Manual*

Village of Hinsdale Zoning Ordinance

Based on the Village of Hinsdale Zoning Ordinance, with a total of 12 units (eight two-bedroom units and four three-bedroom units), the development should provide 28 parking spaces, resulting in a deficit of three parking spaces. However, it is important to note that the close proximity of the site to the Hinsdale Metra station will reduce dependence on the automobile. As previously mentioned, based on inspection of Census 2019 data, approximately 34 percent of the residents in close proximity to the Hinsdale Metra station use other means of transportation than the automobile. As such, the proposed parking supply of 25 parking spaces will be adequate in accommodating the parking demand of the proposed residential development.

ITE Parking Generation Manual

With a total of 12 residential units and 28 bedrooms (2.33 bedrooms per unit), the development will provide parking at a ratio of 2.17 spaces per unit and 0.93 spaces per bedroom. Based on a review of survey data published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual*, 5th Edition for Land-Use Code 221 (Multifamily Housing Mid-Rise) located less than half a mile from a rail transit station, the following was determined:

- The average parking supply ratio at similar sites was 1.5 spaces per unit and 0.8 spaces per bedroom.
- The average peak parking demand ratio is 1.12 spaces per dwelling unit on a weekday and 1.15 spaces per dwelling unit on a Saturday.
- The 85th percentile peak parking demand ratio is 1.27 spaces per dwelling unit on a weekday and 1.37 spaces per dwelling unit on a Saturday.
- The average peak parking demand ratio is 0.61 spaces per bedroom on a weekday and 0.69 spaces per bedroom on a Saturday.
- The 85th percentile peak parking demand ratio is 0.86 spaces per bedroom.

Based on the above, the proposed development will have a peak parking demand of 14 parking spaces. As such, the proposed 25 parking spaces will be adequate in accommodating the projected parking demand for the proposed residential development.

Conclusion

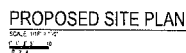
Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The estimated development-generated traffic volumes will not be significant and will be further reduced due to its proximity to the Hinsdale Metra station.
- The proposed residential development will generate substantially less traffic than the previous use. Therefore, the impact of this development on the roadway system will be minimal.
- Converting Second Street between Grant Street and Vine Street into a two-way street is recommended as it will provide for better local access into the site and traffic flow continuity.
- Based on the ITE *Parking Generation Manual*, the proposed 25 parking spaces will be adequate in accommodating the projected parking demand for the proposed residential development.

Appendix

Preliminary Site Plan
Census 2019 Data

Preliminary Site Plan

[illegible]

125 S. Vine Greenspace and Impervious Areas	
Corner Park	3,534sf
Private Courtyard	2,764sf
Formal Sitting Garden	6,265sf
Sideway	1,092sf
TOTAL	13,655sf
Hard Surface Areas	
Building Footprint	9,591sf
TOTAL	14,100sf

DEPARTMENT OF BUILDING APPOINTMENT STAFF



THESE PLANS AND SPECIFICATIONS ARE PROTECTED
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CONCEPT PLAN	2/25/2021
CONCEPT PLAN	4/19/2021
CONCEPT PLAN	4/27/2021
CONCEPT PLAN	5/13/2021
REV SIT PLAN	7/22/2021
DELEVS	08/03/21
BOARD SUBMITTAL	10/22/21
BOARD SUBMITTAL	12/15/21
BOARD SUBMITTAL	1/7/22



125 S. VINE ST.
HINSDALE, IL

TANDEM ARCHITECTS

JOB NO.	A21502
PROJ. MOR.	C.M.
JOB CAPTAIN	C.M.
DESIGNED BY	

3

A1.0

Census 2019 Data

MEANS OF TRANSPORTATION TO WORK BY VEHICLES AVAILABLE

Survey/Program: American Community Survey Universe: Workers 16 years and over in households TableID: B08141 Product: 2019 ACS 5-Year Estimates Detailed Tables

Notes Selections 1 Geo Years 1 Topic Surveys Codes 123 Hide Transpose Filter Margin of Error Restore Excel Download Mark Data Map

Census Tract 8453, DuPage County, Illinois		
Label	Estimate	Margin of Error
▼ Total:	1,311	±116
No vehicle available	24	±26
1 vehicle available	127	±54
2 vehicles available	587	±107
3 or more vehicles available	573	±96
➤ Car, truck, or van - drove alone	699	±104
➤ Car, truck, or van - carpoolled	53	±38
➤ Public transportation (excluding taxicab)	370	±77
➤ Walked	26	±18
➤ Taxicab, motorcycle, bicycle, or other means	33	±27
➤ Worked from home	130	±51