VILLAGE OF Linedale

MEETING AGENDA

PLAN COMMISSION Wednesday, July 13, 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
- PUBLIC COMMENT (Non-Agenda Items)
- 4. APPROVAL OF MINUTES May 24, 2022 (Special Meeting)
- 5. SCHEDULING OF PUBLIC HEARINGS No discussion will take place regarding the requested applications except to determine a time and date for the public hearing The next regular Plan Commission meeting is scheduled to take place on Wednesday, August 10, 2022
 - a) Case A-03-2022 Map Amendment and Text Amendment to Various Sections of the Zoning Code and Text Amendment to Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments – Request by the Village of Hinsdale
 - b) Case A-16-2022 101 W. Chestnut Street Special Use Permit to allow for an Animal Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at 101 W. Chestnut Street

6. FINDINGS AND RECOMMENDATIONS

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

7. SIGN PERMIT REVIEW

 a) Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1) Wall Sign

8. PUBLIC MEETINGS

a) Case A-14-2022 – 14 W. First Street – Elevare MD - Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District

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 Tuesday, May 24, 2022

The special 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 Tuesday, May 24, 2022 at 7:30 p.m., roll call was taken.

PRESENT: Chairman Steven Cashman and Commissioners Cynthia Curry, Jim Krillenberger,

Julie Crnovich, Anna Fiascone, Mark Willobee and Scott Moore

ABSENT: Commissioners Patrick Hurley and Gerald Jablonski

ALSO PRESENT: Bethany Salmon, Village Planner

Public Comment on Non-Agenda Items

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

Approval of Minutes - April 13, 2022

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve the April 13, 2022 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone and Chairman Cashman

NAYS: None

ABSTAIN: Commissioners Willobee and Moore **ABSENT:** Commissioners Hurley and Jablonksi

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

Chairman Cashman asked for any comments. Hearing none, a motion was made by Commissioner Krillenberger, seconded by Commissioner Curry to approve the findings and recommendations for 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. The motion carried by the roll call vote of 6-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee and Chairman

Cashman

NAYS: None

ABSTAIN: Commissioner Moore

ABSENT: Commissioners Hurley and Jablonksi

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) agerestricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development Village of Hinsdale Plan Commission Meeting of May 24, 2022 Page 2 of 8

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-35-2021.

Drew Mitchell, partner with Holladay Properties and the applicant, was present to address the Plan Commission. Mr. Mitchell provided a brief overview of the company and the Zion School building.

Mr. Mitchell stated Holladay Properties is a real estate development company whose projects are mostly medium sized, luxury apartment buildings and include the development of the Burlington Station Building in Downers Grove. Mr. Mitchell stated the company tends to hold real estate long term, is a family owned company and takes great pride in their projects.

Mr. Mitchell stated the building was constructed in 1931, with an addition added in 1961, and was utilized as a Kindergarten through eighth grade school with a peak enrollment of two hundred students. Only the gymnasium portion of the building was utilized in the last five years by a local baseball team.

The company became aware of the potential of an alternative use of the building as a result of an office relocation analysis by District 181. The building was deemed obsolete and presented parking challenges for the school district to use.

Holladay Properties toured the site and found the building to have "good bones" and some very special features such as a two-story stained glass window and limestone corner stones. Mr. Mitchell stated trash was found inside the building as well some unsightly grease traps outside and glass block.

In order to take the temperature of the community, Holladay Properties hosted two neighborhood meetings, in August and September of 2021. After initial feedback from the community, Mr. Mitchell stated he felt the plan was fairly well received. The plan includes mostly keeping the exterior of the building intact with the exception of installing updated windows, adding twenty-two (22) underground parking spaces, and providing units that target the demographic of empty nesters wanting to down size and currently have limited housing choices in the area.

Mr. Mitchell stated the development would include a multi-family condominium building with the age restriction of fifty-five plus (55+) and include by-laws to include concerns discussed at the community meetings such as storage on balconies.

Mr. Mitchell showed some renderings of the proposal showing the limestone features, which are currently not as noticeable on the building and would be cleaned up and highlighted with lighting. Large windows and an interior light on the two-story stained glass would also create a soft glow at night. Another rendering showed an outdoor living space with an area containing a grilling area, outdoor television, and seating. The plan includes an elevator for the building.

Mr. Mitchell stated that to help alleviate flooding, the project calls for greenspace and a twelve percent increase of permeable area. A privately maintained park accessible to the public was described by Mr. Mitchell as a pet friendly, formal sitting garden. Mr. Mitchell stated the design of this space can be slightly altered based on feedback from the community and the Commission.

Mike O'Connor stated modifications to the Zoning Code are requested due to the desire to keep the existing building envelope largely unchanged.

Chris Walsh, project architect, addressed the Plan Commission. Mr. Walsh provided additional site information and stated the school sits on two (2) lots.

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Mr. Walsh stated that part of the lot from the pastor's house property would be added to the Vine Street Station site to make it a conforming lot. The fence that borders the pastor's house would be re-located about fifteen (15) feet to the east resulting in a small addition of land to the pastor's lot.

Mr. Walsh stated the proposed project would create twelve (12) dwelling units and twenty-five (25) parking spaces within the existing building. Mr. Walsh stated the entire lower level, about six (6) feet below grade, would be dedicated to parking accessed by a ramp. Mr. Walsh explained the plan currently shows eight (8) foot parking spaces. Mr. Mitchell stated that nine (9) foot spaces are desired but until a more detailed design can take place, it is not known if nine (9) foot spaces are possible.

Mr. Walsh briefly discussed the park area and private outdoor space for residents that will have a masonry ornamental fence and landscaping to provide privacy to this area.

Mr. Walsh stated the twelve (12) units would vary in size from 1,100 to 1,600 square feet with a mix of two (2) and three (3) bedroom units, each with six (6) foot balcony. Mr. Walsh displayed the landscape plan. It was noted that the plan was reviewed by Village Arborist John Finnell and that the desirable trees would remain on site. Mr. Walsh shared examples of possible plantings and outdoor furniture. Mr. Walsh showed an image of the stained-glass window from the inside of the building and the stone work that would remain intact but would be cleaned.

Mr. Mitchell thanked the Commission and the Church Congregation for their patience as the design of the building evolved and moved through the standards process.

Commissioner Curry asked Mr. Mitchell to confirm the units would be condominiums. Mr. Mitchell confirmed that they would be purchased condominium units with future homeowner's association by-laws prohibiting rentals and Airbnbs. In response to Commissioner Curry's question, Mr. Mitchell stated that there would be one elevator in the building with an extended ceiling height allowing for an easier move in and out.

Commissioner Curry stated that her biggest concern was the increased traffic. Mr. Mitchell addressed this concern by stating that a final traffic study would be completed as part of the process but felt the traffic would be less impactful with a residential use than the former school use with a population of two-hundred (200) students or an office building. He also stated the walkability of this building to shopping and dining would help keep traffic down.

Commissioner Curry asked about the price point of the units. Mr. Mitchell stated that this was a difficult figure to calculate in this market but at one point, the mid 600,000 to 900,000 was a figure that was considered. Mr. Mitchell went on to state the price point is also difficult to nail down because a lot still needs to be learned about the building. Mr. Mitchell stated the volatility of the market does not scare him because he feels this community and units of this nature, with walkability, is highly desirable.

Commissioner Curry stated concern that there may not be enough parking spaces, the width of the spaces was narrower than what the code allows for, and only one (1) accessible parking space was proposed. Mr. Mitchell acknowledged her concerns and stated that they hoped a larger space for parking could be discovered as the design plan develops, but that unit owners will also become familiar with their space, and the type of turns and distance involved with getting into and out of their assigned space. Mr. Mitchell stated that the next time this proposal comes before the Commission, with the Detailed Plan submittal, the applicant should have more information and specific design plans.

Commissioner Krillenberger stated that he was thrilled with the building being used for living units and asked Mr. Drew to elaborate on the outdoor living space. Mr. Mitchell stated it was designed to be a sitting garden and that the space would look beautiful for folks passing by the area.

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Commissioner Krillenberger asked if there would be any covenants preventing this space from becoming additional parking. Mr. Mitchell replied that he was comfortable with the amount of parking currently offered for residents and visitors as well as drop off space. There was no desire to utilize this outdoor space for that purpose. Commissioner Krillenberger asked for clarification on the building height. Mr. Mitchell stated the request for zoning relief for building height was because the existing building did not conform to current code requirements and it was not a result from the addition of an elevator shaft.

Commissioner Crnovich thanked Mr. Mitchell for meeting with the neighbors, a meeting she attended. She had a question about the age-restricted units and asked Mr. Mitchell to discuss how Second Street would change. Mr. Mitchell stated the non-conforming street spaces will be removed and replaced with manicured landscaping. The conversion of the current one-way street, originally designed for the drop-off of two hundred (200) students, to a two-way street and adding a stop sign is not part of the proposal but has been discussed. He stated that he would defer to the Police and Public Works Department on these matters.

Mr. Walsh, in response to Commissioners Crnovich's question about screening, confirmed there would be rooftop screening installed to hide mechanicals.

Commissioner Crnovich stated concern about noise from barking dogs if a dog run was installed. Mr. Mitchell responded that the dog run was included in the application to embrace pet ownership and it would have an irrigation system for cleanup. Mr. Mitchell stated there were no plans to remove it from the proposal at this time and stated that dog runs have been included in other Holladay developments located in less residential settings. It was corrected at the meeting later than the dog run had been removed from the plans based on previous community feedback.

Commissioner Willobee noted that one of the renderings shared depicted two-way traffic. Commissioner Willobee asked about guest parking. Mr. Mitchell responded that he felt the three (3) spaces currently planned on the exterior of the building were the appropriate amount of spaces and temporary overnight parking could be requested if needed.

Commissioner Willobee asked if the public park on the west would be the responsibility of the homeowner's association to maintain. Mr. Mitchell responded that it would be the homeowner's association responsibility to maintain the park spaces. Commissioner Willobee expressed concern that Village residents would not understand the space is available for public use. Mr. Mitchell stated that perhaps a way to invite the public to use the space would be to include a statement of gifting of this space from Zion Church to the community, paying homage to the Church.

Commissioner Willobee asked if the property was in a floodplain. Mike O'Connell stated that there are some openings slightly below the base elevation and the plan calls for the elevation to be raised in certain areas and seal all of the openings on the lower level garage area. Mr. O'Connell stated that the entry ramp to the garage area would have a curb at the base and that DuPage County was consulted. It was noted that the lower level cannot be used for dwelling, but a parking lot is allowable. In response to Commissioner Willobee's question about homeowners having to pay for flood insurance, Mr. O'Connell stated that he would need to research that topic further, but stated that two (2) inches would be needed to get above the flood plain elevation and that electric car chargers could be utilized.

Commissioner Willobee asked about trash removal. Mr. Walsh stated there is a trash room planned on the lower level and the garbage truck could get out of the street, back down the ramp and roll out the dumpsters to be emptied.

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Commissioner Fiascone stated the building looks great and that many people will appreciate the preservation of the façade. Commissioner Fiascone stated she wanted to go on record that she wishes the Village as a whole would not make developers attach age restrictions to real estate. Commissioner Fiascone stated, in this case, the twelve (12) units would not place a burden on the community and any age restrictions may become problematic in the future real estate market. Mr. Mitchell stated that he appreciated the Commissioner's comments about limiting the buyer pool and agreed that is a valid concern. Mr. Mitchell also stated the he wants to be open to paths that can move the project forward, even if it comes with an age restriction.

Commissioner Moore asked what the fenced area on the north side would look like, specifically to the neighbors. Mr. Walsh stated there would be a wood fence and landscaping, the existing stairway and egress would be removed, and the common brick on this wall would be cleaned and tuckpointed. Commissioner Moore suggested this location for the dog run.

There was a discussion on possibility of adding windows or another architectural features to the solid brick wall area on the east elevation, which the applicant was receptive to completing. Mr. Mitchell stated an outside irrigation system would be installed in response to Commissioner Moore's question about watering the landscape.

Commissioner Curry asked about staining the brick on the north side of the building. Mr. Walsh stated that it was possible, and that many products are available. Mr. Mitchell stated that he would like some additional time to consider this option but may decide to leave the brick the same color in the end.

Chairman Cashman stated that he appreciated the uniqueness of this development. Chairman Cashman noted the proposal changed from age-targeted to age-restricted after the Board meeting and this topic can be further discussed. Chairman Cashman noted that there was a typo on the proposal related to the number of parking spaces, and stated the development is compliant and agreed the size of the parking spaces was not a significant problem.

Chairman Cashman also liked the idea of the pocket park and the benefits to the public that it brings. Chairman Cashman stated that a careful look at lighting will need to be take place at a later date to strike the balance between too bright and more illumination. Chairman Cashman liked the private, English garden area and felt it was necessary to provide the additional space for residents. He also stated that it was a good design and fits in well with the area.

Chairman Cashman stated he agreed with staff's recommendation that the proposal goes beyond a minor modification, in relation to the Major Adjustment to the Zion Lutheran Church Planned Development. Chairman Cashman stated that he appreciated the great level of detail provided in the packet and invited any community members present to speak on the matter.

Tom Heinz, resident of 116 South Vine Street, addressed the Commission. Mr. Heinz felt the building was beautiful but had two concerns, parking and the floodplain. Mr. Heinz stated that he wants to be sure the west side of the street remains "no parking" and that parking remains on one (1) side of the street only.

Mr. Heinz stated the intersection of Vine Street and Second Street floods with heavy rains presently, and that the problem seems to have gotten worse in recent times. Mr. Heinz stated that he has concerns about the negative impacts on neighboring properties as a result of this project and stated that no more water can be directed to Vine Street.

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Anne Smith, resident of Third Street, was present to address the Commission. Ms. Smith shared positive comments about the re-use of the building and asked if Second Street could be used for parallel street parking. Chairman Cashman stated he did not see why not. When asked their opinion of a two-way street, Ms. Smith had no opinion and Mr. Heinz stated he believed it would be better as a two-way.

Commissioner Krillenberger asked if there was any arrangement made with Zion Church to use some of their parking for guest parking if any was available. Mr. Mitchell reported there was no arrangement made at this time but suggested a neighborly arrangement could made with restrictions in the future.

Commissioner Fiascone asked if there was an extensive sump pump system in the building currently and if the building floods often. Mr. Mitchell reported the building is bone dry and acknowledged he is not yet completely familiar with all of the mechanicals at this time. Mr. Mitchell stated that the ramp for the parking area would have a trench drain. Mr. Mitchell also added that the amount of permeable space is increasing from the current amount and that the plants in the garden area, both features would contribute to the amount of water that the land accepts.

Commissioner Fiascone stated that she did not want the stormwater to be discharged to the street where flooding is already a known problem. Chairman Cashman added the stormwater will be reviewed by the Village and DuPage County in the future. It was noted that the intersection is a low spot in the area and flooding is currently a major issue and it was suggested that functional storage be investigated.

Some discussion took place about this older part of town having combined sewers. Commissioner Willobee pointed out that a project like this can be viewed as an opportunity to find solutions and chip away at the existing flooding problems.

Chairman Cashman asked the Commissioners to share their thoughts on the units being age-restricted versus age-targeted. It was noted that this would be the only age-restricted development in the Village.

Commissioner Moore stated that he could see both sides of the argument but tended to lean toward agetargeted rather than age-restricted and noted that the design and features of the unit would be appealing to an older desired age group.

Commissioner Willobee stated that he preferred age-targeted and they could design the homeowner's association by-laws and agreement to target an older population, which was used for Hinsdale Meadows.

Commissioner Crnovich requested data from staff to determine how many children are living in Hinsdale Meadows and other similar developments, stating that the schools need to be considered. Ms. Salmon stated that she can ask if the information is available.

Commissioner Fiascone added that for a larger development, the impact on the school population should be considered, but a twelve (12) unit development like this one would have very little impact on the school population.

Commissioner Krillenberger stated that he did not like the age-restriction, and thought the procedure used for Hinsdale Meadows worked well. Commissioner Krillenberger asked how the Burlington Station development impacted schools. Mr. Mitchell stated that he believed there were very few or no children residing in that development and that the units are not well designed for families with children. Discussion continued about the desire for more data, Mr. Mitchell offered to seek out available data from similar developments outside of the Hinsdale community.

Village of Hinsdale Plan Commission Meeting of May 24, 2022 Page 7 of 8

Chairman Cashman asked the Commission if there were any other comments. For clarification purposes, some discussion followed about the order of the processes involved for the approval of this development.

A motion was made by Commissioner Willobee, seconded by Crnovich, to approve as submitted for Case A-35-2021 – Text Amendment for the development of Vine Street Station consisting of twelve (12) agerestricted lifestyle housing units within an existing building located at 125 S. Vine Street. The motion carried by the roll call vote of 7-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

ABSENT: Commissioners Hurley and Jablonksi

A motion was made by Commissioner Krillenberger, seconded by Curry, to approve Case A-35-2021 – Planned Development Concept Plan 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 with the suggested modification that it be age targeted, not age restricted. The motion carried by the roll call vote of 7-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

ABSENT: Commissioners Hurley and Jablonksi

A motion was made by Commissioner Crnovich, seconded by Commissioner Willobee, to approve Case A-35-2021 – Special Use Permit for the development of Vine Street Station consisting of twelve (12) age-targeted lifestyle housing units within an existing building located at 125 S. Vine Street. The motion carried by the roll call vote of 7-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

ABSENT: Commissioners Hurley and Jablonksi

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve Case A-35-2021 –a Major Adjustment to the Zion Lutheran Church Planned Development. The motion carried by the roll call vote of 7-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

ABSENT: Commissioners Hurley and Jablonksi

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 Curry seconded the motion.

The meeting	ng was adjourned at 9:19 PM after a unanimous voice vote of 7-0.
ATTEST: _	Jennifer Spires, Community Development Office

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STATE OF ILLINOIS	′.	
COUNTY OF DU PAGE	,	SS:

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:

ZION LUTHERAN CHURCH
Planned Development
125 South Vine Street,
Case No. A-35-2021,
Text Amendment.

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above- entitled matter, before the Hinsdale Plan Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on May 24, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MR. JIM KRILLENBERGER, Member;

MR. MARK WILLOBEE, Member;

MR. SCOTT MOORE, Member;

MS. CYNTHIA CURRY, Member;

MS. ANNA FIASCONE, Member and

MS. JULIE CRNOVICH, Member.

	2		4
1	ALSO PRESENT:	1	downtown Downers Grove, which took a difficult
•	MC DETHANY CALMON Village Planner.	2	to develop site framed in the western edge of
2 3	MS. BETHANY SALMON, Village Planner; MR. DREW MITCHELL, Applicant;	3	their downtown, that's a 90-ish unit building.
4	MR. MIKE O'CONNOR, Applicant;	4	It's one of the top two graded apartment
5	MR. CHRIS WALSH, Applicant's Architect.	5	buildings in the state of Indiana based on
		6	online user reviews. We are really proud of
6		7	that. We tend to hold our real estate for long-
		8	term, which is a decidedly different approach to
7	CHAIRMAN CASHMAN: Case A-35-2021, text	9	how we go about building them.
8	amendment, planned development concept plan and	07:34:38PM 10	Who cares about all of that. We
9 10	special use permit to allow for the development	11	are here tonight to talk about the Zion school
10	of Vine Street Station consisting of 12 age- restricted lifestyle housing units within an	12	at Second and Vine. And I know there's a little
12	existing building at 125 South Vine Street and a	13	novelette, I hope we didn't put you to sleep
13	major adjustment to the Zion Lutheran Church	14	reading this in preparation for tonight, but it
14	Planned Development.	15	explains how we came across this unique
15	Any individuals who want to speak	16	opportunity to potentially identify an approach
16	on this matter, if you can please stand and be	17	to adaptive reuse for this building.
17	sworn in.	18	This school was built in 1931 with
18	(WHEREUPON, the oath was	19	a major addition in 1961. It had at its peak it
19 07:33:13PM 20	administered en masse.) If we can hear from the applicant.	07:35:07PM 20	had approximately 200 students that were going
07:33:13PM 20	Welcome.	21	to school there K through 8. Unfortunately,
22	MR. MITCHELL: Thank you, guys. Can	22	there's been some obsolescence in these smaller
	3		5
1	you hear me okay?	1	5 schools in the K through 8 model.
1 2		1 2	
	you hear me okay?		schools in the K through 8 model.
2	you hear me okay? Good evening. My name is Drew	2	schools in the K through 8 model. The school was utilized as a
2	you hear me okay? Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live	3	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use
2 3 4	you hear me okay? Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live near Seventh and Garfield and I have been	2 3 4	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use is no longer. The only use as of the last say
2 3 4 5	you hear me okay? Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live near Seventh and Garfield and I have been raising my family here since 2013 and I love	2 3 4 5	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use is no longer. The only use as of the last say five-ish years has been for utilizing the
2 3 4 5 6	you hear me okay? Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live near Seventh and Garfield and I have been raising my family here since 2013 and I love this town. I never even knew it existed, grew	2 3 4 5 6	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use is no longer. The only use as of the last say five-ish years has been for utilizing the gymnasium for a local baseball team.
2 3 4 5 6 7	Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live near Seventh and Garfield and I have been raising my family here since 2013 and I love this town. I never even knew it existed, grew up in Minnesota, found Hinsdale and fell in love	2 3 4 5 6 7	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use is no longer. The only use as of the last say five-ish years has been for utilizing the gymnasium for a local baseball team. So we became aware of the potential
2 3 4 5 6 7 8	Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live near Seventh and Garfield and I have been raising my family here since 2013 and I love this town. I never even knew it existed, grew up in Minnesota, found Hinsdale and fell in love with it.	2 3 4 5 6 7 8	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use is no longer. The only use as of the last say five-ish years has been for utilizing the gymnasium for a local baseball team. So we became aware of the potential of this site to have an alternative use really
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6 8 pretty cool. There's also some garbage on it, controlled parking spaces. 1 1 if you will. There's glass blocks which, you 2 We are targeting a demographic that 2 know, I don't think Steve's probably used that 3 we have great experience with, which is your in a long time on any projects that he's been downsizing empty nesters. There are precious 5 involved in. few places for folks that are downsizing to stay 6 Pastor Klein is here. I hope I 6 and maintain close roots with their family, 7 don't insult you but there's some pretty ugly 7 particularly when we are talking about trying to grease traps hanging off the side of this 8 have some level of walkability, which is also 8 building that are facing the neighbors. So 9 9 very much in demand. we -- in order to take the temperature of the 07:38:41PM 10 So we got very comfortable that 07:36:45PM 10 11 community, which is important in our planning 11 there could be an economically viable project 12 and entitlement process in Hinsdale, we were 12 here. One of the things that is probably most encouraged by the village staff to host a intimidating of this process really is the 13 13 14 neighborhood meeting. 14 entitlement and in going through the motions in 15 The first neighborhood meeting was Hinsdale where we take great pride in what we 15 hosted in August of 2021. There were people have today and there is a sense that there is 16 16 17 that weren't able to make that meeting; we 17 some resistance to change. hosted a second neighborhood meeting in This would be a multifamily 18 18 September of 2021. 19 19 project. It would be condominium. It would be 07:37:07PM **20** I'd like to say that the reactions 07:39:08PM **20** for sale. The village board very much encouraged 21 and the feedback that we got from the 21 us to focus on a 55-plus demographic and not age-22 neighborhood largely formed the plans that you 22 targeted which is a way to say you're focused on are seeing this evening. We had incredible that demographic but can do business with attendance, quite frankly, at those neighborhood 2 anybody. This would truly be age-restricted. 3 meetings, particularly relative to what we are 3 There would be provisions in our seeing tonight. But I would say the project was bylaws in the HOA that would prevent certain 4 4 generally well-embraced and well-received once things that came up both at neighborhood 5 we got past sort of the fear of unknown and what meetings and in the village board meetings 6 6 this might look like and what it would be. 7 related to, for example, storing things on the 7 So since Pastor Klein is here, I'd 8 8 balcony. like to thank the Pastor and the congregation. 9 But there's some renderings. 07:37:42PM 10 They voted in favor of the sale of this building 07:39:39PM 10 Donald, I wouldn't mind if you could show a 11 and this asset to Holladay pending a successful couple of these real quick. Chris Walsh, our 11 navigation of our entitlement process. But what architect, is going to give a bit of a more 12 13 we are talking about here is taking this 13 thorough presentation but I'd love to kind of building and largely preserving the existing just tell you what we are doing here. 14 14 exterior facade with the exception of a couple 15 So a lot of this limestone -- and 15 of things. most of this exists. We just wouldn't know it 16 16 17 We are putting big, beautiful because the building hasn't gotten a bath in 17 18 windows in that would be for each of these units 18 probably 40 years. So a lot of this is cleaning and there's also balconies on these units. The 19 19 it up. A lot of it is putting in appropriate, 07:38:10PM **20** intent is to ramp down on the eastern portion of 07:40:04PM **20** tasteful lighting, both up and down lighting you the site to an underground parking facility that will see, and then big windows. We are really 21 would feature 22-ish underground and temperature trying to open up light and allow it to get into 22 22

10 12 sitting garden and an opportunity for those who 1 the space. 2 We have concern that we may only be 2 have pets to also bring their pets. And one of able to get to eight-and-a-half foot ceilings, the things that we heard, I can't recall if it 3 which we wish they were ten. So part of what we was the village board meeting or at the 4 are doing with these larger windows is letting neighborhood meeting is, you know, nobody really the feel of volume that comes into the space. needs a pet run around here, everybody is 6 7 It's a tricky building here because 7 walking on the street. So perhaps this can get you're not really appreciating how far east it re-envisioned if it were to please the plan 8 goes. You can just barely get a glimpse of this commission or if we came up with better ideas. 9 9 two-story stained glass. If you go in the 07:42:23PM 10 This just gives you an idea of how 07:40:34PM 10 11 stairway, it is a spiritual moment. The light 11 you would navigate getting into the lower level. coming in off of this glass, it's really 12 It actually works very well. We would put in an wonderful. 13 elevator over in this space. That would create 13 a need to have an elevator overrun on the roof 14 So our plan is actually the 14 interior like that and have a soft glow at night of the building but, guys, we put a lot of 15 15 when you're driving by and really kind of thought into this. 16 16 embrace that. 17 17 We are hoping that there's energy 18 On the front of the building, our and reception towards an adaptive reuse of this 18 building realizing that multifamily may not be 19 intent is to create a modest but important 19 07:40:57PM **20** outdoor living space that would allow our 07:42:53PM **20** our favorite word here, maybe I should delete it 21 residents to be able to grill. They would be 21 and just start speaking to it as condominium. 22 I think that's it. You know, Chris 22 able to have a glass of wine out there, have 11 13 and Mike, I don't know if you think I missed 1 friends or family over; there would be a TV. And then we are actually -- we would like to 2 anything. poke a hole into this part of the building so 3 I will tell you that the mayor of that you would have interior access and truly Downers Grove, I just bumped into him, and he 4 4 doesn't get a vote and, you know, it's another 5 make it a private space. 6 A couple of other things that we 6 town, but he gave me a hug and I said, Mayor, are doing that I think are pretty important are 7 what's the hug for? And he was -- went to 7 we are allocating space -- green space. So this school here all through eighth grade, and he's 8 8 area has had issues with flooding. We are **9** just over the moon about the fact that we are 9 07:41:27PM 10 increasing the amount of permeable space on the 07:43:24PM 10 trying to salvage this building. Because really 11 site, 12 percent, on the gross. It's about a the alternative would be either as a right 40 percent increase though in the amount of 12 office, which I suppose could happen, however, 12 permeable that exists. one of the things that my partner Mike and I are 13 13 14 The idea here would be that we running into is we are getting communities 14 would have a public pocket park, so there's 15 calling us saying we have vacant office and 15 examples of these really all over, but this would like to rethink this and reimagine this, 16 16 17 would be a place if you were walking back from so we have been reacting to that just from sort 17 18 Starbucks, you could stop and drink your coffee. 18 of a macro economic world. It would be privately maintained but accessible Another alternative would be more 19 19 07:41:55PM **20** to the public. 07:43:49PM **20** single-family homes. And while I live in one 21 On the eastern portion of the site and I know that that represents a big part of 21 22 we are creating what we are calling a formal the underlying fabric here in Hinsdale, we just 22

well. And the application was signed by the 14

church that they are amending that PUD, it

residence to the east. So there's some subtle

affects the adjacent homes, the pastor's

19 Actually, that site really doesn't 07:46:00PM **20** change. Part of the subdivided lots that that

home sits on actually have been used for a long 21

time by the school and so we are just 22

everything that's there. 14 This is the current plat of survey. 15 The school is actually on two lots, so it says 16 Lot 1 there and it's a little bit deeper and the 17 Lot 2 is actually what we call the pastor's house. That's the house on the corner on the

So we will actually have to give

some land to the current pastor's house to that

KATHLEEN W. BONO, CSR 630-834-7779

07:48:23PM **20**

21

22

other side.

15

16

17

18

changes there.

07:53:05PM **20**

21

22

07:50:50PM **20**

21 22 are anticipating dedicating the entire lower

level to parking. The new driveway, we are

about 6 foot below grade which is really not

MR. WALSH: Sorry, west side.

of in the little side yard along Second Street,

To the south of the building, kind

- 1 is really what we plan to do is create like a
- 2 5-foot fence that would be a mix of masonry,
- 3 sculpted metal, really have kind of an
- **4** ornamental fence with some greenery behind that
- 5 to aguify the scene. So people walking by with
- **6** their dogs, this is really going to be kind of
- 7 the yard for these tenants where they can just
- 8 kind of walk down, have coffee, read their iPad,
- 9 whatever it is. Maybe sit out there at night,
- or.53.45PM **10** have some wine. So they would have some privacy
 - **11** there
 - 12 And then we have the driveway which
 - 13 kind of separates the pocket park to the right
 - 14 and we see that as really kind of a landscaped
 - 15 place with a little bit more space to wander
 - **16** around. Maybe they are taking their dogs out
 - 17 there and running around. So there's really
 - 18 three distinct landscape areas that we have with
 - **19** this project.
- So again, we have done our initial
 - 21 layouts. We feel, you know, comfortable. These
 - **22** are roughly the size units we can get about
 - 23
 - 1 1,100 to 1,600 square foot units, a mix of 2 and
 - **2** 3 bedrooms and each of them would have an
 - 3 outdoor space. It's something Holladay really
 - 4 impresses with all of their projects to have
 - 5 some outdoor space. These would be 6-foot deep
 - 6 balconies they can go there and sit. There was
 - 7 a little bit of concern with the balconies, some
 - 8 talk, but I think after people have gotten used
 - **9** to it they understand this is their front porch,
- of sit out,
 - 11 offer safety in a community as well. Since
 - **12** people are sitting out there, they are watching
 - 13 the street. I encourage these should be
 - 14 included even though I know this is one of the
 - 15 variances that we are asking for.
 - **16** But as Drew mentioned as well, it
 - 17 would be an elevator building. We are planning
 - **18** on keeping the staircases where they are.
 - **19** There's actually a third staircase that would be
- o7.55.28PM **20** removed kind of the north side of the building
 - **21** that was part of the original 1930s building.
 - 22 So you see the existing building in

- 1 the bottom left and then we are -- feel good.
- 2 The rendering would be the final product and as
- I mentioned, we actually did take a lot of care
- 4 in this rendering to highlight all the limestone
- 5 that's actually there. The brickwork, really if
- 6 you get a chance if you stop and look at it,
- 7 there really is a lot of detail to this
- 8 building, especially this portion on the corner
- 9 that's the old 1931 building.
- or.56:12PM **10** MR. MITCHELL: Contrast it to the
 - 11 picture on the lower left. That's what we are
 - **12** seeing today and I really think this could be
 - 13 magical. I really do. I have partners who are
 - **14** wondering what the heck I'm doing on this. This
 - 15 is a \$6 million-ish project, \$8 million project,
 - 16 it's 12 units, it's for sale, you know,
 - 17 operating income and I don't really care. I'm
 - 18 excited about this opportunity to save this
 - **19** building and I think our community would really
- O7.58:39PM **20** value it. So I just want you to know this isn't
 - 21 about making a bunch of money, guys. This is
 - 22 about having fun, maybe shortening my commute
 - 25
 - 1 one or two days a week because it is in my
 - 2 backyard so if there's selfishness, maybe that's
 - 3 it, but I don't know what we are celebrating
 - 4 here on the lower left but I do think that this
 - 5 canvas can be celebrated and that's what I'm
 - **6** hoping we are conveying loudly today. So
 - 7 thanks, Chris.
 - **8** MR. WALSH: Again, this is the look
 - **9** from the other side. There's the fence we are
- OT-ST-12PM 10 talking about. There's discreet but there was
 - 11 metal work, an ornamental fence. The window,
 - 12 the glass -- stained-glass window that's there,
 - 13 like Drew said. There is another picture here
 - 14 from the inside. That doesn't even do it
 - 15 justice from what it looks like on the inside.
 - 16 But the intent would be to backlight it, softly
 - 17 backlight it, give it a little glow and at night
 - 18 it would be a nice element that people could
 - **19** enjoy from the street.
- Outdoor area, and then you get a
 - 21 little glimpse of what we are anticipating, a
 - 22 car ramp down.

1 Just kind of an overall comment. 1 And then from the inside the 2 Drew touched on it. We are actually increasing 2 stained-glass window which is in great shape on the permeable area. That's a good thing. So the inside; it's really bright. It's just they 3 3 the main thing I would get across on this slide, 4 put a really kind of older window on the outside 4 5 you know, it shows the existing condition of the that's gotten very fogged up so you really can't parking lot at the top. You can kind of see appreciate it unless -- you can see on the left-6 6 7 that we are making more green and less pavement. 7 hand side where they just kind of put protective 8 Conceptual landscape plan. It's 8 window but we want to see what we can do to get not too much different than what we had shown 9 that blue and colors on the outside. 9 07:58:27PM 10 before. I know this is really hard to see. You 08:00:44PM 10 So these are more technical 11 have it in your packet. 11 drawings. Basically it's what we have looked 12 Our plan is to spend money on the at. We are asking for variances on the height landscape, create three distinct landscaped but we are not changing the height of the 13 13 14 areas. It might not be the final final plant 14 building, we are just stating what the building layouts but that's something we plan to work out height is. We aren't that far off than what the 15 15 in the end. current code is. The rear setback is about 6 16 16 feet, a little over 6 feet. I know it's going MR. MITCHELL: I would just add that 17 17 this exhibit was informed by (inaudible) our to be more than that. The front setback off the 18 18 arborist who walked the site. We tried to street is about 28 feet. 19 19 07:58:51PM **20** identify which trees were really important to 08:01:14PM **20** We are close on some, we are not on 21 save, what he considered, I think his word was 21 others, but it's an existing building. There's only so much we can do so we ask for everybody 22 garbage, but there are some great trees out here 22 27 and then there's some stuff that's not and we to be reasonable. We are going to ask for some want trees. We want to have that. So just variances, we have to, and a lot of these are on 3 mostly trying to share that the village arborist 3 setbacks. has reviewed the site. 4 MR. MITCHELL: Thank you. 4 MR. WALSH: Again, a little more detail 5 5 So I guess beyond that, we bring in plan. Just some of the imagery of what we are attention to detail to these projects that are 6 6 seeing on this site with the furniture, the 7 important. We understand how this demographic 7 planting, the benches, that kind of thing. I'm lives. We have been bringing fiberoptic into 8 8 not going to go through this in detail. This is 9 our buildings and often all the way to the 9 07:59:32PM 10 more of an imagery board, kind of give you an 08:01:56PM 10 units, which we believe all of us should be 11 understanding to the site. driving electric vehicles in 20 years. We are 12 So a little picture. This is to providing sufficient panel space. We plan to 12 highlight some of the stonework that's there and 13 13 have electrical charging station in this 14 also the glass block window and there is a building and we can't wait to hear what you guys 14 cornerstone with a 1931 on it. All this would 15 have to say. You might be sick of hearing from 15 get cleaned. us. So thank you very much. I really 16 16 17 You can get a better look at the appreciate you guys giving us this audience. 17 18 main entry on the right-hand side, which again, 18 And thank you, Pastor. They have been very all the stonework, the detail that is in this 19 19 patient with us. We live in a world where we

08:02:22PM **20**

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08:00:04PM **20**

21

22

this anymore.

building. Soldier course is the brick. It's a

beautiful building. They don't build them like

have a contract, right, and we are trying to

perform within that contract and so I just want

you to know how much we appreciate you and the

30 32 congregation having given us the time to as an office building would pale in comparison 1 1 navigate a gauntlet like this in a town that 2 to a building like this. 2 doesn't -- we have standards and there's a 3 There's a perception often that reason why and you go through our community and even much larger projects that we are involved 4 5 you understand why we have these great 5 in are huge traffic generators. And they tend not to be one because we're doing walkable 6 standards. So thank you very much. We really 6 7 appreciate it. 7 product and that does influence how people go 8 CHAIRMAN CASHMAN: Thank you, Drew. 8 and get things like coffee. We can walk to a 9 grocery store from this location, so traffic Commissioners? Cynthia, questions 9 for the applicant? will be a nonissue. I suspect we will be 08:02:56PM 10 08:04:40PM 10 11 MS. CURRY: A couple questions. One 11 obligated to provide a traffic study as part of 12 was going to be are they condos or apartments 12 the plan commission process and our formal because I was led to believe it was condos but 13 submittal. 13 it is most definitely condominiums that will be 14 14 The second question -- oh, boy. being purchased; correct? 15 MS. CURRY: Price. 15 MR. MITCHELL: Oh, price. You know, if MR. MITCHELL: Yes, that's correct. 16 16 These would be for sale condominiums and I'll 17 17 you asked me a year ago, I would have felt a lot just offer it because it came up previously. more comfortable answering that question. We 18 18 are facing unprecedented interest rate increases 19 There were questions about whether 19 08:03:15PM **20** these could be turned into rentals or could be 08:05:05PM **20** on a percentage basis as well as price 21 turned into Airbnbs and the idea would be that 21 volatility. And it is a heck of a double whammy 22 we would utilize the bylaws of the building to 22 in our business. 31 33 prevent that. 1 So we really thought that these MS. CURRY: Can I ask a couple of more? 2 would be probably in the high sixes to the mid CHAIRMAN CASHMAN: Yes, Go ahead, 3 nines-ish but we just don't know right now. We MS. CURRY: Elevators. One elevator in are kind of flying blindly knowing that there's 4 4 a lot of demand and there may not be -- there 5 the building? 6 MR. MITCHELL: That's correct. This may be a lot of price elasticity in Hinsdale. would be a single elevator. We believe it would 7 So not sure but that would be my kind of dark 7 be a Cone aid with an extended ceiling height 8 range if you forced me to it. 8 which makes move in/move out a little bit 9 MS. CURRY: With the market and nobody 9

08:03:41PM 10 easier. A lot of people don't know this, it's

11 only like \$1,500 to get another foot when you are putting in an elevator. We always do it but 12 13 it would just be one single elevator.

is traffic and the entry level in the two 15 bedrooms, what are you looking at the price 16 17 point of these, from what to what?

MS. CURRY: One of my biggest concern

MR. MITCHELL: Sure. So the first 18 19 guestion was related to vehicular traffic.

08:04:10PM **20** So I guess what I would say to that is whatever was there as a school of 200 kids, I 21 mean, we are looking what could be done, right, 22

08:05:45PM 10 has a magnifying glass to tell where we are going but that might impact where -- is there 11 any fear generated around where this may end up 12 13 by the time you finish them. MR. MITCHELL: I'm not afraid. I think 14 it's going to be hard for us to get hurt on this 15

18 I mean, a big next step is really 19 getting inside this building and understanding 08:06:13PM **20** what we have to work with, so that's where we could goof up by not properly understanding, for 21 example, the structure of how we could, you 22

if we do it well and we do it thoughtfully and

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we aren't rushing.

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08:10:12PM **20**

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08:08:24PM **20**

Vine, just underwent a pretty thoughtful rehab

So one of the things that's been

and so I just think quality investment gets

purely, truly a joy for me is professionally

seeing what happens when we build great

quality investment.

very different than going in a random parking

But we are going to try to make that as gracious

and as wide as we possibly can and I think what

garage, so I feel like you sort of get to know your three-point turn or whatever you are doing.

Chris is doing is a little trick to give himself

1	38 some flexibility when he starts really ripping	1	40 put parking there, we don't want to. We don't
2	open the cereal box, what am I going to do, but	2	really want any more parking. We feel very
3	when he gets inside of this and trying to	3	comfortable at a 2 to 1 level and we are
4	understand what but we are going to have to	4	actually a little more than that and we have
5	come back to you guys to get our formal approval	5	room for visitors and room for drop-off.
6	and I think we will have that pretty dialed in	6	So if the concern was long-term
7	at that point. I don't want to monopolize.	7	maintenance and somehow it not being appealing
8	CHAIRMAN CASHMAN: Any time, Cynthia.	8	I'm not concerned about that because I feel like
9	Jim?	9	just for the shear sake of preservation of
08:10:45PM 10	MR. KRILLENBERGER: My kids went to	08:12:39PM 10	homeowner values, your HOA is going to take it
11	preschool in the building and I'm a big fan of	11	pretty seriously.
12	the building. I'm thrilled it's being converted	12	I worry that they not worry.
13	to 12 units.	13	They may have a better idea once they are living
14	So can you elaborate a little bit	14	here how that space could be used and so that to
15	on the open space that's next to the pastor's	15	me is a more likely outcome that at some point
16	residence? That's for residents of the building	16	they are coming back and saying hey, we
17	use rather than public use; right?	17	rethought this space or it felt like it was
18	MR. MITCHELL: Yes. I think if I were	18	public and people were using it or and maybe
19	able to zoom in, I would really zoom in on this	19	that's a requirement. I'm not trying to put
08:11:10PM 20	picture right here.	08:13:09PM 20	the village president talks about handcuffs
21	So this was our inspirational	21	CHAIRMAN CASHMAN: I think he said he
22	picture, the second from the top right, and it's	22	does.
	39		41
1	really a sitting garden. But the idea would be	1	MR. MITCHELL: And we don't like
2	we don't know how much it will be used but	2	unnecessary handcuffs and he said we love
3	part of it is just being beautiful and so	3	unnecessary handcuffs but the idea would be we
4	driving by and seeing that and knowing you could	4	have the land. We want it to be cool. We want
5	go out there and read a book was the thought.	5	it to be celebrated by the people that live here
6	So am I answering	6	and we just don't know if we have the best idea
7	MR. KRILLENBERGER: Yes, absolutely.	7	yet.
8	Is there and I don't know what I know when	8	You know, we like our inspirational
9	we did the approval of the property at 55th and	9	imagery. We live in an area where there's
08:11:38PM 10	Garfield, there was a lot of talk about	08:13:37PM 10	really two seasons, road construction, and all
11	homeowner's association and bylaws and you	11	that. It's not going to be a four season place
12	mentioned that.	12	right now. Could it be? Should it be? So we
13	Given the parking concerns, is	13	don't know.
14	there expected to be a provision that will keep	14	But we are willing to devote more
15	that open space rather than concrete, asphalt,	15	time and energy to that and we are receptive to
16 17	new parking? MR. MITCHELL: So if that were a	16 17	ideas too. In fact, part of the reason why we are so confident in what we've done is because
17	concern, I think that that's something that	18	the neighbors have their fingerprints on it and
19	could become perhaps a deed restriction. I	19	they reacted to what we are proposing and we
08:12:08PM 20	don't know how they would ever pull a permit to	08:14:03PM 20	really don't have tremendous pride in
08:12:08PM 20	pave that. People would lose their lid.	08:14:03PM 20	authorship here; we like good ideas. So thank
		. 41	- againstaine neres we like acou lucas. So Hialik
22	I'm glad you weren't asking me to	22	you for those questions.

42 44 1 MR. KRILLENBERGER: Okay. And then you And so the perceived potential controversial 1 2 are asking for a variation in the height 2 nature of this project to begin with we were restrictions and that's strictly related to the encouraged to not couple this project with any 3 4 elevator? 4 adjustment to traffic. 5 MR. MITCHELL: My understanding is it's 5 What I will share, and I have to actually related to the existing building but 6 because you asked about it and you were there, 6 it's because it's nonconforming, we technically 7 7 it does appear that the neighbors almost have to ask for a variance for height because we 8 unanimously would like to see a return of Second 8 are utilizing the existing structure. 9 Street from one way to two way and there's a 9 08:14:37PM 10 Did I get that right, Chris? 08:16:36PM 10 variety of reasons why and it dealt with safety, 11 MR. WALSH: Yes. 11 it dealt with convenience and it also dealt with MR. MITCHELL: Thank you. obsolescence with the need for that one way. 12 12 MR. KRILLENBERGER: I have no more 13 That was originally for drop-offs when you had 13 200 kids and now you don't. So that's it. 14 questions. 14 15 MR. MITCHELL: Thank you very much. 15 MS. CRNOVICH: I know sometimes the 16 CHAIRMAN CASHMAN: Thanks, Jim. streets along there, like when Saint Isaac get's 16 17 Julie? 17 out traffic there has been really heavy. Has 18 MS. CRNOVICH: I was at the first there been any talks about putting like a stop 18 sign out on Grant Street and Second? 19 neighbor meeting and thank you so much for 19 08:14:53PM **20** meeting with the neighbors so well in advance 08:17:07PM **20** MR. MITCHELL: Grant and Second would 21 and listening to their feedback and their 21 be the intersection on the east of this site 22 concerns. 22 plan. I haven't heard anything about that. We 43 45 1 I had a question about ageare totally all ears on ways to improve safety. restricted, which I believe you answered. 2 MS. CRNOVICH: Sometimes, like, when 2 3 Could you talk a little bit about there's a lot of snow it's hard to see to get Second Street, about how that's going to change? across there, especially during rush-hour 4 4 MR. MITCHELL: Yes. I'd be happy to. traffic. 5 5 6 But are you talking about directionally? 6 MR. MITCHELL: I guess I would defer to 7 MS. CRNOVICH: Yes. public works and we can probably easily look and see if we've had complaints or there's a sense MR. MITCHELL: Okay. Before I go to 8 8 that, there are nonconforming parking spaces on that we need a four-way stop here. You are not 9 08:15:27PM 10 the north side of Second Street in front of the 08:17:45PM 10 going to find us resisting that or not 11 Zion school that was probably paved when Chris 11 necessarily supporting that because I don't know was in diapers or somebody else. Those go away. that we have the experience. 12 12 You now have right-of-way that's a manicured MR. O'CONNOR: We did have a 13 13 landscape, tree planting. I'm towing around preliminary review by a traffic consultant and 14 14 Second Street because I was asked to not try to 15 15 there is a traffic memo in the document. -- to avoid making it an issue by the village 16 CHAIRMAN CASHMAN: Yes, they 16 17 board. recommended converting it to two way. 17 18 But at the neighborhood meeting 18 MR. MITCHELL: And that's our engineer, KLOA? 19 there was contemplation converting Second Street 19 08:16:05PM **20** from a one way to a two way street. The concern 08:18:03PM **20** CHAIRMAN CASHMAN: I feel like I was on is attaching that adjustment to this project is this commission when it was converted to one way 21 21

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that that could be controversial on its own.

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but for school, it's much more common around

46 48 schools because it's huge drop-off and pick-up into our projects that allowed it to become sort 1 1 traffic and crossing guards and it's a whole 2 of a cornerstone of our program. 2 different scenario. 3 3 It's not going away unless we come 4 MS. CRNOVICH: Yes, there's a lot going up with a better vision for the eastern portion on. Thank you for answering that question. 5 of the site. I actually really do like what we Now there's going to be screens on are planning there. I think it will work well. 6 6 7 top of the building to hide any mechanicals? 7 So no, not going away at this time. 8 MR. WALSH: Yes. We would comply with 8 MS. CRNOVICH: I guess my concern would the screening requirements for all the 9 9 just be a lot of barking. 08:18:38PM 10 mechanicals on the top of the building. So the 10 CHAIRMAN CASHMAN: Well, you are in a 08-20-34PM 11 bottom from the rear is really where you would 11 much more of a residential setting than some of your other TOD projects, people walk their dogs 12 see them more. The parapet wall goes around the three sides so the back is really where you around the neighborhood or go to Katherine Legge 13 13 14 would see them and they are going to be pretty 14 or whatever. 15 15 high up. MR. MITCHELL: Yes. Thank you. MR. MITCHELL: The back meaning from CHAIRMAN CASHMAN: Mark? 16 16 17 north looking south? 17 MR. WILLOBEE: Following up on the MR. WALSH: Yes. two-way street. If you are trying to de-couple 18 18 from talking about that, one of your renderings MR. MITCHELL: That's kind of a 19 19 20 whatever angle to me and I don't mean to 08:20:56PM **20** does show two-way. 21 diminish the neighbor in any way but it's part 21 MR. MITCHELL: Fair comment. 22 MR. WILLOBEE: So guest parking, I did 22 -- it's a parking lot. These are office 47 buildings, former residences converted to office have a question about that. I was recently at one of the businesses on Grant and they and there's not much to be desired back there at 3 this point. complained about people having guests taking 4 I think the right answer is yes, we their spots for business along the street and 4 screen. We don't want you to see the mechanical 5 things like that. So I know you said you have units and I don't think you'd let us. -- is it just those three outdoor spots for 6 6 7 MR. WALSH: Yes, they are pretty high 7 quest parking? parapet walls currently will serve to screen MR. MITCHELL: Yes. So currently, it's 8 8 what's there. three. There's homes in Hinsdale where there's 9 9 08:19:31PM 10 MS. CRNOVICH: Great. 08:21:30PM 10 none right now and in my house included, so I 11 One more question. So do you think have to call up and I get a temporary pass 11 the dog run will be out? overnight. I'm thrilled that we have three. 12 12 13 MR. MITCHELL: No, I don't, actually. 13 There are ways that we could look I mean, we had somebody after the village board at having additional parking on Second Street 14 14 though we don't need it. I actually think it's 15 presentation say, people aren't going to use it 15 because everybody walks their dogs on the the right number. I think we are going to be 16 16 17 sidewalks here and actually, I tend to agree. comfortable and where it's going to probably 17 18 On our TOD projects we devote a lot 18 have a problem would be Christmas when 19 of space to pet spas and we have dog runs with 19 everybody's gone but these folks maybe perhaps

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08:19:57PM **20**

permeable turf that are irrigated and that all

love for animals that has sort of made its way

the business runs away. So it's this embrace of

08:22:02PM **20**

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not as mobile and they are going to know their

the weekend. That really does happen. So I'm

neighbor, and so could we park in your spot over

	50		52
1	not really worried about it but I appreciate why	1	MR. WILLOBEE: Okay.
2	you are bringing it up.	2	MR. KRILLENBERGER: Mark, before you
3	MR. WILLOBEE: Yes. No. And again, it	3	go.
4	was just happenstance that somebody mentioned	4	Is drainage at issue in this
5	that to me two weeks ago.	5	discussion?
6	Then as far as the park, so the	6	MR. WILLOBEE: That was my next
7	public park on the west side, is that going to	7	question. You mentioned a couple of times it's
8	be HOA responsibility to maintain?	8	in a floodplain. I didn't get a chance to look
9	MR. MITCHELL: Yes. So it would be the	9	at the insurance study.
08:22:31PM 10	HOA responsibility to maintain. It would have	08:24:19PM 10	Is it in the 100 year floodplain or
11	sort of two paths. So you have a path off of	11	are we just using a figure of speech?
12	Vine running due east, you have a path off of	12	MR. O'CONNOR: It is in the floodplain.
13	Second at the southwest corner of the building	13	The issue with it is that there's there are
14	running north with an artistic element in the	14	openings that are slightly below base flood
15	middle and yes, it would be maintained and	15	elevation but they are easily adjusted. And
16	clearly be a place anybody can go and sit down	16	part of the project will be to do that. So it's
17	and enjoy themselves and we'd probably put poop	17	really just raising a step, adding a step as you
18	bags out there, you know, just out of	18	are coming into the building, and then the
19	convenience and maybe a little trash, but yes,	19	opening that we are going well, first of all,
08:23:01PM 20	we would maintain it in perpetuity.	08:24:55PM 20	all the openings that are at the lower level of
21	MR. WILLOBEE: The other thing, what I	21	the building are going to be now the garage.
22	think about is the ability of people to	22	All of those will be sealed and covered with
	51		53
1	51 understand that's there for them to enjoy as	1	masonry enclosed.
1 2		1 2	
_	understand that's there for them to enjoy as		masonry enclosed.
2	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if	2 3	masonry enclosed. And then the ramp that goes down to
3	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I	2 3	masonry enclosed. And then the ramp that goes down to create the entrance for the cars to pull into
2 3 4	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out	2 3 4	masonry enclosed. And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the
2 3 4 5	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with	2 3 4 5	masonry enclosed. And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a
2 3 4 5 6	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with the building itself.	2 3 4 5 6	And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a berm. It's just going to have a little (indicating) at the edge of the property that will tie into the grading of the property to tie
2 3 4 5 6 7 8 9	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with the building itself. MR. MITCHELL: There's really easy ways to do that. One idea you just gave me, and Pastor is here, maybe this could be a gift from	2 3 4 5 6 7	And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a berm. It's just going to have a little (indicating) at the edge of the property that will tie into the grading of the property to tie into the grade at the step to get into the
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2 3 4 5 6 7 8 9 082331PM 10	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with the building itself. MR. MITCHELL: There's really easy ways to do that. One idea you just gave me, and Pastor is here, maybe this could be a gift from Zion church, via the HOA to the community and it says, Gifted by Zion to the community of Hinsdale, and it wraps whatever elements we put in the center of it. I think there's ways that	2 3 4 5 6 7 8 9 0825:33PM 10	And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a berm. It's just going to have a little (indicating) at the edge of the property that will tie into the grading of the property to tie into the grade at the step to get into the entrance, it will all be above the base flood elevation. So that's how it will be engineered. And we went to DuPage county, got permission from them, or direction from them, as
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2 3 4 5 6 7 8 9 08:23:31PM 10 11 12 13 14 15 16 17 18 19 08:23:59PM 20	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with the building itself. MR. MITCHELL: There's really easy ways to do that. One idea you just gave me, and Pastor is here, maybe this could be a gift from Zion church, via the HOA to the community and it says, Gifted by Zion to the community of Hinsdale, and it wraps whatever elements we put in the center of it. I think there's ways that we could sort of cleverly allow people to understand that this really is for your consumption and benefit. MR. WILLOBEE: I would like something like that to let people know. MR. MITCHELL: And we could pay homage to the church and this great building that has	2 3 4 5 6 7 8 9 08:25:33PM 10 11 12 13 14 15 16 17 18 19 08:25:08PM 20	And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a berm. It's just going to have a little (indicating) at the edge of the property that will tie into the grading of the property to tie into the grade at the step to get into the entrance, it will all be above the base flood elevation. So that's how it will be engineered. And we went to DuPage county, got permission from them, or direction from them, as to how we could use the lower level. We couldn't use the lower level for dwelling. It was used for classroom space but the current code you wouldn't be able to do that, but we can park cars there but we can't have any other uses down there per se, you know, any kind of function of the building can't be down there.
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54 56 don't have to pay flood insurance or are they we are going to have to get better educated on. 1 1 going to be required to pay flood insurance? 2 MR. WILLOBEE: Okay. That's helpful. 2 MR. O'CONNOR: I suppose that we would, 3 3 Then my last question. as it relates to the grading that I just 4 So I know there's mention are the 5 described, we would but their units are well 5 dumpsters also going in that basement are or 6 6 above. garage? 7 MR. WALSH: Yes. We would have a trash 7 MR. WILLOBEE: Right. I'm just saying from an HOA perspective of having to pay. room down in the basement, kind of hard to see, 8 9 MR. O'CONNOR: I'd have to research but it's to the left as you turn in that garage 9 that question, ask our engineer about the answer door right here. (Indicating.) 08:26:35PM 10 08:28:33PM 10 to that question and get back to you. But I 11 MR. WILLOBEE: So then they roll them 12 think there would be a minor modification to 12 out to the -that by our grading plan that I described. 13 MR. WALSH: Yes, the plan would be the 13 14 MR. MITCHELL: I'm just going to add to 14 garbage truck off the street back down the ramp that. When we first started exploring this they could roll out the dumpsters, throw them 15 15 project, we were like, there's something that's out and the garbage truck would pull away. 16 16 17 going to blow up on us and we initially thought 17 MR. WILLOBEE: Okay. All right. it would be being in the floodplain and that is That's all I have, Steve. 18 18 19 why our first stop was the DuPage county 19 CHAIRMAN CASHMAN: Okay. 08:27:04PM **20** stormwater. We got all those folks in a room 20 Anna? 08:28:52PM 21 and the objective is presented by the DuPage 21 MS. FIASCONE: It's a beautiful 22 county board member helped us set up the meeting 22 building, looks great and I know so many people 55 57 and how do we save this building. And it's are going to be so excited that you're actually like two inches of ramping gets us preserving the facade, it's going to be great. before the BFE. Where we are filling it in, it 3 The village board asked us to look will be brick to match the existing structure so at three things presumably. One specifically is 4 4 5 we are trying to not draw attention to it. that they be age restriction and I know it seems 6 We have an elevator going down like that's kind of agreed upon but I just 6 there, Mark, it's not that -- my understanding 7 wanted to go on the record stating that I think 7 was the mechanicals, like we could have electric that's putting undo pressure on the development 8 vehicle charging stations but they have to be making it 55-plus restricted. 9 9 08:27:36PM 10 above a certain height so they might feel a 08:29:21PM 10 Right now the market, yes, they 11 little weird, right, they are up here, we are will sell immediately, it will be gone in a 11 trying to adhere to that base flood elevation second, but we've been around long enough where 12 13 not having mechanicals put in below that. 13 that's not always the case and I think having 14 MR. WILLOBEE: Okay. I was thinking it -- it's 12 units. 14 about it when I kept hearing floodplain, 15 I do not think that's going to put 15 floodplain and then subgrade, electric car 16 16 any pressure on our schools whatsoever and if 17 the HOA puts rules into the bylaws or whatnot, storage. 17 MR. MITCHELL: My understanding is this 18 18 like we did at Hinsdale Meadows, I just don't 19 is going to be something that comes up if see it being an issue. 08:27:58PM **20** somebody is trying to get a mortgage and how it 08:29:47PM **20** I don't think it's going to be your affects their homeowner's insurance so there are 21 21 issue, I think it's going to be my issue as a things for sure that we don't know right now and realtor having to resell these one day and 22 22

60 58 making it 55-plus. So it's a little on the because I totally agree with you. I don't think 1 1 selfish side, I guess, but I think for the 2 you are going to have an issue with under 55 2 village as a whole we shouldn't do that. wanting to live here and then it creates some 4 I think the Clay town homes over by weird concerns like, for example, if mom is Kramers and Hinsdale Meadows those aren't getting older and son wants -- and he's 48 and restricted and that's never really been a huge wants to live here and now you have a neighbor 6 6 issue since I've lived here at least. So I know 7 7 calling on the neighbor or mom passes away and that the village has a strong opinion on that, 8 son is still there. You know it does to me 8 the board, but I just wanted to put my two cents actually create more potential down the road for 9 9 on that one. So I don't know if you have a 08:32:22PM 10 issues but I'm not -- I don't want to stick my 08:30:24PM 10 11 strong preference on that. 11 neck out on it and so I don't know how to MR. MITCHELL: So I'm pleased, really, 12 navigate that other than being able to reference thank you for bringing that up. that one of our plan commissioners brought this 13 This kind of falls in the up and questioned sort of the underlying thought 14 14 unnecessary handcuffs category and I think it's and I genuinely appreciate you bringing that up. 15 15 CHAIRMAN CASHMAN: Scott? really probably trying to get in front of the 16 16 potential of children living in this building, MR. MOORE: I like going last and being 17 17 which would almost certainly never happen. new. I just have a couple of questions. 18 18 Even at this price point, my sense And first of all, I do like it. We 19 19 08:30:47PM **20** is that there are single-family homes that are 08:32:53PM **20** have talked about all three sides outside. What 21 sub 700,000. I moved into one in a starter home 21 about the north side that's going to run along that was 30 percent less than that when I first 22 22 the fence, what are your plans on that and 59 61 fencing that area in and what's that going to moved to Hinsdale and so this just wouldn't be your first stopping point. It just doesn't make 2 look like for the neighbors? sense, it's not how families live. MR. WALSH: So we do have -- that 3 3 4 In our other TOD projects, you probably gets the most windows added to it to be know, it's really two demographics, it's your honest with you. It's in the bottom elevation, 5 millenials or your pre-household formation, so you see there, and you saw before what that 6 6 they are singles, professionals, maybe they are 7 looked like but it's pretty bad true. 7 engaged. The minute they have a baby, they are 8 MR. MITCHELL: Would you go to that, 8 out. They just don't want to live there. So I the one that shows it? 9 9 08:31:21PM 10 just can't imagine. 08:33:32PM 10 MR. WALSH: So that bottom right. 11 Now, I do think you are limiting 11 MR. MITCHELL: Bottom left to me is unfortunately divorcee population where there's perhaps the most informing. I mean, it's a lot 12 12 of gutters right now, no penetrations, it's a 13 family disruption, this might be a logical place 13 for dad to move. I also think it could create little dialed down brick, you're not getting 14 14 some consternation on the part of the buyer that red brick, which still it's a nice brick 15 15 knowing that their buyer pool is eventually but I think this does need some thought. 16 16 17 limited but we are trying to be agreeable 17 For us, we kind of want the 18 because our eye is on the prize of identifying I 18 building to sort of stop here and maybe this gets grass and sort of becomes, you know, maybe 19 the path of salvaging the Zion school. 19 08:31:50PM 20 So if that's going to be the major 08:34:01PM **20** there's an agreement with the neighbor we are issue, I would roll over on it, but I'm pleased mowing that strip. I don't think you need the 21 21 22 that professionally you offered that opinion sidewalk there anymore. 22

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- 1 MR. WALSH: So currently we have a
- 2 fence, you know, like a wood fence that will go
- 3 from that corner Drew just pointed to to the lot
- 4 line and then all the way down the lot line to
- 5 kind of break that neighbors' view of that whole
- 6 side there. And then, like I said, we would be
- 7 opening up a lot more openings of glass and then
- 8 there are a couple of balconies that will stick
- 9 out that way.
- The plan is to put trees, shrubs,
 - 11 you know, along the fence line to add additional
 - 12 screening. I believe there's something in the
 - 13 code about you have to have stone or something
 - **14** there, am I right, in that side yard?
 - MS. SALMON: I belive you need some
 - **16** sort of landscaping.
 - MR. WALSH: It is dictated in your code
 - 18 that that has to be landscaped and in our
 - 19 landscape plan there is, you know, the
- **20** beginnings or our thoughts on how that could be

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- 21 addressed. So that is the plan is really to
- 22 have a wood fence that would block the view

 - I along with shrubs and then a revamped
 - 2 presentation.
 - 3 MR. MITCHELL: There is a double --
 - 4 there is a stairwell, as Chris pointed out, on
 - 5 the north side that we will be removing and
- 6 filling in with brick. So right now there's
- 7 actually ingress/egress out on that part of the
- 8 site.
- **9** MR. WALSH: Now the brick on that side
- 10 is the common brick so it is a different color.
 - 11 Right now there is no plan to swap out all the
 - **12** brick and match the entire elevation but we
 - 13 wouldn't match the existing brick that way but
 - 14 this is just how they built buildings. The
 - 15 backside is always --
 - 16 MR. MITCHELL: I think it will look
 - 17 great with a bath. It needs a bath.
 - **18** MR. MOORE: So cleaning and
 - **19** tuckpointing all that.
- MR. MITCHELL: Yes. That's right.
 - 21 MR. MOORE: The second thing that I
 - 22 think I'm looking at is on the east elevation

- 1 where I know you are not looking at the stained
- 2 glass, the stained glass is on the left-hand
- 3 side of that element.
- **4** Can windows be put in there, into
- 5 that stairwell area to try and --
- **6** MR. WALSH: We did -- we got this
- 7 feedback late but there is an opportunity. So
- 8 the first portion of that is the stairwell and
- **9** we already have the stained glass on the one
- ossasspm 10 side but we do have the end of that hallway, so
 - 11 we are talking about we could probably add
 - 12 windows into that hallway.
 - MR. MOORE: Just to kind of make it not
 - 14 quite as flat and liven it up a little bit.
 - MR. MITCHELL: Perhaps at the end of
 - 16 this hallway and then you would have light
 - 17 coming in.
 - MR. WALSH: So right here I think there
 - 19 is an opportunity to add some more windows.
- OB:36:56PM **20** MR. MITCHELL: That's a good
 - 21 suggestion.
 - 22 MR. WALSH: So possibly. It's harder

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- 1 in the stairwell with just fire codes and things
- 2 like that, we would rather stay away from that.
- 3 The other thing we can look at is
- 4 maybe is there metal work or something that we
- 5 can add to the building, maybe vines or some
- **6** sort of landscaping or something like that.
- 7 MR. MOORE: Will there be a sprinkler
- 8 system for all the outside landscaping and all
- 9 of that?
- MR. MITCHELL: Yes, we would have an
 - **11** irrigation system.
 - MR. MOORE: Thank you. All right. I
 - **13** don't have anything further.
 - 14 CHAIRMAN CASHMAN: Thanks, Scott.
 - **15** MS. CURRY: Could I just ask a quick
 - **16** question?
 - 17 CHAIRMAN CASHMAN: Yes.
 - **18** MS. CURRY: Have you looked at staining
 - 19 the brick?
- MR. WALSH: That is a possibility. I
 - 21 mean, there are some great companies that do
 - 22 that, you know, it's something we can definitely

68 66 look at. But like I said, currently that's -there. I don't really have a problem with that. 1 2 that's down the road. 2 I think if you end up somewhere between 8 and 9, CHAIRMAN CASHMAN: It's not very 3 it's fine. 3 visible. It almost looks like a plan for a 4 I'm pretty sure when we had the 5 future expansion or something with the common 5 District 86 and the high school we reduced the brick on that side because the building north of widths of the parking spaces there because 6 6 7 there is so close, it's not noticeable. 7 schools typically since you are coming in one 8 MR. MITCHELL: You are right. Why 8 time, leaving at the day, you can also go with don't you give us a chance to think about this 9 smaller parking spaces so I'm not concerned on 9 08:38:10PM 10 and talk to some masonry experts and we may come | 08.40:14PM 10 that item. 11 back and say we really think that brick should 11 The comment -- there's a thing in 12 stay and perhaps there's a staining approach, 12 here about the pocket park and it's like you're 13 perhaps we put a new skin on it but we will look 13 really close, maybe 300 feet, but I think it's 14 at that. 14 close enough and I do like -- I mean, we have 15 CHAIRMAN CASHMAN: I really like the pocket parks around town. Hinsdale Meadows put 15 concept. I think it's fantastic to take this in two of at least. Yes, I think there's two 16 16 there. And I do think it would be a nice 17 historic building and to repurpose it. It's 17 great for the environment. I do think it's amenity for that neighborhood. I'm not sure, 18 18 19 unique for this type of housing in Hinsdale, you 19 you know, envisioning myself living there I 08:38:45PM **20** know, it's not right in the downtown, it's very 08:40:43PM **20** don't know what that east parcel needs to be, I 21 close, it's close to Grant Square. I could 21 like the visuals and the idea of having space really see the attractiveness of that. for these people. I don't know that we need 22 22 67 69 1 It was interesting Anna's comment swing sets and things like that but I'm 2 about the age-targeted versus age-restricted. comfortable with the pocket park you show. If 3 I'm pretty sure the initial package we saw it the neighbors really had an issue, were looking was described as age-targeted and that was for more park space, that would be one thing but 4 before you met with the board and then you went 5 I defer to the neighbors. 5 to age-restricted. I think maybe as a 6 I think when we get to further down 6 7 commission we can talk about that separately. the road, illumination of the exterior would be A couple of things. There was one 8 kind of crucial. I like the aesthetic but I 8 little typo, I think I told I told you and it 9 would really want to look at it from the 9 08:39:17PM 10 kind of threw me off because it said you needed 08:41:15PM 10 neighbors' point of view because even though I 11 28 parking spaces, it should have been 18 and think it's important to highlight some of those you are providing 25 and you comply but it's details, I also don't want it glowing for the 12 12 13 just a typo. 13 neighbors because it's fairly dark and subdued 14 There was one comment about the in that neighborhood. It's a nice neighborhood. 14 15 15 width of the parking and I lived in a building So parking space size. We talked like this where you do get to know your parking about open space. The area that you have with 16 16 17 spaces, especially when you're paying for them, the English garden wall, which I really like 17 18 and a typical residential garage door for a 18 that concept, I do think even though it will 19 2-car is 16-feet wide. 19 require a variation to create that space, I 08:39:46PM **20** I think if you can't make it work, 08:41:46PM **20** think it's important because you need to have I think you are going to be fine and it's just a some space like that beyond a balcony and I 21 21 22 matter of structure and what you can accomplish think it's very tastefully done. I think it 22

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1	ties in really well with the architecture of the	1	there's anyone in the audience, any community
2	building and you're really not projecting any	2	members that would like to speak out on this
3	more to the south than the existing building	3	matter.
4	currently is so I think even the way you are	4	Yes sir. If you can come up here
5	showing it, I really like the detail you are	5	and just tell us your name and we'd love to hear
6	showing because it looks like it was always	6	what you have to say.
7	there and I do think they, the neighbors, should	7	MR. HEINZ: Thank you for the
8	have a spot like that. You basically would be	8	opportunity to speak. My name is Tom Heinz,
9	across the street from the backyard of that	9	H-e-i-n-z, and I live at 115 South Vine Street.
08:42:14PM 10	house that's being renovated. I could see them	08:44:15PM 10	So I'm across from the building, the home that
11	having their fire pit back there and putting in	11	has been converted into offices.
12	an outside TV so I think it fits in with the	12	I have lived there for 44 years now
13	residential nature of the neighborhood. So I do	13	and we raised our children there and I remember
14	think that pocket park is a nice public benefit.	14	when it was a school too, you know, the dropping
15	There was one question in here, I	15	off in the morning was something we hardly
16	think it was from staff that was about the	16	noticed at all. Of course we were getting our
17	existing planned development and whether these	17	own kids to school and getting off to work but
18	modifications we are talking about related to	18	now I'm retired and I can sit around and look
19	that, whether that's considered substantial	19	out my window and really check it out and see
08:42:45PM 20	conformity like the change. I think this is	08:44:48PM 20	what's going on.
21	kind of beyond that. Even though I know it's	21	First of all, Mr. Mitchell and
22	more paperwork and jumping through some hoops,	22	Holladay Properties have come up with a
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1	it would be one thing if we were just making	1	beautiful building I think. I love it and I
2	some slight modifications to the PUD, but we are	2	would happily look across the street at that
3	changing FAR, everything to the good, but we are	3	rather than the school that's there now.
4	changing a bunch of things. So my intention	4	I have two concerns and they both
5	would be to go with the staff's recommendation	5	have been addressed to some extent. Parking.
6	that that is a little bit beyond a minor	6	Not so much traffic but parking. And the
7	modification.	7	floodplain.
8	But it was interesting historically	8	So with the parking, when we moved
9	looking at all the things we did with the church	9	in it was called a buffer zone and those four
08:43:20PM 10	was the same thing when we basically had to	08:45:24PM 10	homes converted with offices that had to be low
11	create all these variances because this is an	11	traffic generating so they were a lawyer's
12	existing historic building from the 1915s and	12	office and architect, things you hardly noticed
13	there was no zoning code back then. It was	13	that they were having customers at all.
14	like, try to keep it on your property, don't	14	As things changed and they were
15	build in the street. So it all makes sense to	15	bought and turned into other businesses, at one
16	me.	16	point the village required them to pave there
17	With that, those are all the	17	behind the building so that their customers
18	comments I have. I really think you did a great	18	could park there and not be on Vine Street. So
19	job on the packet, it was very informative, very	19	they all have done that, however, in a couple of
08:43:46PM 20	well a lot of detail which we always	08:46:06PM 20	cases they turned into parking for the people
21	appreciate as commissioners.	21	who work there and the customers may or may not
22 19 of 43 sh	With that I'd like to hear if eets KATHLEEN W. BONO	22	even know they are allowed to park back there

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1	but I don't know how you solve that.	1	there's parking allowed on both sides of the
2	What happened though recently is	2	street because now the lawn services are there
3	the third building in has become a counseling	3	and they will park there because there's nowhere
4	center. There are, I believe, 24 counselors	4	on the other side of the street to park and it's
5	that work out of that office having hour	5	very difficult to get through when there's cars.
6	appointments that go all day long and into the	6	So I think I made that point.
7	evening on a couple of days. So you have people	7	CHAIRMAN CASHMAN: It's a narrow
8	coming and going every hour looking for parking.	8	street.
9	And there's almost always a full row of cars on	9	MR. HEINZ: So the two parking places
08:46:43PM 10	that side of the street. There's a sign that	08:49:03PM 10	per unit that they're recommending here, I mean,
11	says no parking here to corner that's no longer	11	I'm just hoping that that's like almost a
12	observed and two to three-hour parking, that's	12	requirement, you have to use those spots
13	not bad because appointments are only an hour,	13	because, like, there's no overnight parking.
14	but our side of the street is no parking and	14	Is there overnight parking on any
15	that's what I want to make sure does not change.	15	streets in Hinsdale?
16	I think Mr. Mitchell used the term	16	CHAIRMAN CASHMAN: No, not without
17	urban heartbeat and that's the urban heartbeat I	17	contacting the village hall.
18	do not want. My daughter and her family live in	18	MR. HEINZ: They can't have guests
19	river north and I know what it's like to just	19	parking on the street. That's one concern.
08:47:23PM 20	live with cars parked on both sides of your	08:49:27PM 20	The other concern is the flood zone
21	street and that's not why we moved to Hinsdale.	21	and I am in it; we have our house paid off, so I
22	So it was originally no parking on that side of	22	can no longer pay the insurance anymore but when
	75		77
1	75 the street because of the school zone but even	1	77 it rains heavily, that intersection of Vine
1 2		1 2	
	the street because of the school zone but even		it rains heavily, that intersection of Vine
2	the street because of the school zone but even after the school closed, it's remained that way.	2	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the
3	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of	3	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not
3	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no	2 3 4	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but
2 3 4 5	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our	2 3 4 5	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So
2 3 4 5	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on	2 3 4 5 6	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the
2 3 4 5 6 7	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so	2 3 4 5 6 7	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been
2 3 4 5 6 7 8	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because	2 3 4 5 6 7 8	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse.
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2 3 4 5 6 7 8 9 08:47:58PM 10	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because there's no room on the other side of the street. Well, since I'm retired and home all day long, I can go out there and say, um, excuse me, but	2 3 4 5 6 7 8 9 08:50:11PM 10	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse. So, you know, I know you are going to deal with the drainage but I mean, it seems like people always want to get it done so that
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2 3 4 5 6 7 8 9 0847-58PM 10 11 12 13 14 15 16 17 18 19	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because there's no room on the other side of the street. Well, since I'm retired and home all day long, I can go out there and say, um, excuse me, but there's no parking on this side of the street. And I always say, I wouldn't want you to get a ticket. So anyway, the point is it's just become very, very busy. So anything that this building generates in terms of visitor parking with people that live there for the people that live there no longer will they have	2 3 4 5 6 7 8 9 0850:11PM 10 11 12 13 14 15 16 17 18 19	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse. So, you know, I know you are going to deal with the drainage but I mean, it seems like people always want to get it done so that it doesn't have any negative effect on anybody but on the other hand, you never really know until it's done and then all of a sudden the retention pond the neighbor put in so their yard doesn't get wet anymore now your yard has a lake in it. But any ways. So if there's anything that can be required of that to where

	78		80
1	those are the two concerns I have.	1	MS. SMITH: I'm sure the therapists are
2	I do think it's a beautiful	2	parked there but it's bigger than it looks.
3	building and you are really doing a great job of	3	MR. MITCHELL: I think what Ann is
4	restoring it. So I'm in favor of all that but	4	talking about is couldn't we just have regular
5	those are my two concerns.	5	parallel parking. And I think the answer is
6	CHAIRMAN CASHMAN: Thank you, Tom.	6	absolutely we could.
7	Anyone else? Ann?	7	CHAIRMAN CASHMAN: Right.
8	(No response.)	8	MS. SMITH: If you left it as a one-way
9	Just here to observe.	9	street, of course you could put parallel parking
08:51:29PM 10	MS. SMITH: I have a question.	08:53:04PM 10	on both sides but if you are going to make it
11	CHAIRMAN CASHMAN: Oh, sure. You can	11	two way, just one side.
12	come up.	12	CHAIRMAN CASHMAN: Being a neighbor,
13	MS. SMITH: Ann Smith, and I live on	13	what are your thoughts about one-way versus
14	Third Street, so I'm a block away. But same	14	two-way?
15	thing, I think most of the neighbors feel	15	MS. SMITH: I don't live on Second
16	positively about the building being reused and	16	Street.
17	re-loved.	17	CHAIRMAN CASHMAN: Tom would probably
18	Could you put parking on Second	18	have a good opinion on that.
19	Street so your guests can park in front of your	19	MR. HEINZ: I do have an opinion. I
08:51:46PM 20	house? You know, you are taking the parallel	08:53:23PM 20	think actually it would be better as a two-way
21	spots but can't they just park on Second Street	21	because if you think of all those people, the 24
22	like they park on Third Street and Fourth	22	cars that are parked in the basement, if they
	79		81
1	Street?	1	come out to leave and it's a one-way street,
2	CHAIRMAN CASHMAN: I don't see why not.	2	they have to turn right and come down my street
3	MS. SMITH: Usually it's on one side	3	or they can turn left and go down Grant Street.
4	because I have to agree with him, the traffic	4	CHAIRMAN CASHMAN: Okay.
5	now down across from Tom is pretty bad.	5	MS. SMITH: My only thought is if there
6	CHAIRMAN CASHMAN: Is that the third	6	is a preschool at the church, I don't know,
7	building, the one closest to this building that	7	there's a pretty hefty line. They go through
8	has all the traffic? Is that the counseling	8	your parking lot and stay off the street but I
9	building?	9	didn't know if that would affect the traffic.
08:52:12PM 10	MR. HEINZ: Next to this building is	08:53:55PM 10	CHAIRMAN CASHMAN: Thanks, Ann.
11	the building that's just been restored, the	11	MR. KRILLENBERGER: Is there any
12	yellow.	12	thought about the church and the development
13	MS. SMITH: And they have a full	13	making a parking arrangement. I don't know if
14	parking lot in their back and I'm kind of	14	Zion Lutheran has excess parking ever.
15		1 1 5	MD_MITCHELL: I promised Dactor it ho
16	interested why none of the parents, maybe it	15	MR. MITCHELL: I promised Pastor if he
	would be better for them to make their U-turn	16	came, we would avoid putting him on the spot.
17	would be better for them to make their U-turn back there so people can park there. Again,	16 17	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative
17 18	would be better for them to make their U-turn back there so people can park there. Again, maybe not enough space. Couldn't we put parking	16 17 18	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative with other communities.
17 18 19	would be better for them to make their U-turn back there so people can park there. Again, maybe not enough space. Couldn't we put parking on Second?	16 17 18 19	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative with other communities. So our Burlington Station project
17 18 19 085237PM 20	would be better for them to make their U-turn back there so people can park there. Again, maybe not enough space. Couldn't we put parking on Second? MR. HEINZ: On my way to this meeting	16 17 18 19 08:54:20PM 20	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative with other communities. So our Burlington Station project in downtown Downers Grove is adjacent to a Metra
17 18 19	would be better for them to make their U-turn back there so people can park there. Again, maybe not enough space. Couldn't we put parking on Second?	16 17 18 19	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative with other communities. So our Burlington Station project

	82		84
1	are really generally pretty flexible.	1	MS. FIASCONE: It's the residential
2	There could be a world where	2	properties that put it to the street.
3	perhaps there's an annual donation to the church	3	CHAIRMAN CASHMAN: I know.
4	from the HOA and on an occasional basis there's	4	MS. FIASCONE: So just a note.
5	an evening stay and it occurs in their lot, you	5	MR. MITCHELL: This is actually my
6	know.	6	weakest part of my job is when I get into
7	And, Pastor, perhaps you want to	7	stormwater and civil engineering and Mike is an
8	talk to Suzanne or somebody else. But I'd be	8	engineer, that's why he jumped up right away to
9	reluctant to make you commit to anything today	9	help me on the BFE and raising that, so I don't
08:54:54PM 10	but our experience has been that you can be	08:56:51PM 10	know how to speak any further to that other than
11	neighborly and there are ways to just have	11	
12	conversations and kind of limit. We will make	12	MR. O'CONNOR: I think we would share
13	the pie bigger would be a different way to say	13	all these comments with our civil engineer who's
14	it and it works. So that's it.	14	going to design, create a hundred percent set of
15	MS. FIASCONE: So back to the flooding	15	engineering drawings.
16	point.	16	CHAIRMAN CASHMAN: The village will
17	Is there an extensive sump pump	17	review it and also the county but stormwater is
18	system down there right now? I mean, does that	18	pretty much we leave as much up to the village
19	building flood a lot?	19	and the county and DuPage is tough.
08:55:19PM 20	MR. MITCHELL: That building is bone	08:57:16PM 20	MR. O'CONNOR: It will get a lot more
21	dry. It really is. And I'm not I can't	21	scrutiny, continued scrutiny.
22	speak to the existing mechanical system. We	22	MR. MOORE: And the permeable though is
	83	_	85
1	know we are I mean, we are going to have a	1	pretty much the pocket park, that's the increase
2	ramp that even though it has a little berm in	2	on the permeable, right?
3	the front, it's going to need a trench drain	3	MR. MITCHELL: It's actually largely
4	because there's stuff that's going to melt and	4	coming from these angled parking spaces that are
5	then we are going to need to move that out.	5	going away and that's a big part of it as well.
6	I do think that where I'm	6	MR. O'CONNOR: And that parking lot.
8	disappointed we said it's a 12 percent increase of permeable because it's really going from	7 8	MR. MITCHELL: Of course, the parking lot, but you are adding impermeable here at the
9	27 percent of site to 40, and it's almost a	9	bottom of your ramp, and then this is pretty
08:55:54PM 10	50 percent increase. So I think the earth will	08:57:44PM 10	much was and remains permeable although the
	50 percent mercase. 50 I think the cartif will		
11	accept more water here. I also think with this	1 11	grade will change and then we can use permeable
11	accept more water here. I also think with this	11	grade will change and then we can use permeable payers here, which I think this is currently
12	garden use that will be they will be thirsty	12	pavers here, which I think this is currently
12 13	garden use that will be they will be thirsty plants that are in there as well versus what's	12 13	pavers here, which I think this is currently factoring into our impermeable calculation, and
12 13 14	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt.	12 13 14	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there.
12 13 14 15	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt. MS. FIASCONE: I would just say when	12 13	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there. So we are hearing this and I think
12 13 14	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt. MS. FIASCONE: I would just say when you start dealing with those where all that	12 13 14 15	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there.
12 13 14 15 16	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt. MS. FIASCONE: I would just say when	12 13 14 15 16	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there. So we are hearing this and I think you can just have smart design and even talk to
12 13 14 15 16 17	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt. MS. FIASCONE: I would just say when you start dealing with those where all that that water is going to drain, just make sure not	12 13 14 15 16 17	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there. So we are hearing this and I think you can just have smart design and even talk to the arborist about what trees will suck up the
12 13 14 15 16 17	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt. MS. FIASCONE: I would just say when you start dealing with those where all that that water is going to drain, just make sure not to put it onto the street just because I've	12 13 14 15 16 17	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there. So we are hearing this and I think you can just have smart design and even talk to the arborist about what trees will suck up the most water because that can really help out a
12 13 14 15 16 17 18 19	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt. MS. FIASCONE: I would just say when you start dealing with those where all that that water is going to drain, just make sure not to put it onto the street just because I've dealt with so many low areas in Hinsdale where	12 13 14 15 16 17 18 19	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there. So we are hearing this and I think you can just have smart design and even talk to the arborist about what trees will suck up the most water because that can really help out a lot.
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88 86 and this is money, right, and now you are out, try to identify ways that we can help and 1 1 telling me how to spend money, but maybe a vault 2 certainly what I'm pleased about is one we are 2 could go back here and it's a collaboration with 3 saving this structure. public works and it sits back here and we put 4 I want to react quickly to the 5 something over it and --5 comment your appreciation of this residential amenity in front of our building. It's really 6 CHAIRMAN CASHMAN: Well, I was 6 7 wondering when you talk about raising the 7 important, we think, to our residents to have entries and stuff, will you need compensatory 8 that space and we were concerned that somehow 8 storage to offset that with the county? that may die on the vine and actually affect the 9 9 08:58:45PM 10 MR. O'CONNOR: We are talking about --10 utility and function of these units so I appreciate you mentioning that. So it's saving 11 CHAIRMAN CASHMAN: I know it's pretty 11 12 small and you might be under the threshold but 12 the building, not adding the storm problem so if you cross the threshold, then you have to add I'm very pleased we have identified a way to 13 13 14 something. 14 increase the amount of permeable surface by 15 MR. KRILLENBERGER: And that 40 percent, we are willing to continue to look 15 intersection, as Mr. Heinz mentioned, I have at ways to further improve this localized 16 16 17 seen cars actually flood out trying to drive 17 situation here as it relates to stormwater. through so it's a major problem. MR. WILLOBEE: On that note, I think 18 18 19 MR. WILLOBEE: I was just going to 19 the comment was made this is the lowest part of 20 mention I mean, obviously turning it permeable 09:01:06PM **20** Hinsdale and part of what comes with the 21 is great but, like, it sounds like a regional 21 territory. Well we have to take these 22 issue that we are dealing with here, so the more 22 opportunities, like yourself, coming in, great 87 you can make that functional storage, you know, opportunity to try to do some retrofits to solve could you make the parkway, you know, some type the problem and that's how you chip away at it of water retention system or something like in time and I know we don't incentivize that that, that's still not going to help it sounds through ordinances and things like that just my 4 like with the events we are dealing with. I'd 5 opinion to look for those opportunities to start 5 explore vaults too, but I'm not trying to spend 6 dealing with some of these flood problems. 6 7 your money but anything that you can help. 7 MR. MITCHELL: That's good planning and MR. O'CONNOR: It comes with the -we understand it and appreciate it. 8 8 9 MR. WILLOBEE: Is this combined sewer 9 CHAIRMAN CASHMAN: Commissioners, just 08:59:49PM 10 in the area? 09:01:37PM 10 one thing I did want to hear you chime in on is 11 MR. O'CONNOR: Chris points out the 11 this age-targeted versus age-restricted. entire site isn't a floodplain just the corner. 12 Anna brought that point up, I'd be 12 CHAIRMAN CASHMAN: Just the lower 13 13 curious what's your thoughts are. Maybe, Scott, you want to start with that? 14 corner, okay. 14 15 15 MR. MITCHELL: I also just wonder It's an interesting point, you aloud, you know, Mr. Heinz's comment where are 16 16 know, not only now but for future resale. 17 these businesses parking and then all of a Hinsdale Meadows that was age-targeted and I 17 18 sudden we have gravel lots that are getting 18 know people have moved in there and they are not 19 paved that are further aggravating the problem 19 moving in there with families. 09:00:11PM **20** and so you know, we have to be careful about 09:02:09PM **20** I would think the same thing I have making this building solve all of the a friend who lives in downtown Downers, trying 21 21 neighborhood issues but we are willing to figure to remember what her's is called but you 22 22

90 92 described it perfectly, it's either really young opinion. I like targeted, I don't like the 1 1 people with no kids or it's divorcees or 2 restricted. I don't like dictating the market 2 whatever, people that retire and you don't see value of these units through what we are doing. kids; there's not strollers bouncing around the I think what we did on Hinsdale Meadows through building, it's a different mindset, it's a looking at the covenants, through the HOA different target audience. 6 agreement, I think that's the way you limit what 6 MR. KRILLENBERGER: Would this be the 7 7 don't want, so that's my opinion. only age-restricted set of units in Hinsdale? 8 CHAIRMAN CASHMAN: Julie? 8 MS. CRNOVICH: I would like to see some Because as you mentioned, Hinsdale Meadows, we 9 9 went down this road and through their HOA and 10 data on that. I would like to see how many 09:02:39PM 10 11 their bylaws, made prohibitions no swingsets, no 11 children are living in Hinsdale Meadows and I'd 12 basketball courts. 12 also like a comparison maybe some of the new 13 CHAIRMAN CASHMAN: The one on Lincoln. condo developments in downtown Clarendon Hills. I don't remember what that was but that's not I can see it both ways but we do have to think 14 14 restricted. 15 of our schools too. 15 16 MS. SALMON: No. 16 CHAIRMAN CASHMAN: I thought when we 17 CHAIRMAN CASHMAN: That's not asked the schools in the past they were pretty 17 restricted either. noncommittal. I don't think they wanted to get 18 18 a horse in the race. 19 So what are your thoughts, Scott? 19 MS. CRNOVICH: I don't know. Is it 09:03:11PM **20** MR. MOORE: I could see both sides. I 09:05:22PM **20** 21 mean, I could see why it's property rights and 21 possible to get that information somehow, 22 you are owning it, it's a condo, it's not a 22 Bethany? 91 93 1 rental place so targeting that does affect 1 MS. SALMON: We did about a year ago when we started talking with Holladay Properties resale. So I think it goes to your point a 3 little bit further though I understand what the contacted Hinsdale Meadows and they were still objective of the project is and I understand not fully built out, but I do remember them 4 saying there were very few children in there. where you guys are trying to go. The guestion 5 is do we want to codify and, again, the handcuff We can once again ask them, I don't know if they 6 situation goes on. 7 are keeping that information now that the 7 8 I think I'd probably lean away from properties have sold but we can see if they do restricting it and probably target it and I 9 have that. 09:04:00PM 10 think the way you finish the units, the way you 09:05:48PM 10 MS. FIASCONE: I just think like, for 11 put this together will also be a guidance as far example, Briarwood Lakes where there's hundreds as that is concerned as well. So I'm sure you of units, right, that makes total sense to be 55 12 are thinking of that you would probably put into and older because that would (inaudible), they 13 13 it that would also have a draw to it to would have to build a new school, but this is 14 14 12 units. 15 particular age groups. 15 16 CHAIRMAN CASHMAN: That's a good point. 16 MS. CRNOVICH: That's true. 17 And like when we did Hinsdale Meadows when we 17 CHAIRMAN CASHMAN: I mean, you could 18 got to the detail approval we were into the 18 have two houses here with a bunch of kids. language of the HOA and everything to try to 19 19 Jim? 09:04:30PM **20** make sure that it delivered what we wanted. 09:06:14PM **20** MR. KRILLENBERGER: I don't like age-21 Mark? restrictions either. I think we did a very nice 21

22

job with Hinsdale Meadows.

MR. WILLOBEE: Yes, I'm of the same

22

	94		96
1	What's been your experience at	1	have unintended consequences.
2	Burlington Station? I know it's not exactly the	2	MR. KRILLENBERGER: Julie, you are the
3	same, but	3	closest person to taking the other side of this,
4	MR. MITCHELL: So it's a 94-unit	4	I think. What is the other side? You mentioned
5	building, so it's roughly 8 times larger. We,	5	a study or information or experience about the
6	to my knowledge, have had no net new children to	6	schools, is there anything else about the
7	the school district which is important because	7	neighborhood or anything that we don't want
8	there's a tip in the calculations that go into	8	children around?
9	that. I do know that we have a divorced dad who	9	CHAIRMAN CASHMAN: Most of the big
09:06:48PM 10	has two children who visit.	09:09:03PM 10	concerns is about Central because Central has
11	So our experience has been there	11	2,800 students, South has 1,400 and I think it's
12	are virtually none. And I think the reason why	12	really on the high school level that's the
13	is that these products actually kind of to some	13	biggest issue.
14	of the points that were made are not really	14	MR. KRILLENBERGER: So your question is
15	designed for that lifestyle and if you are	15	right on the point. When Hinsdale Meadows came
16	pursuing that life, there's a better value out	16	around, there was statistics, there was
17	there than this particular product.	17	information, but is the school showing up? This
18	You know, it's not just a condo,	18	is only a 12-unit development, I don't want to
19	there's HOA fees that are also going towards the	19	make a precedent so somebody comes in with a
09:07:14PM 20	upkeep so the perception is that this isn't a	09:09:35PM 20	300-unit place; I'm sure they would get a
21	value relative to what else is out there.	21	different reception, but I guess I don't see the
22	We have a really cool project on a	22	other side of it if this type of place is not
	95		97
1	tricky to develop site that's starting in August	1	encouraging to young families. The
2	of this year in downtown Glen Ellyn and a very	2	affordability because that's a pretty affordable
3	challenging community and entitlement agreement	3	joint might attract somebody who wants to just
4	that we would pay the school district \$16,000	4	put their kid in the school.
5	per student for any student that moves into our	5	CHAIRMAN CASHMAN: Could be just a
6	building which if you are getting \$2,000 a unit	6	onesie/twosie thing. Who knows.
7	it's \$24,000 a year it would take all the fun	7	MR. KRILLENBERGER: Welcome to
8	out. So we are putting our money where our	8	Hinsdale, I guess.
9	mouth is, so to speak, by making that	9	MS. CRNOVICH: That's why I'd like to
09:07:51PM 10	commitment.	09:10:11PM 10	see some data. Years ago I believe Hinsdale
11		11	Central had to start doing like when you
4.0	The last thing came out of our	4.0	
12	second neighborhood meeting, which was a comment		registered you had to show proof because so many
13	second neighborhood meeting, which was a comment that if a grandparent lives here and their	13	were sneaking in or they move here just for the
13 14	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the	13 14	were sneaking in or they move here just for the high school, which is fine. You might be
13 14 15	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I	13 14 15	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data
13 14 15 16	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if	13 14 15 16	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows.
13 14 15 16 17	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that	13 14 15 16 17	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the
13 14 15 16 17 18	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that we don't want young families here, or we are	13 14 15 16 17	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the Hinsdale Meadows package, there's some it was
13 14 15 16 17 18 19	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that we don't want young families here, or we are trying to prevent difficult dialogue perhaps	13 14 15 16 17 18	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the Hinsdale Meadows package, there's some it was a discussion. I mean that took a year and a
13 14 15 16 17 18 19 00:08:22PM 20	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that we don't want young families here, or we are trying to prevent difficult dialogue perhaps with the school district, and to me it's just	13 14 15 16 17 18 19 09:10:37PM 20	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the Hinsdale Meadows package, there's some it was a discussion. I mean that took a year and a half, I think so there's plenty of discussion
13 14 15 16 17 18 19	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that we don't want young families here, or we are trying to prevent difficult dialogue perhaps	13 14 15 16 17 18	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the Hinsdale Meadows package, there's some it was a discussion. I mean that took a year and a

	98		100
1	helpful to have.	1	town that are much more affordable that would be
2	MR. MITCHELL: I would like to offer	2	a more logical way to gain the system and
3	something. So there's Foxford Station, which is	3	there's home rentals that are available that
4	a pretty tasteful development in downtown	4	would be a much more likely way to gain the
5	Western Springs. It would be considered a comp	5	system than actually buying a three quarter of a
6	to this in some respect, it's walkable. Why	6	million dollar condominium building.
7	don't you let us try to identify how many. We	7	CHAIRMAN CASHMAN: And I think those
8	are in touch with the folks in Western Springs.	8	apartments across that are not in Hinsdale and
9	So let us try to identify if there's any	9	DuPage county across, that's a smart place to
09:11:06PM 10	schoolchildren there.	09:12:49PM 10	move if you want to get your kids in District 86
11	The second suggestion was the	11	and we've all seen that.
12	downtown Clarendon there's a 14-unit development	12	MR. MITCHELL: Your comment was be
13	at Prospect and Park and we know the developer,	13	prepared to be able to address this and have the
14	let us inquire about the number of	14	information and Julie's comment on the data and
15	schoolchildren.	15	I think that we can do a better job of
16	MS. CRNOVICH: That's District 86,	16	harvesting some of that and being able to speak
17	that's what I'm looking for.	17	to it.
18	MR. MITCHELL: I think that would	18	MS. CRNOVICH: Thank you.
19	inform the board perhaps even more than what	19	MR. MITCHELL: So thank you.
09:11:24PM 20	occurred with Hinsdale Meadows.	09:13:15PM 20	CHAIRMAN CASHMAN: Cynthia?
21	MS. CRNOVICH: Yes.	21	MS. CURRY: You have answered
22	CHAIRMAN CASHMAN: These questions	22	everything that was I agree with Julie, just
	99		101
1	might help you better with that group. They are	1	a little bit more information, be ahead of the
2	the handcuff group.	2	game. I'd hate to see a grandparent who's
3	MR. MITCHELL: I'm actually so	3	living there who wants to have their child come
4	encouraged that this came and I don't mean to	4	and spend a month in the summer be restricted
5	present ourselves as sheepish but we didn't want	5	from doing that, however you might not want to
6	to fall on our sword on this topic and we	6	have someone with five kids living next door.
7	vehemently disagreed with the underlying	7	So I think to take a look at that would be good.
8	rationale.	8	Thank you.
9	MR. O'CONNOR: We will still do the	9	CHAIRMAN CASHMAN: Thank you.
09:11:53PM 10	project with that restriction.	09:13:39РМ 10	Commissioners, other thoughts,
11	MR. KRILLENBERGER: Well, this is a	11	comments?
12	public meeting and representatives of District	12	So we have basically text amendment,
13	86 or 81 had the opportunity to show up and make	13	planned development concept plan, special use
14	comments. I think the Clarendon Hills	14	permit. So on all of these are these on a
15			
16	development would be useful information	15	conceptual level or is it just the planned
	anecdotally.	16	development that's a conceptual level?
17	anecdotally. MR. MITCHELL: We will track that down.	16 17	development that's a conceptual level? MS. SALMON: So it is just the planned
17 18	anecdotally. MR. MITCHELL: We will track that down. The last thing is people want their	16 17 18	development that's a conceptual level? MS. SALMON: So it is just the planned development that's conceptual level but they
17 18 19	anecdotally. MR. MITCHELL: We will track that down. The last thing is people want their children to go to Hinsdale schools and I would	16 17 18 19	development that's a conceptual level? MS. SALMON: So it is just the planned development that's conceptual level but they will be grouped into an ordinance and they will
17 18 19 09:12:22PM 20	anecdotally. MR. MITCHELL: We will track that down. The last thing is people want their children to go to Hinsdale schools and I would just say if there were gamesmanship around that	16 17 18 19 _{09:14:08PM} 20	development that's a conceptual level? MS. SALMON: So it is just the planned development that's conceptual level but they will be grouped into an ordinance and they will be conditioned on future approvals.
17 18 19	anecdotally. MR. MITCHELL: We will track that down. The last thing is people want their children to go to Hinsdale schools and I would	16 17 18 19	development that's a conceptual level? MS. SALMON: So it is just the planned development that's conceptual level but they will be grouped into an ordinance and they will

	102		104
1	future review. The final plan is administrative	1	think this could actually create issues in the
2	after that. Also, there will be a plat of	2	future to other planned development if we looked
3	subdivision to allow for that property line to	3	at this as being minor. Because we are actually
4	be moved over. And then as part of that, that	4	changing the map, we are changing the use of the
5	map amendment to rezone the property. And then	5	property, we are changing FAR, which helps the
6	the final exterior appearance and site plan	6	church out. I just think this is a bridge too
7	review.	7	far so that would be my thought on that.
8	So those will be done later when it	8	MS. CRNOVICH: So will this require a
9	comes back but this approval now would be null	9	map amendment, too, Steve?
09:14:37PM 10	and void without those in the future.	09:16:38PM 10	MS. SALMON: A map amendment will
11	So one other approval for right now	11	happen in the future. That's for future
12	though is that major adjustment to the existing	12	consideration. And the reason we can't do that
13	planned development.	13	map amendment right now to rezone the property
14	CHAIRMAN CASHMAN: So the first one,	14	is because we technically do the subdivision
15	the text amendment, is basically adding text	15	with the detail plan. Actually have to push the
16	amendment special use to the O-1.	16	entire rezoning back. We don't have the
17	MS. SALMON: Correct.	17	property yet to actually rezone it.
18	CHAIRMAN CASHMAN: Which when you look	18	MS. CRNOVICH: Okay.
19	at the zoning map and the idea this going from	19	CHAIRMAN CASHMAN: So I guess let's
09:14:57PM 20	institutional use to something else, I mean,	09:17:00PM 20	start with do I have a motion to approve the
21	just seems to make a lot of sense to me. I	21	text amendment as submitted to add this
22	don't know if any commissioners have an issue	22	lifestyle housing as a special use to the O-1
	103		105
1	103 with that but that seems to make a lot of sense.	1	district?
1 2		1 2	
	with that but that seems to make a lot of sense.	_	district?
2	with that but that seems to make a lot of sense. The planned development concept	2	district? MR. WILLOBEE: So moved.
3	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and	2	district? MR. WILLOBEE: So moved. MS. CRNOVICH: Second.
2 3 4	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think	2 3 4	district? MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll
2 3 4 5	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need	2 3 4 5	district? MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany.
2 3 4 5 6	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the	2 3 4 5	district? MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry?
2 3 4 5 6 7	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's	2 3 4 5 6 7	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger?
2 3 4 5 6 7 8 9	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we	2 3 4 5 6 7 8 9	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye.
2 3 4 5 6 7 8 9 09:15:28PM 10	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of	2 3 4 5 6 7 8 9 10	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich?
2 3 4 5 6 7 8 9 09:15:28PM 10 11	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use	2 3 4 5 6 7 8 9 10 11 12	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye.
2 3 4 5 6 7 8 9 00:15:28PM 10 11 12 13	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about.	2 3 4 5 6 7 8 9 10 11 12 13	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee?
2 3 4 5 6 7 8 9 09:15:28PM 10 11 12 13 14	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about. And then the final one I made a	2 3 4 5 6 7 8 9 10 11 12 13 14	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye.
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2 3 4 5 6 7 8 9 08:15:26PM 10 11 12 13 14 15 16 17 18 19 08:16:01PM 20	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about. And then the final one I made a comment earlier but not to make you jump through more hoops, but I do think it's a pretty this is on Page 8 of Bethany's memorandum, and I do think it's a pretty these issues come up administratively with some minor changes to planned developments and I just think this is	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye.
2 3 4 5 6 7 8 9 00:15:28PM 10 11 12 13 14 15 16 17 18 19	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about. And then the final one I made a comment earlier but not to make you jump through more hoops, but I do think it's a pretty this is on Page 8 of Bethany's memorandum, and I do think it's a pretty these issues come up administratively with some minor changes	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman?

	106		108
1	concept plan with the suggestion that it be	1	MR. MOORE: Aye.
2	modified to age-targeted versus age-restricted?	2	MS. SALMON: Chairman Cashman?
3	MR. KRILLENBERGER: Krillenberger so	3	CHAIRMAN CASHMAN: Aye.
4	motions.	4	And I guess the fourth would be to
5	CHAIRMAN CASHMAN: Do I have a second?	5	follow the staff's recommendation that this
6	MS. CURRY: Second.	6	would be a major adjustment to the Zion Lutheran
7	CHAIRMAN CASHMAN: Can I have a roll	7	Church planned development and it would not be
8	call, please, Bethany?	8	within substantial conformity with the approved
9	MS. SALMON: Commissioner Curry?	9	plans.
10	MS. CURRY: Aye.	09:18:57РМ 10	MR. WILLOBEE: So moved.
11	MS. SALMON: Commissioner	11	CHAIRMAN CASHMAN: Is there a second?
12	Krillenberger?	12	MS. CRNOVICH: Second.
13	MR. KRILLENBERGER: Aye.	13	CHAIRMAN CASHMAN: Roll call, please,
14	MS. SALMON: Commissioner Crnovich?	14	Bethany.
15	MS. CRNOVICH: Aye.	15	MS. SALMON: Commissioner Curry?
16	MS. SALMON: Commissioner Willobee?	16	MS. CURRY: Aye.
17	MR. WILLOBEE: Aye.	17	MS. SALMON: Commissioner
18	MS. SALMON: Commissioner Fiascone?	18	Krillenberger?
19	MS. FIASCONE: Aye.	19	MR. KRILLENBERGER: Aye.
20	MS. SALMON: Commissioner Moore?	20	MS. SALMON: Commissioner Crnovich?
21	MR. MOORE: Aye.	21	MS. CRNOVICH: Aye.
22	MS. SALMON: Chairman Cashman?	22	MS. SALMON: Commissioner Willobee?
	107		109
1	CHAIRMAN CASHMAN: Aye.	1	MR. WILLOBEE: Aye.
1 2	CHAIRMAN CASHMAN: Aye. And then third, do I have a motion	1 2	MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone?
	And then third, do I have a motion to approve the special use permit to allow the		·
2	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station	2	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore?
3	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing	2	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye.
2 3 4 5 6	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted?	2 3 4 5 6	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman?
2 3 4 5 6 7	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved.	2 3 4 5 6 7	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye.
2 3 4 5 6 7 8	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second.	2 3 4 5 6 7 8	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck.
2 3 4 5 6 7 8 9	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote,	2 3 4 5 6 7 8 9	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again.
2 3 4 5 6 7 8 9	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany.	2 3 4 5 6 7 8 9	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all.
2 3 4 5 6 7 8 9 09:18:22PM 10	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry?	2 3 4 5 6 7 8 9 09:19:18PM 10 11	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion
2 3 4 5 6 7 8 9 09:18:22PM 10 11	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye.	2 3 4 5 6 7 8 9 09-19-19PM 10 11 12	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn?
2 3 4 5 6 7 8 9 09-18-22PM 10 11 12 13	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner	2 3 4 5 6 7 8 9 00:19:19PM 10 11 12 13	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn? MR. KRILLENBERGER: Krillenberger so
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2 3 4 5 6 7 8 9 08-18-22PM 10 11 12 13 14 15	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye.	2 3 4 5 6 7 8 9 06:19:18PM 10 11 12 13 14 15	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn? MR. KRILLENBERGER: Krillenberger so moves. MS. CURRY: Second.
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STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 24th day of June, A.D. 2022.

KATHLEEN W. BONO C.S.R. No. 84-1423

Notary Public, DuPage County

\$	27 [1] - 83:9	90 [1] - 51:21	adorned [1] - 51:21	amending [1] - 15:15
Y				amending [i] - 10.10
	28 [2] - 28:19, 67:11	90-ish [1] - 4:3	advance [1] - 42:20	amendment [10] -
		94-unit [1] - 94:4	aesthetic [1] - 69:8	2:8, 53:22, 101:12,
\$1,500 [1] - 31:11	3		affect [3] - 81:9,	102:5, 102:15,
\$16,000 [1] - 95:4	<u>-</u>	A	88:9, 91:1	102:16, 104:9,
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DATE: July 8, 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-03-2022 – Map Amendment and Text Amendment to Article 8, Section 11-503,

Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance and Text Amendment to Chapters 1, 2, 6, and 7 of Title 14 of the Village Code to Establish a Historic Overlay District and for Related Amendments — Request by the Village of Hinsdale —

Scheduling of a Public Hearing

FOR: July 13, 2022 Plan Commission Meeting

BACKGROUND

Over the past year, the Village Board and the Historic Preservation Commission (HPC) have had ongoing discussions on potential amendments to the Village's historic preservation codes and preservation incentives. A total of eight (8) joint Committee of the Whole meetings were held prior to the regularly scheduled Village Board meetings on May 4, May 18, June 15, July 13, August 10, September 7, and October 19 in 2021 and January 18 in 2022. On April 26, 2022, the Village Board voted to refer this agenda item to the Plan Commission for review.

Based on feedback provided at these meetings, draft code language was prepared and revised that would allow the Village to offer various voluntary preservation incentives to a Historically Significant Structures Property List within a designated Historic Overlay District. The intent of the proposed amendments is to encourage and assist property owners of historic or significant properties to pursue historic preservation over demolition and new construction. Individual historic properties will be identified for consideration on the Historically Significant Structures Property List in the future through a separate approval process.

The current application presented for consideration is to establish a Historic Overlay District and amend applicable sections of the Zoning Code and Village Code to create associated procedures and review processes. The initial creation of the Historic Overlay District and changes to the Zoning Code require approval via the Map and Text Amendment process set forth in Section 11-601 of the Zoning Code. A Map Amendment will establish a new zoning overlay district on the Village's Zoning Map. Text Amendments are proposed to Article 8 (Overlay Districts), Section 11-503(F) (Standards for Variations), Section 3-110 (Bulk, Space, And Yard Requirements in the Single-Family Residential Districts), and Section 10-104 (Nonconformities – Precode Structures) of the Hinsdale Zoning Ordinance. The proposed changes to the Village Code will be concurrently reviewed and approved through this same process. To the Village Code, Chapters 6 and 7 would be added as new chapters and amendments are proposed to Section 14-1-4 and 14-2-2.

It is requested that the public hearing for this application be scheduled for the next regular Plan Commission meeting on **Wednesday, August 10.**



APPLICATION SUMMARY

Exhibit 1 includes the draft code language for proposed amendments to various sections of the Zoning Code and Village Code. Changes are highlighted in red, with the most recent changes since the April 26, 2022 Board of Trustees highlighted in blue. The draft Preservation Incentive Program Information Packet and Application Form is included in **Exhibit 2**.

Overview of the Historic Overlay District

The mechanics and details of the Historic Overlay District and Historically Significant Structures Property List are summarized below:

Boundaries of the Historic Overlay District – A draft Zoning Map showing the proposed boundaries of the Historic Overlay District is included in <u>Exhibit 3</u>. Based on a preliminary analysis, there do not appear to be significant or historic structures in the O-3, B-3, R-5, or R-6 Districts. As a result, these districts have been excluded from the proposed Overlay District. Properties in these districts would not be able to be included on the future Historically Significant Structures Property List.

The Historically Significant Structures Property List could include properties in the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. It is important to note that properties located in the proposed Historic Overlay District will not automatically be included on a future Historically Significant Structures Property List and may not be eligible for any preservation incentives offered. Individual properties will be identified at a later date, as described below. The regulations and uses for the underlying zoning districts will remain in effect for all districts. Alternative bulk zoning regulations are currently proposed only to properties in the R-1, R-2, R-3, and R-4 Districts and will require separate approval, as discussed below.

Additional refinements to the Zoning Map can be made based on the recommendation of the Plan Commission and Village Board.

<u>Creating the Historically Significant Structures Property List</u> – Within one year following the adoption
of the Historic Overlay District by the Village, the HPC would be tasked with creating an Initial List of
properties for consideration on the Historically Significant Structures Property List. A public hearing
at the HPC would then be held to evaluate the review criteria and eligibility of each property. Per
Section 14-1-4, notice will be provided via newspaper and to the owners of any property considered
to be included on the List.

Depending on the number of properties proposed, several different public hearings may need to be held. The Village Board will have final authority over the approval of the List. Property owners would be notified if their homes are included on the proposed Historically Significant Structures Property List. A Notice of Historically Significant Property will be recorded against title to each property approved for inclusion on the Historically Significant Property List to help make future property owners aware of the availability of preservation incentives.

• Adding or Removing Properties to the List — After the initial Historically Significant Structures Property List is approved, adding or removing properties to the List in the future may be done at any time. This process would entail an application by the property owner or the Village, completion of notification requirements, a public hearing at the HPC, and final consideration by the Village Board. The exception is a property shall automatically be removed from the List without public hearing upon demolition.



Preservation Incentives and Application Process

<u>Preservation Incentives Offered</u> – Properties included on the Historically Significant Structures Property List may be eligible for the following voluntary preservation incentives:

- 1. <u>Fee Waivers</u> Provisions are added that allow the waiving of Village fees for building permits, applications for landmark or historic district designation, Certificate of Appropriateness applications, and other planning / zoning applications that may be tied to exterior work.
- 2. <u>Expedited Processes</u> Expedited processing of building permits and applications for landmark designation, historic district designation, and other zoning approvals is proposed. This could include expediting building permits or holding special meetings.
- 3. Property Tax Rebate Property owners would be eligible to receive a rebate for the Village portion of their property tax bill in exchange for substantial exterior alterations, rehabilitation, or restoration work over a maximum five (5) year period. For example, if the Village portion of a property tax bill collected in 2020 was \$2,500, a property owner could be eligible to receive a rebate of approximately \$12,500 over five (5) consecutive years after completing eligible exterior improvements (the actual amount for the Village portion of a property tax bill may vary annually due to changes in the assessed value or other factors, so this is an estimate only).
 - To be considered for this incentive, a minimum investment of \$50,000 would be required on eligible exterior improvements, which could include construction costs and costs for architectural, planning, engineering, design services, and historic preservation services. The Village would provide a rebate to the property owner at the end of each year after an approved project is completed, final inspections are passed, the property tax bill is paid in full, and a Property Tax Rebate Reimbursement Request is submitted to the Village.
- 4. <u>Alternative Bulk Zoning Regulations</u> A common complaint about historic homes is that room sizes are generally too small or are not compatible with today's family needs. Larger kitchens, family rooms, or additional rooms generally require the building envelope to be enlarged. Many historic buildings are at a disadvantage for expansion as they were constructed prior to the adoption of the Zoning Code and the existing conditions such as setbacks often do not meet current code requirements.
 - Additionally, regulations in Section 10-104 for non-conforming precode structures largely allow for improvements within the existing building envelope. With these limitations, building additions and renovations may face a higher likelihood of requiring approval of a variation by the Zoning Board of Appeals and potentially the Village Board, thereby adding additional costs, time, and uncertainty to the process. Without being able to meet existing codes, property owners face real limitations on modernizing their historic homes and constructing building additions.

Properties on the Historically Significant Structures Property List and located in the R-1, R-2, R-3, and R-4 Single Family Residential Districts may be eligible for alternative zoning regulations upon application and following approval. The proposed set of bulk regulations are intended to better align existing non-conforming historic buildings with Village code requirements and provide additional zoning flexibility to homeowners looking to modernize their historic homes. A property owner constructing an addition may be eligible for bulk zoning requirements that they otherwise would not be able to take advantage of if pursuing demolition and new construction.



The proposed bulk requirements are based off the existing code regulations listed in Section 3-110 (Bulk Space, and Yard Requirements for the Single Family Residential Districts), Section 10-104 (Precode Structures - Regulations for Nonconforming Buildings Constructed Prior to the Adoption of the Zoning Code), Section 10-105 (Legal Nonconforming Lots of Record), and applicable definitions in Section 12-206 (Definitions) included in **Exhibit 4**. **Exhibit 5** includes a summary of the proposed alternative zoning regulations compared to existing code requirements and several examples of different historic properties to show how zoning flexibility could assist homeowners with building addition or renovation projects.

Alternative zoning regulations would granted through an expedited process in lieu of the full variation process, which entails public notification, a public hearing, and review by the Zoning Boards of Appeals and possibly the Village Board. It should be noted that the proposed alternative bulk regulations are only intended to provide some minimum zoning relief for an important subset of historic homes in the Village and there may be circumstances where a homeowner will still be required to obtain approval of a variation. The alternative zoning regulations will also be evaluated in the future to determine the effectiveness for incentivizing historic preservation projects.

5. <u>Historic Preservation Fund Matching Grants</u> – As proposed, the Village Board would be able to approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project provided by the Village, with a maximum investment of \$20,000 required by the applicant. Applicants can apply for smaller projects that with eligible costs less than \$20,000. For example, in a case where an eligible project costs \$10,000, an applicant may be eligible for \$5,000 in grant funding provided by the Village.

Funds would be reimbursed to the applicant after all work is completed, inspected, and approved by the Village and after all contractors have been paid by the applicant. Funding can also be approved for other activities that further preservation efforts, such as hiring a historic preservation specialist to complete surveys, historic assessment reports, feasibility studies, National Register nominations, and tax credit applications. The program could also fund Village-led initiatives and special projects such as signage, preservation plans, or design guidelines.

As part of each annual budget cycle, the Village Board would determine what available funds will be allocated to the Historic Preservation Fund. Gifts and donations from private or public sources and fundraising efforts could also provide funding. With the \$30,000 budgeted for FY2022, the Village Board would be able to approve three grants of \$10,000, unless smaller amounts are requested or if other historic preservation efforts by the Village are used with these funds.

<u>Eligible Exterior Improvements</u> — Construction costs for exterior improvements as well as costs for architectural, engineering, design, or historic preservation services (such as historic surveys, historic assessment reports, feasibility studies, National Register nominations) may be eligible for funding. Incentives shall not be provided for work completed prior to the review and approval by the HPC or Village Board. Certain improvements, listed in Section 14-7-5.B. of the Village Code, are not considered eligible, including interior improvements, routine maintenance, painting, landscaping, fencing, paving, and non-historic accessory structures.

<u>Preservation Incentive Certificate</u> – A Preservation Incentive Certificate must be submitted to the Village prior to the start of any project utilizing an Incentive. The HPC would be responsible for reviewing all applications to ensure that proposed work is consistent with, or compatible with, the historical nature of the structure and meets *The Secretary of the Interior's Standards for Rehabilitation*, included in <u>Exhibit 6</u>.



These 10 broad standards are the basic elements for a good preservation project and help to ensure that a historic building's integrity, significant elements and character is retained and appropriately repaired. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is also an important guidebook to evaluate rehabilitation, preservation, restoration, and reconstruction projects.

HPC and Village Board Approval – Applications requesting a fee waiver and/or the use of alternative zoning regulations would be reviewed and approved by the HPC only. The HPC will have final authority on any projects entailing alternative zoning regulations or the waiving of fees. In the case that the HPC denies a project, the applicant can appeal the decision to the Village Board. Assuming a property is already included on the Historically Significant Structures Property List, the review process for projects requesting approval of alternative bulk zoning regulations or fee waivers is estimated to take approximately 2 months to complete between submittal and final consideration by the HPC. A building permit would then be obtained following approval by the HPC.

Applications requesting financial assistance (grant funding or a property tax rebate) will require a recommendation by the HPC and final approval by the Village Board. This process is anticipated to take 3-4 months. A building permit would then be obtained following approval by the Board.

<u>Additional Incentive Program Details</u> – Program details are included in the draft Preservation Incentive Program Information packet and Application Form in <u>Exhibit 2</u>. Any future changes to program and application requirements would be brought to the Village Board for review and approval. A formal text amendment would not be required for changes to the program information included in Exhibit 2.

<u>Funding and Future Program Evaluation</u> – Program funding will be determined by the Village Board during the annual budget cycle process. If the proposed code language is ultimately approved by the Village Board, staff will collect data to evaluate the program annually prior to the adoption of the Village budget to determine if the effectiveness of all of the incentives and to help determine if changes to the program requirements are warranted for review by the Village Board.

Other Amendments to Code Sections

- Zoning Code Section 11-503(F) Variation Standards. Language is added that could be used to support variation cases where historic preservation efforts are made to a local landmark or property on the Historically Significant Structures Property List. Projects would still be judged on a case by case basis in accordance with the required variation process.
- Zoning Code Section 3-110 Bulk Regulations for the Single-Family Residential Districts & Section 10-104 – Nonconforming Precode Structures. Language is added to include a cross-reference for the Historically Significant Structures Property List proposed Article VIII and Title 14.

MEETING HISTORY

<u>Village Board – Referral to the Plan Commission</u> – On April 26, 2022, the Village Board voted to approve a Referral to the Plan Commission for consideration of a Map Amendment and Text Amendment to the Zoning Code and Amendment to the Village Code. 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.



Based on the recommendations provided at the Board meeting, the actual dollar amounts for the minimum investment for incentives (\$50,000 for a property tax rebate; \$20,000 for matching grants) have been include in the draft code language. Additional language was also added to ensure that there is no overlap between the investment amounts in cases where applicants apply for both a property rebate and matching grant. Essentially, this means \$70,000 would be required for an applicant to take advantage of the maximum amount eligible for the property tax rebate (\$50,000) and a matching grant (\$20,000).

REVIEW PROCESS

The current application request is for consideration of a Map Amendment and Text Amendment to Article 8, Section 11-503, Section 3-110, and Section 10-104 of the Hinsdale Zoning Ordinance to allow for the creation of a Historic Overlay District and related code amendments. Amendments to Chapters 1, 2, 6, and 7 of Title 14 of the Village Code have been presented for concurrent review and approval.

Map Amendments and Text Amendments are subject to the requirements of Section 11-601 of the Zoning Code. Following a referral by the Board of Trustees, 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; provided, however, that in the event a duly signed and acknowledged protest against a proposed amendment is filed with the Village Clerk before the adoption of such amendment, such amendment shall not be passed except by a 2/3 vote of all the trustees then holding office. The failure of the Board of Trustees to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the application. The standards in Section 11-601(E) shall be considered for all Amendment applications.

ATTACHMENTS

- 1. Exhibit 1 Draft Zoning Code and Village Code Amendments, revised July 7, 2022
- 2. Exhibit 2 Draft Historic Overlay District Preservation Incentive Program Information Packet
- 3. Exhibit 3 Hinsdale Official Zoning Map / Proposed Historic Overlay District Map
- 4. Exhibit 4 Zoning Code Section 3-110, Section 10-104, Section 10-105, and Section 12-206
- 5. Exhibit 5 Summary of Alternative Zoning Regulations and Examples
- 6. Exhibit 6 Secretary of the Interior's Standards for Rehabilitation / Treatment of Historic Properties
- 7. Exhibit 7 Text Amendment and Plan Commission Applications by the Village

Draft - 07-07-2022

Additions to existing Code indicated by <u>underlining</u> and deletions of existing Code indicated by <u>strikethrough</u>

ARTICLE VIII. OVERLAY DISTRICTS

Part II - Historic Overlay District (HOD)

Sec. 8-201: Purpose and Applicability

- A. Purpose. The Historic Overlay District is intended to promote local historic preservation efforts and to help preserve structures with historic, architectural, or cultural significance in the Village of Hinsdale by creating a district within which the Village may provide certain incentives that encourage the preservation, rehabilitation, enhancement, and restoration of structures deemed to be historically significant within the District.
- B. Applicability. The Historic Overlay District appears on the Zoning Map as an "Overlay District," imposed on top of other zoning districts created by this Code and referred to in this Section as "Base Zoning Districts." The regulations of the Historic Overlay District shall supplement those of the Base Zoning Districts, and development of properties with historically significant structures in the Historic Overlay District shall comply with the regulations of the Base District, the requirements of the Design Review Overlay District created by Part I of Article VIII, where applicable, and, where an Applicant, as defined herein, chooses to do so in conformance with the requirements of this Part II, the Historic Overlay District. In the case of any conflict or overlap, the regulations and standards applicable to the Historic Overlay District set forth in this Part II shall take precedence.

Sec. 8-202: Historic Overlay District Boundaries

- A. Establishment of District Boundaries. The Historic Overlay District shall be comprised of all or parts of the various zoning districts within the Village and its boundaries shall be established pursuant to the procedures set forth in Section 11-601 (Amendments) of this Zoning Code. The areas zoned Historic Overlay District need not be contiguous.
- B. Amendment of District Boundaries. Once established, the boundaries of the Historic Overlay District may be further amended pursuant to the procedures set forth in Section 11-601 (Amendments) of this Zoning Code.

Sec. 8-203: Historically Significant Structures List, Preservation Incentives and Operation of the Historic Overlay District

This Part II operates in conjunction with Chapter 14-7 of Title 14 (Historic Preservation) of the Village Code. Following the creation of the Historic Overlay District, a list of Historically Significant Properties within the District shall be created by the following the procedures set forth in Section 14-7-3 of the Village Code. Properties on the Historically Significant Properties List and located within the Historic Overlay District are eligible to seek certain Preservation Incentives, as also set forth in Chapter 14-7 of Title 14 (Historic Preservation) of the Village Code.

Sec. 8-204: Definitions

For the purposes of this Article, the definitions set forth in Chapter 14-7 of Title 14 (Historic Preservation) of the Village Code shall apply.

Sec. 8-205: Land Use and Development Regulations

- A. <u>Land Uses. The use regulations of the underlying Base Zoning District shall apply in the</u> Historic Overlay District.
- B. Bulk Regulations. Except in the case of properties listed on the Historically Significant Structures Property List set forth in Appendix 1 of Title 14 (Historic Preservation) of the Village Code, the applicable bulk regulations of the underlying Base Zoning District, including any footnotes, shall apply. In cases where an Applicant seeks a Preservation Incentive pursuant to Chapter 14-7 of the Village Code that includes use of the alternative bulk regulations set forth in Table 8-1 below, the below bulk regulations shall apply upon application, compliance with any program requirements, approval of a Preservation Incentive Certificate by the Historic Preservation Commission and/or Board of Trustees, as applicable, and compliance with all other requirements of this Article VIII, Part II and Chapter 14-7 of Title 14 of the Village Code.

Table 8-1: Alternative Bulk Regulations for Properties on the Historically Significant
Structures Property List in the Historic Overlay District

	<u>R-1 / R-2</u>	<u>R-3 / R-4</u>
A. Maximum Height	Not applicable	Not applicable
B. Maximum Elevation	Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line
C. Minimum Lot Area and Dimensions	Existing lot area and dimensions are not to be reduced in size	Existing lot area and dimensions are not to be reduced in size
D. Minimum Yards		
1. Front Yard	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall prevail as the minimum front yard required.
2. Side Yards		
(a) Corner Lot		

(i) Corner Side	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less
(ii) Interior Side	<u>10'</u>	<u>6'</u>
(b) Interior Lot	<u>10'</u>	<u>6'</u>
3. Rear		
(a) Corner Lot	10% lot depth, minimum 15'	<u>15'</u>
(b) Interior Lot	<u>25'</u>	<u>15'</u>
E. Maximum Floor Area Ratio (FAR)	Not applicable	Not applicable
F. Maximum Building Coverage		
1. Maximum Combined Total Principal and Accessory Structures	25% of lot area	25% of lot area
2. Maximum Combined Accessory Structures	10% of lot area	10% of lot area
G. Total Lot Coverage	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties

AMENDMENTS TO EXISTING ARTICLES IN THE ZONING CODE

ARTICLE XI. ZONING ADMINISTRATION AND ENFORCEMENT

Amend Subsection (F) only:

Sec. 11-503.F. Variations; Standards for Variations:

F. Standards For Variations:

- 1. General Standard: No variation shall be granted pursuant to this section unless the applicant shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection F. In the interest of preserving buildings or structures with historic, architectural, or cultural significance within the Village, special consideration shall be given to requests in which the ordinance prevents the applicant from reestablishing, restoring, or maintaining a material feature or significant architectural feature related to a lot or structure, or from maintaining the architectural integrity of the lot or structure, where the property hosts a designated landmark pursuant to Title 14 of the Village Code, or a historically significant structure located within the Historic Overlay District created by Article VIII, Part II of this Zoning Code and listed in Appendix 1 to Title 14 of the Village Code.
- 2. Unique Physical Condition: The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.
- 3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this code, for which no compensation was paid.
- 4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- 5. Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- 6. Code And Plan Purposes: The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which

this code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

- 7. Essential Character Of The Area: The variation would not result in a use or development on the subject property that:
- (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or
- (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
- (c) Would substantially increase congestion in the public streets due to traffic or parking; or
 - (d) Would unduly increase the danger of flood or fire; or
 - (e) Would unduly tax public utilities and facilities in the area; or
 - (f) Would endanger the public health or safety.
- 8. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

ARTICLE III. SINGLE-FAMILY RESIDENTIAL DISTRICTS

Sec. 3-110: Bulk, Space, And Yard Requirements:

The building height, lot, yard, floor area ratio, and coverage requirements applicable in the single-family residential districts are set forth in the following table. Footnote references appear in subsection I of this section at the end of the table.

Properties and structures included on the Historically Significant Structures Property List and located in the Historic Overlay District may be eligible for Alternate Bulk Zoning Standards and Preservation Incentives, as set forth in Chapter 14-7 of the Village Code and Article VIII, Part II of this Zoning Code.

[No Changes to Subsection A to I]

ARTICLE X. NONCONFORMITIES

Sec. 10-104: Precode Structures:

Add a new Subsection G:

G. Historically Significant Structures in the Historic Overlay District. Properties and structures included on the Historically Significant Structures Property List and located in the Historic Overlay District may be eligible for Alternate Bulk Zoning Standards and certain historic Preservation Incentives, as set forth in Chapter 14-7 of the Village Code and Article VIII, Part II of this Zoning Code.

AMENDMENT TO EXISTING HISTORIC PRESERVATION TITLE 14 IN THE VILLAGE CODE CHAPTER 1 – GENERAL PROVISIONS

14-1-4: PROCEDURE FOR NOTICE OF PUBLIC HEARINGS AND MEETINGS:

C. Persons Entitled To Notice:

- 1. All Hearings And Meetings: Notice of every hearing or meeting set pursuant to this title shall be given:
- a. By mail or personal delivery to the applicant and, if a specific parcel is the subject of the application, to the owner of the subject property.
- b. By mail to any newspaper or person that shall have filed a written request, accompanied by an annual fee as established from time to time by the village manager to cover postage and handling, for notice of all hearings or meetings held pursuant to this code. Such written request shall automatically expire on December 31 of the year in which it is made unless a written request for renewal, accompanied by the annual fee, is submitted prior to such date.
- c. By mail, personal delivery, or interdepartmental delivery to affected village boards, commissions, departments, officials and consultants.

Notice by mail as herein required shall be mailed no fewer than seven (7) days in advance of the hearing or meeting date by regular United States mail.

- 2. Hearings On Applications: In addition to notice as required by subsection C1 of this section, notice of every hearing set pursuant to this title in connection with any application for historic district designation, withdrawal of landmark designation, or a certificate of appropriateness, shall be given in accordance with subsections C2a and C2b of this section. Notice of every hearing in connection with an application for landmark designation or in connection with adding or removing properties from the Historically Significant Structures Property List per Section 14-7-3 shall be given in accordance with subsection C2a of this section.
- a. By publication in a newspaper published in the village at least once no less than fifteen (15) days nor more than thirty (30) days in advance of the hearing date.
- b. By certified mail, return receipt requested, or personal delivery to all owners of property within two hundred fifty feet (250') of the subject property; provided, further, that in the case of an application for historic district designation, notice shall be to all owners of record of property within the proposed district and to all owners of record of property within two hundred fifty feet (250') of the outside perimeter of the proposed district. Notice as required by this subsection shall be given by the applicant not less than fifteen (15) days nor more than thirty (30) days in advance of the hearing.

CHAPTER 2

HISTORIC PRESERVATION COMMISSION

14-2-2: POWERS AND DUTIES

Add a new subsection M:

M. To perform the functions of the Commission relative to the Historic Overlay District as set forth in Chapter 14-7 of this Article 14, and Article VIII (Overlay Districts), Part II (Historic Overlay District) of this Zoning Code.

VILLAGE CODE - NEW CHAPTER 14-6 HISTORIC PRESERVATION FUND

14-6-1: HISTORIC PRESERVATION FUND:

- A. <u>Creation of Historic Preservation Fund. There is hereby established by the Village a special fund called the Village of Hinsdale Historic Preservation Fund.</u>
- B. Source of Funds. The Board of Trustees may, through the budget process, allocate such funds to the Historic Preservation Fund as it deems necessary. The Village may, in addition, accept monetary gifts and donations from private or public sources into the fund, and may engage in fundraising efforts and deposit the proceeds of such fundraising into the Historic Preservation Fund.
- C. Use of Funds. The Board of Trustees may, upon application by or to the Village, and in conformance with all requirements, process and approvals set forth in Chapter 7 of this Title 14, and in Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code, where applicable, approve the utilization of funds in the Historic Preservation Fund for the following purposes:
 - 1. To further the preservation of structures located in the Historic Overlay District created pursuant to Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code and included on the Historically Significant Structures Property List established in Section 14-7-3 (Historically Significant Structures Property List) of this Title 14, either through the Village's own initiative or, upon application, through grants approved by the Board of Trustees for improvements to privately owned properties;
 - 2. To provide rebates, upon application, in the form of matching funds to Applicants who seek to repair, maintain or improve the façade of buildings located in the Historic Overlay District and included on the Historically Significant Structures Property List (see Section 14-7-4.F. (Preservation Incentives; Property Tax Rebates) of this Title 14;
 - 3. To otherwise further preservation efforts and activities of all kinds and types within the Village consistent with the goals of this Title 14 and Title VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code.

VILLAGE CODE - NEW CHAPTER 14-7 HISTORIC OVERLAY DISTRICT

14-7-1: HISTORIC OVERLAY ZONING DISTRICT:

Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code creates a Historic Overlay Zoning District within the Village. This chapter operates in tandem with the provisions of Article VIII, Part II.

14-7-2: DEFINITIONS:

For the purposes of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Alternative Bulk Zoning Standards. A Preservation Incentive consisting of a set of zoning standards that may be utilized in alterations, additions, rehabilitation, restoration or relocation work or other physical modifications of or to any structure on the Historically Significant Structures Property List, subject to compliance with any program requirements, application, approval of an Preservation Incentive Certificate, and approval by the Board of Trustees, as detailed in Section 14-7-5.

Applicant. The owner, lessee with the consent of an owner, or other persons or entities with an ownership interest in a property with a structure on the Historically Significant Structures Property List.

<u>Base Zoning District.</u> The underlying zoning district designation of a property located with the Historic Overlay District created by Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code, as shown on the Village's Zoning Map.

Historic Overlay District. A specific geographic area created pursuant to Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code, and designated on the Zoning Map of the Village, where certain regulations apply in addition to the underlying Base Zoning District regulations, and that includes Historically Significant Structures that may be eligible for certain Preservation Incentives as set forth in this Chapter and in Article VIII, Part II (Historic Overlay District) of the Zoning Code.

<u>Historic Preservation Commission.</u> The Hinsdale Historic Preservation Commission as created by Chapter 14-2 of this Title 14.

<u>Historic Preservation Fund.</u> The special fund of the Village of Hinsdale created by Section 14-6-1 of this Title 14.

Historically Significant Structure. A structure found to meet the criteria in Section 14-7-3.B. of this Chapter and placed on the Historically Significant Structures Property List pursuant to Section 14-7-3.

Historically Significant Structures Property List. The list of properties hosting Historically Significant Structures as created in Section 14-7-3 and as set forth in Appendix 1 to this Chapter 14-7.

Initial List. The list of properties proposed for initial inclusion on the Historically Significant Structures Property List by the Historic Preservation Commission pursuant to Section 14-7-3.

Notice of Historically Significant Property. The notice recorded against title to a property approved for inclusion on the Historically Significant Property List pursuant to Section 14-7-3.

Notice of Removal. The notice recorded against title to a property upon removal of a property from the Historically Significant Structures Property List pursuant to Section 14-7-3.

<u>Preservation Incentive.</u> Incentives made available to Applicants regarding properties on the <u>Historically Significant Structures Property List within the Historic Overlay District, subject to application and conformance with program requirements, as detailed in Section 14-7-4.</u>

<u>Preservation Incentive Certificate.</u> A certificate authorizing specific Preservation Incentives and issued pursuant to Section 14-7-5.

Program Agreement. The agreement required to be signed by an applicant pursuant to Section 14-7-5.H. in order to obtain a Preservation Incentive.

14-7-3: HISTORICALLY SIGNIFICANT STRUCTURES PROPERTY LIST:

- A. Creation of List. The primary goal of the Historic Overlay District created in Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code is to incentivize the preservation, rehabilitation, enhancement and restoration of structures within the Historic Overlay District that are deemed to be of historical significance. To that end, the Village shall create, and the Village Clerk shall maintain, a Historically Significant Structures Property List within the Historic Overlay District to which regulations within the Overlay District may apply. Such list shall be created pursuant to the procedures set forth in this chapter and shall be included as Appendix 1 to this to this chapter.
- B. Review Criteria. In order for a property to be deemed to host a Historically Significant Structure and be included on the Historically Significant Structures Property List, a property must be located within the Historic Overlay District and meet one (1) or more of the following criteria:
 - 1. The property or one (1) or more structures on the property are associated with events that have made a significant contribution to the broad patterns of our history;
 - 2. The property or one (1) or more structures on the property are associated with the lives of persons significant in our past;
 - 3. One (1) or more structures on the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - 4. The property or one (1) or more structures on the property yields, or may be likely to yield, information important to history or prehistory;

- 5. The property or one (1) or more structures on the property has significance in local, regional, state or national history, architecture, archeology, engineering or culture; or
- 6. The property or one (1) or more structures on the property is a source of civic pride or identity for the community.
- C. Process Creation of Historically Significant Structures Property List.
 - 1. The Historic Preservation Commission, using existing Village studies, historical materials and maps, and their own expertise, shall, within one hundred eighty (180) days of approval of the Ordinance creating the Historic Overlay District, compile an Initial List of properties proposed for inclusion on the Historically Significant Structures Property List.
 - 2. Upon creation of the Initial List, the Historic Preservation Commission shall hold a public hearing or hearings relative to the Initial List pursuant to the procedures set forth in Section 14-1-4.C. of this Title 14.
 - 3. Multiple properties proposed for inclusion on the Historically Significant Structures Property List may be considered at a single hearing, and may be included on the hearing notice. Multiple rounds of public hearings may be held regarding properties proposed for inclusion on the Historically Significant Structures Property List for administrative convenience.
 - 4. Following the public hearing, the Historic Preservation Commission shall determine whether each property on the Initial List possesses one or more of the criteria set forth in Subsection B above and make a recommendation to the Board of Trustees as to whether each property included on the Initial List should be included on the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration.
 - 5. The Board of Trustees shall consider the recommendations of the Historic Preservation Commission and may approve or deny the inclusion of each property on the Initial List for inclusion on the Historically Significant Structures Property List. The Board of Trustees may also remand the Initial List, or individual properties on the Initial List, to the Historic Preservation Commission for further consideration or for additional information without further public hearing.
- D. <u>Process Adding Properties to the Historically Significant Structures Property List.</u>
 - Additional properties not on the Initial List may be considered as additions to the Historically Significant Structures Property List at any time upon application of an individual property owner, or upon direction from the Board of Trustees or Historic Preservation Commission.
 - 2. Upon receipt of a completed application, the Historic Preservation Commission shall hold a public hearing or hearings relative to the property proposed to be added to the Historically Significant Structures Property List. Notice of the public hearing shall be given pursuant to the procedures set forth in Section 14-1-4.C. of this Title 14.
 - 3. Following the public hearing, the Historic Preservation Commission shall determine whether the property proposed to be added to the Historically Significant Structures

Property List possesses one or more of the criteria set forth in Subsection B above and make a recommendation to the Board of Trustees as to whether the property shall be added to the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration.

- 4. The Board of Trustees shall consider the recommendation of the Historic Preservation Commission and may approve or deny the inclusion of each property on the Historically Significant Structures Property List. The Board of Trustees may also remand a property to the Historic Preservation Commission for further consideration or for additional information, without further public hearing.
- E. Notification of Inclusion of a Property on the Historically Significant Structures Property List.
 - 1. Upon approval of a property for inclusion on the Historically Significant Structures Property List, a notification of inclusion shall be sent to the owner of the property.
 - 2. The Historically Significant Structures Property List shall be maintained by the Village Clerk. The Historically Significant Structures Property List shall be made available on the Village's official website and provided to area realtors, news media and other persons or entities in an effort to publicize the List and incentives available.
 - 3. A Notice of Historically Significant Property shall be recorded against title to each property approved for inclusion on the Historically Significant Property list. The notice shall reference this Chapter, Article VIII, Part II (Historic Overlay District) of the Zoning Code and the availability of the Preservation Incentives specified herein.
- F. Process Removal of Properties from the Historically Significant Structures Property List.
 - 1. The Historic Preservation Commission shall periodically, but no less often than every five (5) years, undertake a review of the Historically Significant Structures Property List to determine whether properties on the List should be proposed for removal from the List due to changed circumstances. In addition, individual properties on the Historically Significant Structures Property List may be considered for removal from the List at any time upon application of an individual property owner, or upon direction from the Board of Trustees or Historic Preservation Commission.
 - 2. A structure may be removed from the Historically Significant Structures Property List when it is found that due to changed circumstances, the qualities which caused it to be originally eligible for inclusion on the List have been lost or destroyed, or where it has otherwise ceased to meet the criteria that made it originally eligible for inclusion.
 - 3. A property shall be automatically removed from the Historically Significant Structures Property List upon demolition of the historically significant structure on the property, without the need for hearing or other action by the Historic Preservation Commission or Board of Trustees.
 - 4. The Historic Preservation Commission shall hold a public hearing or hearings relative to any property proposed to be removed from the Historically Significant Structures Property List due to changed circumstances. Notice of the public hearing shall be given pursuant to the procedures set forth in Chapter 14-1 of this Title 14.

- 5. Following the public hearing, the Historic Preservation Commission shall determine whether the property proposed to be removed from the Historically Significant Structures Property List meets the criteria in Subsection F.2 above and make a recommendation to the Board of Trustees as to whether the property should be removed from the Historically Significant Structures Property List. The recommendation of the Historic Preservation Commission shall be forwarded to the Board of Trustees for consideration.
- 6. The Board of Trustees shall consider the recommendation of the Historic Preservation Commission and the criteria set forth in Subsection F.2. above, and may approve or deny the removal of each property from the Historically Significant Structures Property List. The Board of Trustees may also remand a property to the Historic Preservation Commission for further consideration or for additional information, without further public hearing.
- 7. Upon removal of a property from the Historically Significant Structures Property List, a Notice of Removal shall be mailed to the owner and/or occupant, and recorded against title to the property. The notice shall reference this Chapter, Article VIII, Part II (Historic Overlay District) of the Hinsdale Zoning Code, the previously recorded Notice of Historically Significant Property, and the fact that Preservation Incentives are no longer available for the property.

14-7-4: PRESERVATION INCENTIVES:

In the interest of furthering preservation within the Village, and consistent with the goals of the Historic Overlay District and this Title 14, the Village shall make the following Preservation Incentives regarding properties on the Historically Significant Structures Property List within the Historic Overlay District available to Applicants, subject to application and conformance with program requirements:

- A. Waiver of Fees Inclusion on the Historically Significant Structures Property List. All public hearing and other fees related to inclusion on the Historically Significant Structures List shall be waived for owners seeking to have their properties added to the List pursuant to Section 14-7-3 above.
- B. Waiver of Fees Zoning Applications and Preservation Incentive Certificates. All public hearing, public meeting, zoning application fees (including Site Plan Review, Exterior Appearance Plan Review and other plan approvals), and other Village fees related to obtaining approval of alternative bulk zoning regulations, zoning application requests, or approval of a Preservation Incentive Certificate shall be waived for Applicants seeking to utilize Preservation Incentives to perform exterior alterations, additions, rehabilitation, restoration, or relocation of or to any structure on the Historically Significant Structures Property List. An application seeking the waiver of fees as a Preservation Incentive must be submitted and approved prior to the initiation of such work.
- C. Waiver of Fees Building Permits. All building permit and plan review fees shall be waived for Applicants who have obtained a Preservation Incentive Certificate pursuant to Section 14-7-5 below for alterations, additions, rehabilitation, restoration or relocation of any structure on the Historically Significant Structures Property List. An application seeking the waiver of fees as a Preservation Incentive must be submitted and approved prior to the initiation of such work.

- D. Expedited Process Historic Landmark and Historic District Designations. Where a subject property lies within the Historic Overlay District, the application and public hearing process seeking to designate a structure, building, or site as a designated landmark, or an area as an historic district, pursuant to this Title 14, shall be expedited to the extent possible by the Historic Preservation Commission and Board of Trustees. Such expedited processes may include, when appropriate, the calling of special meetings of the Historic Preservation Commission, the Board of Trustees and other applicable Village boards, committees and commissions.
- E. Expedited Process Certain Work on Structures on the Historically Significant Structures Property List. Application and public hearing processes for Applicants seeking to utilize Preservation Incentives to perform exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List shall be expedited to the extent possible by the Historic Preservation Commission, the Board of Trustees, and other applicable Village boards, committees and commissions. Such expedited processes may include, when appropriate, the calling of special meetings of the Historic Preservation Commission, the Board of Trustees and other applicable Village boards, committees and commissions. An application seeking an expedited process as a Preservation Incentive must be submitted and approved prior to the initiation of such work.
- F. Property Tax Rebates. Commencing on January 1, 2023, and subject to compliance with Preservation Incentive program requirements, the Village portion of the real estate property taxes received by the Village on structures on the Historically Significant Structures Property List may, upon application and approval of the Board of Trustees, be rebated to the property owner or their designee. Rebates may be made available to Applicants who, following the issuance of a Preservation Incentive Certificate pursuant to Section 14-7-5 below, perform exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List and incur documented eligible costs of \$50,000 or more. In the event an Applicant seeks both a property tax rebate incentive and grant or façade improvement matching fund rebate incentive, the eligible project costs being matched for grant or façade improvement purposes cannot be counted towards the \$50,000 in documented eligible costs for purposes of reaching the threshold amount for property tax rebate eligibility. Property tax rebates are limited to a maximum term of five (5) years, as determined in the sole discretion of the Board of Trustees, and shall only be available in the following circumstances:
 - 1. When the documented eligible costs of exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List exceed an amount specified in the Preservation Incentive program requirements, as approved by the Village Board. Documented eligible costs include architectural, planning, engineering, design services, historic preservation services and construction costs, as further detailed and limited by any Preservation Incentive program requirements as developed by staff; and
 - 2. Where a Preservation Incentive Certificate, as applicable, has been approved.
- G. Grants or Matching Funds. Grants or façade improvement matching fund rebates incentives from the Village's Historic Preservation Fund may be awarded to fund 50% of eligible project costs up to a maximum of \$10,000 per project for the performance of to perform exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the

Historically Significant Structures Property List_r. In the event an Applicant seeks both a grant or façade improvement matching fund rebate incentive and a property tax rebate incentive, the eligible project costs being matched for grant or façade improvement purposes cannot be counted towards the \$50,000 in documented eligible costs for purposes of reaching the threshold amount for property tax rebate eligibility. Grant or façade improvement matching fund rebate incentives are subject to compliance with program requirements, application, available funding, approval of a Preservation Incentive Certificate and approval by the Board of Trustees.

H. Alternative Bulk Standards. Alternative Bulk Zoning Standards as detailed in Section 8-205 of the Zoning Code may be utilized in alterations, additions, rehabilitation, restoration or relocation work or other physical modifications of or to any structure on the Historically Significant Structures Property List, or for other historic preservation projects related to any structure on the Historically Significant Structures Property List, subject to compliance with any program requirements, application, approval of a Preservation Incentive Certificate, and approval by the Historic Preservation Commission and, if applicable, the Board of Trustees.

14-7-5: PRESERVATION INCENTIVES PROCESS AND REQUIREMENTS:

- A. Incentives Optional. Preservation Incentives are only available to Applicants, as defined in Section 14-7-2 above. The use of Incentives by the owner of a structure on the Historically Significant Structures Property List is optional. If the owner of a structure on the Historically Significant Structures Properties List chooses not to utilize Preservation Incentives, the bulk standards of the underlying Base Zoning District shall apply.
- B. Preservation Incentive Certificate Required. A Preservation Incentive Certificate authorizing specific Preservation Incentives is required prior to undertaking any project utilizing Preservation Incentives and that involves any exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List, except as otherwise set forth below. Preservation Incentives are not available for, and a Preservation Incentive Certificate is not required for, the following:
 - 1. Painting.
 - 2. Landscaping.
 - 3. Fences.
 - 4. <u>Driveways, sidewalks, and other paved areas.</u>
 - 5. Reversible appurtenances, including air conditioning units, gutters, downspouts, antennas, satellite dishes and mail boxes.
 - 6. Routine maintenance and cleaning.
 - 7. New detached garages or changes to existing detached garages, unless the detached garage is considered a historically significant structure.
 - 8. Any accessory building or structure other than a garage (e.g., shed, rear deck, patio, trellis, etc.), unless the accessory building or structure is considered a historically significant structure.
 - 9. Interior improvements or work.
- C. Application. An Applicant may apply for one (1) or more of the Preservation Incentives set forth in Section 14-7-4 by submitting an application on a form provided by the Department of Community Development. Such application shall include plans for any exterior alterations.

- <u>additions</u>, <u>rehabilitation</u>, <u>restoration</u> or <u>relocation</u>, <u>and any other information required by the Village</u>.
- D. No Property Tax Owed; No Debts. No application for a Preservation Incentive shall be considered where there are outstanding real estate property taxes owed on the property, or where other fines, penalties, debts or obligations of the property owner and Applicant, if different than the owner, are due and owing to the Village.
- E. Public Meeting. A completed application shall be reviewed by the Historic Preservation Commission at a public meeting for consideration as to the issuance of a Preservation Incentive Certificate.
- F. Design Criteria and Development Standards for Properties in the Historic Overlay District Utilizing Preservation Incentives. A Preservation Incentive Certificate shall be approved by the Historic Preservation Commission if it complies with the following standards:
 - 1. The exterior alterations, additions, rehabilitation, restoration or relocation of or to any structure on the Historically Significant Structures Property List is found by the Historic Preservation Commission to be consistent with, or compatible with, the historical nature of the structure. Consideration of whether this standard is met shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, and the Secretary of the Interior's Standards for Rehabilitation as follows:
 - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment;
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided:
 - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken:
 - d. <u>Most properties and structures change over time; those changes that have acquired</u> historic significance in their own right shall be retained and preserved;
 - e. <u>Distinctive stylistic features or examples of skilled craftsmanship that characterize a</u> building, structure, or site shall be treated with sensitivity;
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible;
 - h. <u>Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken:</u>
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated

- from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;
- j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- 2. The proposed exterior alterations, additions, rehabilitation, repairs or relocation will not have any significant adverse impact on adjacent properties. Such adverse impacts include, but are not limited to, stormwater runoff impacts.
- 3. All other Village code requirements must be met.

G. Final Determination.

- 1. For applications seeking Preservation Incentives in the form of waivers of fees, expedited process, or alternative bulk standards, as detailed in Section 14-7-4, where a majority of the then-sitting members of the Historic Preservation Commission finds that a Preservation Incentive Certificate should be granted, the Certificate shall be issued by the Village Manager or his or her designee.
- 2. For applications requesting Preservation Incentives in the form of grants or rebates, as detailed in Section 14-7-4, the vote of the Historic Preservation Commission shall be advisory and a recommendation shall be forwarded to the Board of Trustees. If the Historic Preservation Commission does not recommend approval of an application requesting a grant or a rebate, with at least four (4) affirmative votes, the application is denied and will not proceed to the Board of Trustees. Upon receipt of a recommendation from the Historic Preservation Commission, the affirmative vote of four (4) or more members of the Board of Trustees is required for approval of a Preservation Incentive Certificate involving a grant or rebate. The Board of Trustees approval of such grant or rebate shall specify the specific amount approved in the case of a grant or number of approved years in the case of a Property Tax Rebate. Upon Board of Trustees approval, a Preservation Incentive Certificate shall be issued by the Village Manager or his or her designee.
- 3. Final Determinations of the Historic Preservation Commission on a Preservation Incentive Certificate may be appealed to the Board of Trustees by filing a request for an appeal within ten (10) days of the denial. Within sixty (60) days following the receipt of an appeal, the Board of Trustees shall either grant the Preservation Incentive Certificate, affirm its denial, or remand the matter back to the Historic Preservation Commission for further proceedings.
- 4. The Historic Preservation Commission or the Board of Trustees, as applicable, may impose reasonable conditions on the issuance of a Preservation Incentive Certificate.
- H. Program Agreement Required. No Preservation Incentive shall be made available unless the Applicant, following a Final Determination, enters into a Program Agreement on a form previously developed by staff and approved by the Board of Trustees governing the terms and conditions of any Preservation Incentive received.

APPENDIX 1

HISTORICALLY SIGNIFICANT STRUCTURES LIST

(to be attached here upon creation)



Community Development Department

19 E. Chicago Avenue Hinsdale, Illinois 60521 630-789-7030 villageofhinsdale.org

HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE PROGRAM INFORMATION

The Historic Overlay District was established to encourage and assist property owners with the preservation, restoration, and rehabilitation of historically significant properties throughout the Village. Owners of properties included on the Historically Significant Structures Property List may be eligible for a suite of preservation incentives when exterior improvements are completed.

Projects are considered on a first-come, first-served basis and program funding is determined by the Village Board during the annual budget cycle process. Interested applicants should contact the Village Planner in the Community Development Department with any questions prior to formal submittal. Refer to Title 14 of the Village Code and Article 8 of Hinsdale Zoning Ordinance ("Zoning Code") for the complete set of regulations and program requirements.

Incentive Types

Properties included on the Historically Significant Structures Property List may be eligible for the following preservation incentives and upon approval of a Preservation Incentive Certificate:

- <u>Fee Waivers</u> Village fees may be waived for building permits, local landmark or historic district designation applications, Certificate of Appropriateness applications, and other zoning applications. Please note some fees may not be waived, including bonds and fees by outside consultants.
- Alternative Bulk Zoning Regulations Alternative bulk zoning regulations are intended to help create
 design flexibility and to expedite the process for property owners pursuing certain exterior
 improvements or additions to historic buildings. Zoning relief is only available to eligible residential
 properties in the R-1, R-2, R-3, and R-4 Single Family Residential Districts.
- Property Tax Rebate Program Property owners may be eligible to receive a rebate of the Village portion of their property tax bill over a maximum five (5) year period when performing substantial exterior alterations, rehabilitation, or restoration work. For example, if the Village portion of a property tax bill collected in 2020 was \$2,500, a property owner could be eligible to receive a rebate of approximately \$12,500 over five (5) years after completing exterior improvements. The actual amount may vary annually due to changes in the assessed value or other factors, so this number is an estimate only. Benefits may be transferred to future property owners.
 - To be considered for this incentive, a minimum investment of \$50,000 on eligible exterior improvements is required. If approved, the Village will provide a rebate to the property owner at the end of each year after an approved project is completed, passes final inspections, property taxes are paid in full, and a Reimbursement Request Form is submitted to the Village.
- <u>Historic Preservation Fund Matching Grant</u> The Village Board may approve funding for 50% of eligible project costs, up to a maximum of \$10,000 per project (\$20,000 investment by the applicant).
 Funds are reimbursed to the applicant after all work is completed, inspected, and approved by the Village and after all contractors have been paid by the applicant.
- <u>Expedited Processing</u> Expedited processing of building permits and applications for landmark designation, historic district designation, and other zoning approvals may be provided on a case by case basis.

Program Requirements

Preservation incentive projects must meet the following program requirements:

- Eligible Exterior Improvements. Construction costs for eligible exterior improvements as well as costs for architectural, engineering, design, or historic preservation services (such as historic surveys, historic assessment reports, feasibility studies, National Register nominations) are eligible subject to approval by the Historic Preservation Commission or Village Board. The following are not eligible:
 - 1. Painting
 - 2. Landscaping
 - 3. Fences
 - 4. Driveways, sidewalks, and other paved areas
 - 5. Reversible appurtenances, including air conditioning units, gutters, downspouts, antennas, satellite dishes and mail boxes
 - 6. Routine maintenance and cleaning
 - 7. New detached garages or changes to existing detached garages, unless the detached garage is considered a historically significant structure
 - 8. Any accessory building or structure other than a garage (e.g., shed, rear deck, patio, trellis, etc.), unless the accessory building or structure is considered a historically significant structure.
 - 9. Interior improvements or work.
- Preservation Incentive Certificate. Approval of a Preservation Incentive Certificate by the Historic Preservation Commission or Village Board is required prior to initiating a project to ensure that proposed exterior improvements are consistent or compatible with the historical nature of the structure. All work must be completed in accordance with the conditions of the Preservation Incentive Certificate and Preservation Incentive Agreement. Projects shall be reviewed according to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Standards for Rehabilitation, which are available for review on the National Park Service's website.
- Preservation Incentive Agreement. The property owner is required to sign an agreement outlining the use and distribution of funds prior to the commencement of any work.
- Construction Timeline. Construction work must completed within one (1) year after the date of approval, unless additional time is approved under the Preservation Incentive Agreement.
- <u>Future Maintenance of Improvements.</u> Applicants are responsible for maintaining approved exterior improvements for a period of five (5) years following the completion of work unless otherwise approved by the Historic Preservation or Village Board prior to initiating such work. The Village reserves the right to terminate any agreements for failure to comply with program requirements and the applicant may be made liable for reimbursing all incentive funds provided back to the Village.
- Good Financial Standing. Applicants must have no outstanding property taxes owed on the property, or other fines, penalties, debts or obligations due and owed to the Village. Both installments of an annual property tax bill must be paid by the owner prior to the Village issuing a rebate.
- Prevailing Wage. In cases where grants or matching funds are provided, the work may have to comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et seg.). Applicants should consult with Village staff on the applicability of the Act.
- <u>Tax Information</u>. Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099. The Village will provide applicants with Form 1099 for income tax preparation purposes. Applicants should consult their tax advisor for tax liability information.

Submittal Requirements

Applicants are required to submit twenty (20) individually collated packets containing all of the following information to the Community Development Department for an application to be deemed complete. Failure to complete any section of the application form or provide any required information listed below will deem an application incomplete. All items must be stapled or paper clipped together. Oversized plans must be folded to not exceed 8.5" x 11" in size.

- Preservation Incentive Application Form.
 The signed and completed Preservation Incentive Application Form (Page 6-8) must be submitted. Please do not include instruction pages from this application packet (Page 1-5).
- Description of Work. A detailed description of all proposed exterior work that identifies building materials, colors, and construction methods.
- Site Plan & Building Plans. Scaled drawings must indicate all proposed changes, dimensions, materials, colors, and any other applicable construction information.
- Plat of Survey. A plat of survey must include a legible legal description.
- Photos of Existing Conditions. Colored photos should show all elevations of the building and existing conditions, as well as detailed areas where exterior improvements are proposed.
- Historic Photos or Information. If available, please provide historic photos, documentation, or plans of the property indicating original conditions of the exterior façade.
- Cost Estimate(s). The cost estimate from the selected contractor(s) must include itemized, detailed costs for proposed exterior improvements. Depending on the scope of work, multiple cost estimates for eligible exterior work may be submitted for review. Interior work or work completed prior to Village approval is not eligible.
- Proof of Ownership / Letter of Authorization. Proof of ownership (warranty deed, mortgage statement, title insurance document, most recent property tax form, etc.) or a letter of authorization from the property owner providing written consent that the applicant may apply for a Preservation Incentive is required. Applications must be submitted by the property owner unless permission is granted in writing to the tenant by the property owner.
- □ Certificate of Zoning Compliance (COZC). Please refer to Page 9.
- W-9 Form. The IRS Form W-9 (Request for Taxpayer Identification Number and Certification) must be completed and signed by the applicant. Please refer to Page 11.
- Electronic Copy of All Submittal Documents. An electronic copy of all of the required applications and documents shall be submitted in PDF format on a USB drive or via email to the Village Planner.

Review and Approval Process

- 1. Application Submittal. Applicants are encouraged to contact the Village Planner prior to formal submittal to discuss any proposed plans and program requirements. Complete application packets for a Preservation Incentive Certificate must be submitted to the Community Development Department at least 28 days prior to the regularly scheduled Historic Preservation Commission meeting to be placed on the agenda.
- 2. Review by the Historic Preservation Commission and Village Board. For applications requesting a fee waiver and/or zoning relief, a Preservation Incentive Certificate must be reviewed and approved by the Historic Preservation Commission only.
 - Applications requesting grant funding or a property tax rebate must be reviewed by both the Historic Preservation Commission and the Village Board.
 - The Historic Preservation Commission meets the first Wednesday of each month. The Village Board meets the meets the first and third Tuesday of each month. Applicants or a representative familiar with the project must attend the Historic Preservation Commission and Village Board meetings to present the proposal and answer any questions.
- 3. Signing of the Preservation Incentive Agreement. Following an approval of a Preservation Incentive Certificate, applicants will be required to sign a Preservation Incentive Agreement, which sets forth certain terms and conditions tied to the approved incentive such as the timeframe for completing work, conditions of approval, and a copy of the approved plans that must be followed.
- 4. Building Permit Submittal and Issuance. A building permit must be obtained from the Community Development Department prior to initiating any work requiring a permit. For projects approved with a building permit fee waiver, the waiver will be applied at the time a permit is issued.
- 5. Project Completion & Final Inspections. Work must be completed within one (1) year of approval, unless additional time is approved under the Preservation Incentive Agreement. Upon completion of all approved work, the applicant must notify the Community Development Department and schedule a final inspection. Applicants must provide proof of payment and receipts of final paid invoices to contractors or companies completing approved exterior improvements to the Community Development Department.
 - Any changes to the approved plans must be reviewed by the Village and may require approval of an amendment by the Historic Preservation Commission and Village Board. Changes completed without prior approval may result in the termination of the Preservation Incentive Agreement and the applicant may be made liable for reimbursing all incentive funds back to the Village.
- 6. Project Closeout & Reimbursements.
 - Grant Reimbursement. Grant funds will be reimbursed directly to the applicant following the completion of all work approved as part of the Preservation Incentive Certificate and a final inspection by the Community Development Department. Final payment from the Village cannot exceed the original amount allocated at the time of project approval. Grant reimbursement funds will be issued after a Reimbursement Request Form (Page 10) is submitted to the Village.
 - Property Tax Rebates Annual Reimbursement Request Form. Property owners must submit a Reimbursement Request Form (Page 10) to the Village each year during the duration of the approved property tax rebate period prior to claiming a tax rebate. Rebate funds will be issued at the end of each year, after both installments of the property tax bill are paid for and verified by Village staff.

Adding Properties to the Historically Significant Structures Property List

Properties not currently included on the Historically Significant Structures Property List may be added to the list following the submittal of a complete application to the Village, completion of public hearing notice requirements, receiving a recommendation by the Historic Preservation Commission at a public hearing, and obtaining final approval by the Village Board.

In order to be included on the Historically Significant Structures Property List, a property must meet one (1) or more of the following criteria:

- 1. The property or one (1) or more structures on the property are associated with events that have made a significant contribution to the broad patterns of our history
- 2. The property or one (1) or more structures on the property are associated with the lives of persons significant in our past
- 3. One (1) or more structures on the property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- 4. The property or one (1) or more structures on the property yields, or may be likely to yield, information important to history or prehistory
- 5. The property or one (1) or more structures on the property has significance in local, regional, state or national history, architecture, archeology, engineering or culture
- 6. The property or one (1) or more structures on the property is a source of civic pride or identity for the community

Last Updated 4/20/2022

HISTORIC OVERLAY DISTRICT PRESERVATION INCENTIVE APPLICATION FORM



PROJECT INFORMATION				
Property Address				
PIN(s)				
Zoning District		Land Use		
PROPERTY TYPE		PRESERVATION INCENTIVE	TYPE	
 Currently listed on the Historically Significant Struer Property List Request to be added to or removed from the Hist Significant Structures Property List 		 Fee Waivers Expedited Processing Property Tax Rebate Preservation Grant Alternative Zoning Regulati 	ions	
APPLICANT INFORMATION				
Name		Company		
Address		City / State / Zip		
Phone		Email		
PROPERTY OWNER				
Name		Company		
Address		City / State / Zip		
Phone		Email		
PROJECT DETAILS				
Property Size (Square Feet)		Building Size (Square Feet)		
Total Cost of Exterior Improvements		Grant Amount Requested		
Estimated Work Start Date		Estimated Work End Date		
I hereby affirm that I have full legal capacity to author submitted are true and correct to the best of my k inspections and investigations of the subject property that all exterior improvements will be completed in conditions, and approved plans set forth in the Prese	knowledge. I a y. I agree to cor compliance wi	agree to allow Village represen imply with all Village of Hinsdale ith program requirements and	ntatives to make all reasonable e codes and ordinances. I certify	
Printed Name of Applicant Signature of Applicant		oplicant	Date	
Printed Name of Building Owner S	Signature of Bu	uilding Owner	Date	
FOR OFFICE USE ONLY:				
Case Number		HPC / Board Approval Date		
Conditions of Approval Yes No		Final Inspection Date		

TABLE OF COMPLIANCE

You may write "N/A" if the application does not affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (Square Feet)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking Front Yard Setback			
Parking Corner Side Yard Setback			
Parking Interior Side Yard Setback			
Parking Rear Yard Setback			
Loading Requirements			
Accessory Structure Information			
* Must p	provide actual square foota	ge number and percentag	e.
Where any lack of compliance is sine application despite such lack of		explain the Village's author	ority, if any, to appro

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

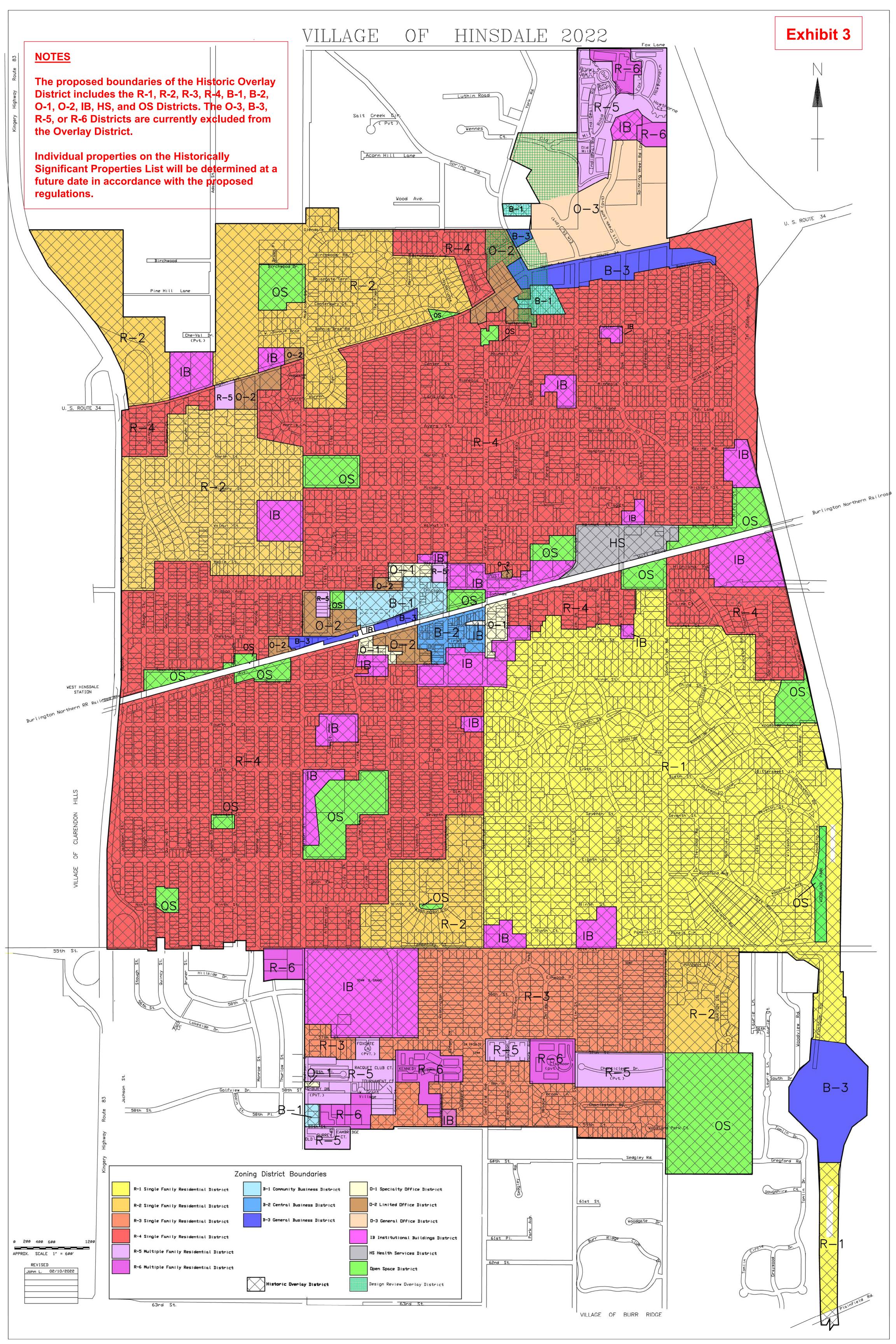
- 1. The statements contained in this application are true and correct to the best of the applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- 2. 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.
- 3. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times.
- 4. 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.
- 5. 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.
- 6. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the, day of, 20 and agree to abide by its conditions.	, I/We have read the above certification, understand i
Name of applicant or authorized agent	Name of applicant or authorized agent
Signature of applicant or authorized agent	Signature of applicant or authorized agent
SUBSCRIBED AND SWORN to before me this day of	
	Notary Public

PROPERTY TAX REBATE & PRESERVATION INCENTIVE GRANT REIMBURSEMENT REQUEST FORM



PROJECT INFORMATION					
Property Address					
PIN(s)					
Zoning District		Land Use			
REQUIRED ATTACHMENTS					
□ Proof of payment and receipts of final paid	invoices to cont	ractors or consultants			
APPLICANT INFORMATION					
Name		Company			
Address		City / State / Zip			
Phone		Email			
PROPERTY OWNER					
Name		Company			
Address		City / State / Zip			
Phone		Email			
PROPERTY TAX REBATE REQUESTS					
Tax Year		Year Rebate Approved			
Total Property Tax Bill Paid (\$)		Village Property Tax Portion Pa	Village Property Tax Portion Paid (\$)		
GRANT REQUESTS					
Approved Grant Amount		Total Cost of Exterior Improve	Total Cost of Exterior Improvements		
Final Amount Paid to Contractors or Consulta	ants for Approved	i Work			
I hereby affirm that I have full legal capacity to submitted are true and correct to the best of my requirements and are in conformance with the Agreement. All exterior improvements have demolished. I hereby certify that all property ta	/knowledge.lcer ne terms, conditi been properly n	rtify that all exterior improvements ions, and approved plans set fort maintained and have not been a	are in compliance with Program h in the Preservation Incentive Iltered, destroyed, removed, or		
Printed Name of Applicant Signature of A		Applicant Date			
Printed Name of Building Owner	Signature of	f Building Owner	Date		
FOR OFFICE USE ONLY:					
HPC / Village Board Approval Date		Inspection Date			
Conditions of Approval		Notes			



Section 3-110: Bulk, Space, And Yard Requirements:

The building height, lot, yard, floor area ratio, and coverage requirements applicable in the single-family residential districts are set forth in the following table. Footnote references appear in subsection I of this section at the end of the table.

	R-1	R-2	R-3	R-4
A. Maximum height (feet or stor	ies, whichever is	more restrictive):		
1. Principal structures:				
(a) Feet:				
(i) Smallest side yard provided of 14' or less		30'		
(ii) Smallest side yard provided of not less than 14' and not more than 24'		30' plus 20% of the side yard provide		een the smallest
(iii) Smallest side yard of more than 24'		32' plus 10% of the side yard provide		
(b) Stories	3	3	3	3
2. Accessory structures	15	15	15	15
B. Maximum elevation:				
1. Principal structures:				
(a) Smallest side yard provided of 14' or less	37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40' 35.5' plus 0.75' for every foot of side yard provided in excess of 8' and not more than 14', but not to exceed 40'			
(b) Smallest side yard provided of more than 14' and not more than 24'	40' plus 20% of the difference between the smallest side yard provided and 14'			
(c) Smallest side yard of more than 24'	-	ne difference betwee but not to exceed		de yard
2. Accessory structures	n/a		n/a	
C. Minimum lot area and dimens	sions: ^{1,2}			
1. Total lot area (square feet)	30,000	20,000	15,000	10,000
Lot area per unit (square feet)	30,000	20,000	15,000	10,000
3. Lot width:				
(a) Interior lot	125'	100'	70'	70'
(b) Corner lot	125'	100'	80'	80'
4. Lot depth	125'	125'	125'	125'
D. Minimum yards: ^{2,3,4,5,6}				
1. Front ^{7,8,9}	35'	35'	35'	35'
2. Minimum side yards:9				
(a) Corner lot:8,10				
(i) Corner side	35'	35'	35'	35'
(ii) Interior side	10'	10'	8'	8'
or 6' plus 10% of lot width in excess of 50', whichever is more				

(b) Interior lot:10							
(i) Minimum per yard	10'	10'	8'	8'			
	or 6' plus 10% of	lot width in excess	s of 50', whichever	is more			
(ii) Minimum total	30% of lot width of excess of 125'	up to, and including	g, 125' plus 35% o	f lot width in			
3. Rear: ^{9,11}	•						
(a) Corner lot	15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'			
(b) Interior lot	50'	50'	25'	25'			
E. Maximum floor area ratio: 12,13	E. Maximum floor area ratio: 12,13						
Lots with a total lot area less than 10,000 square feet		0.25 plus 1,100 square feet					
2. Lots with a total lot area equal to or greater than 10,000 square feet but not greater than 20,000 square feet		0.24 plus 1,200 square feet					
Lots with a total lot area greater than 20,000 square feet		0.20 plus 2,000 s	square feet				
F. Maximum building coverage:	14						
Maximum combined total principal and accessory uses	25%	25%	25%	25%			
Maximum total accessory uses	10%	10%	10%	10%			
G. Maximum lot coverage, as defined in section <u>12-206</u> of this code ¹⁵	50%	50%	50%	50%			
H. Minimum spacing between principal and accessory structures ¹⁶	10'	10'	10'	10'			

- I. Exceptions and explanatory notes:
- 1. Nonconforming Lots: See section <u>10-105</u> of this code for lot requirements with respect to legal nonconforming lots of record.
 - 2. Exception For Through Lots: Any through lot that:
 - (a) Is a lot of record;
 - (b) Was platted prior to October 4, 1995;
- (c) Was created by a plat or deed recorded at a time when the creation of a lot of such size, shape, depth, and width at such location would not have been prohibited by any ordinance or other regulation;
 - (d) Is the only through lot that is a lot of record within the block in which it is located;
- (e) Is capable of being subdivided into two (2) lots, each containing not less than 87.5 percent of the required lot area for the zoning district in which it is located and each having a lot width and depth no less than those required pursuant to subsections 10-105A2(b) and A2(c) of this code;
- (f) Is capable of being subdivided without creating any new, or increasing any existing, nonconformity with respect to any building located on such through lot; and

- (g) Is not capable of being subdivided in conformance with all of the requirements of this code;
- may nevertheless be subdivided, but only into two (2) lots of substantially equal area. Each of the resulting lots shall be deemed to be a legal nonconforming lot of record subject to the requirements of section <u>10-</u>105 of this code regarding nonconforming lots.
- 3. Visibility Across Corners: Any other provision of this code to the contrary notwithstanding, nothing shall be erected, placed, planted, allowed to grow, or maintained on any corner lot in any residential district in violation of the provisions of title 7, chapter 1, article D of the village code.
- 4. Special Setbacks For Signs: Special setbacks established for some signs by subsections 9-106F and H of this code shall control over the yard and setback requirements established in the table.
- 5. Specified Structures And Uses In Required Yards: The following structures and uses, except as limited below, may be located in any required yard:
- (a) Statuary, arbors, trellises, and ornamental light standards having a height of eight feet (8') or less; and
 - (b) Eaves and gutters projecting not more than three feet (3') from an exterior wall; and
- (c) Awning, canopies, bay windows, and balconies, projecting not more than three feet (3') into a front or rear yard from an exterior wall for a distance along such wall of not more than one-third (1/3) of the building width of the building in question or two feet (2') into a side yard from an exterior wall for a distance along such wall of not more than one-fourth (1/4) of the building depth of the building in question; provided, however, that all such projections shall be confined entirely within planes drawn from the main corners of the building at an interior angle of forty five degrees (45°) with the wall in question; and
- (d) Covered, unenclosed porches, patios or terraces projecting not more than: 1) eight feet (8') into a front or corner side yard from an exterior wall; provided, however, that no such porch, patio or terrace shall extend: a) closer than twenty five feet (25') from the front lot line in an R-1 or R-2 district, b) closer than twenty feet (20') from the front lot line in an R-3 or R-4 district, or c) more than two feet (2') outside any side or rear yard line as extended into the front or corner side yard; or 2) three feet (3') into a rear yard from an exterior wall for a distance along such wall of not more than one-third (1/3) of the building width of the building in question; and
- (e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices, and the like projecting not more than two feet (2') from an exterior wall; and
- (f) Outside stairways projecting from an exterior wall of a principal structure or from a porch, patio or terrace; provided, however, that such staircase shall not extend to any point more than eleven feet (11') into the required yard and the height of such staircase shall not be greater than four feet (4') but not closer than ten feet (10') to the front or corner side lot lines; and
 - (g) Flagpoles; and
 - (h) Nonmechanical laundry drying equipment, except in front yards; and
- (i) Terraces; provided, however, that except for an otherwise permitted driveway, no paved terrace, and no wall or similar structure requiring a foundation to support a terrace, shall encroach past the interior side of a principal structure, or be located within ten feet (10') of any rear lot line; and
- (j) Recreational devices, but only freestanding basketball standards and no other recreational devices in any front yard; and
 - (k) Fences, walls, and hedges, subject to the limitations of section 9-107 of this code; and
 - (I) Driveways, subject to the limitations of subsection 9-104F of this code; and
- (m) Swimming pools and appurtenances thereto constructed at or below finished grade, except in any front or corner side yard and not within ten feet (10') of any lot line when located within any required yard, subject to the requirements of subsection 9-107E of this code.

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- (n) Sidewalks in the front, rear and corner side yards when located a minimum of two feet (2') from any interior lot line and in an interior side yard when located in only one interior side yard and located two feet (2') from the interior lot line and not exceeding thirty inches (30") in width.
- (o) Window wells and emergency egress area wells in rear yards. Window wells may extend not more than two feet (2') from an exterior wall into the front, corner side and interior yards. One emergency egress area well, defined in title 9, chapter 2 of the village code, as amended, may be permitted in an interior side yard and shall have a metal grate which is flush with the ground. No guardrail shall be permitted as part of an emergency egress area well.
- (p) Patios; provided, however, that patios shall not encroach past the interior side of a principal structure, or be located within ten feet (10') of any rear lot line.
- (q) Generators located in side yards at least three feet (3') from the lot line and no farther than five feet (5') from the exterior wall of the principal structure. Generators: 1) may only be installed if the manufacturer decibels rating of the unit does not exceed seventy (70) decibels at seven meters (7 m), 2) may only be exercised during the hours of ten o'clock (10:00) A.M. to two o'clock (2:00) P.M., and 3) may not be otherwise operated so as to create a nuisance. Generators must be screened with a solid fence or densely planted evergreens.
 - 6. Platted Building Lines: See subsection 12-101F of this code.
- 7. Special Orientation Requirement For Through Lots: If: a) fifty percent (50%) or more of the total number of lots on a frontage are through lots, and b) the fronts of the single-family dwellings located on fifty percent (50%) or more of the total number of through lots on that frontage face the same frontage, then development of a single-family dwelling on a through lot on the same frontage shall result in the front of such single-family dwelling facing the same frontage as fifty percent (50%) of the single-family dwellings on all through lots on the same frontage.
- 8. Front And Corner Side Yard Adjustment On Partially Developed Frontages: When a lot has a front or corner side yard located on a frontage in which fifty percent (50%) or more of the lots have already been developed, the front or corner side yard applicable to such lot shall be determined by taking the average of the setbacks of the buildings on all of the lots on such frontage, including the existing building on the subject lot, which if vacant for less than five (5) years, the building that previously sat on such lot shall be included, and excluding the highest and lowest setbacks for buildings on developed lots on such frontage and all lots containing nonresidential principal buildings or structures; provided, however, that no such front or corner side yard shall be permitted to be less than twenty five feet (25') in the R-1 and R-2 districts and twenty feet (20') in the R-3 and R-4 districts. When a lot has a front or corner side vard located on a frontage in which less than fifty percent (50%) of the lots have already been developed, the front or corner side yard applicable to such lot shall be determined by taking the average of the setbacks of the buildings on each of the developed lots and the required front or corner side yard in the zoning district for each of the undeveloped lots, including the existing building on the subject lot, which if vacant for less than five (5) years, the building that previously sat on such lot shall be included, and excluding the highest and lowest setbacks for buildings on developed lots on such frontage and all lots containing nonresidential principal buildings or structures; provided, however, that no such front or corner side yard shall be permitted to be less than twenty five feet (25') in the R-1 and R-2 districts and twenty feet (20') in the R-3 and R-4 districts. When a lot has a front or corner side yard located on a frontage that contains three (3) or less lots, the front or corner side yard applicable to such lot shall be determined by taking the average of the setbacks of all principal structures on such frontage, including the existing building on the subject lot, which if vacant for less than five (5) years, the building that previously sat on such lot shall be included, and excluding all lots containing nonresidential principal buildings or structures. When determining a front or corner side yard required pursuant to this subsection, all measurements of setbacks of existing buildings shall exclude all encroachments in front or corner side yards by covered, unenclosed porches authorized by subsection 15 of this section. When a through lot is located on a frontage where fifty percent (50%) or more of the total number of lots on the frontage are through lots, the front yard that is opposite the front yard toward which the front of the principal dwelling is oriented shall be fifty percent (50%) of the average front yard as determined under this subsection; provided, however, that no such front yard shall be permitted to be less than thirty five feet (35').

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- 9. Side And Rear Yard Regulations For Accessory Structures And Uses: Parking areas wherever located and other detached accessory structures and uses when located within the rear twenty percent (20%) of the lot shall not be required to maintain an interior side or rear yard in excess of two feet (2'); provided, however, that when the rear yard of such lot abuts the side yard of an adjacent lot, then detached accessory structures and uses shall not be located closer than six feet (6') from said side yard, and provided further, however, that the exception provided by this subsection shall not apply to residential recreational facilities or antennas and antenna support structures. No accessory structure or use, or combination of such structures or uses, other than permitted accessory parking garages, located within an otherwise required side or rear yard pursuant to this subsection shall occupy more than thirty percent (30%) of such required yard.
- 10. Corner And Interior Side Yard Adjustment: The required corner side yard in the R-3 and R-4 districts may be reduced by one foot (1') for each foot of additional interior side yard provided in excess of the applicable minimum interior side yard requirement; provided, however, that no such corner side yard shall be reduced to a size less than twenty feet (20').
- 11. Rear Yard Regulation For Decks: Decks shall not be required to maintain a rear yard in excess of twenty five feet (25') in the R-1 and R-2 districts nor in excess of fifteen feet (15') in the R-3 and R-4 districts.
- 12. Special Floor Area Ratio Standard: This maximum floor area ratio requirement shall not apply to prevent development of a total of two thousand eight hundred (2,800) square feet of gross building floor area.
- 13. Floor Area Bonus For Detached Garages: In determining the floor area ratio for lots having a detached garage and no other garage, exclude one-half (1/2) of the area of the detached garage, but not more than two hundred fifty (250) square feet.
- 14. Building Coverage Exceptions: Coverage by the following structures and portions of structures shall not be included in determining the amount of building coverage:
 - (a) Decks; and
- (b) One-fourth $(^{1}/_{4})$ of the floor area of a detached garage located on a zoning lot having a detached garage and no other garage, but not more than one hundred twenty five (125) square feet; and
- (c) The first two hundred (200) square feet of a porch if all of the following criteria are met: 1) the porch is covered, and 2) the porch is, and shall permanently remain, unenclosed, and 3) the porch is attached to that part of a single-family detached dwelling that fronts a required front yard or corner side yard, and either 4) in the case of a front yard, the portion of the porch to which the exemption applies lies between the widest apart side building lines of the dwelling or lies in front of the front building line of the dwelling extended or 5) in the case of a corner side yard, the portion of the porch to which the exemption applies lies between the frontmost and the rearmost building lines of the dwelling or lies in front of the corner side building line of the dwelling extended; provided, however, that this exemption shall not exceed a total of two hundred (200) square feet for any zoning lot.
- 15. Residential Lot Coverage: For residential lots under ten thousand (10,000) square feet, maximum lot coverage shall be sixty percent (60%).
- 16. Exception For Specified Structures: This limitation shall not apply to attached accessory structures, nor to air conditioning units, antennas, or antenna support structures, nor to any accessory structure protected by a fire separation wall approved by the village manager. (Ord. 92-43, §§2A, B, 3, 10-6-1992; Ord. 95-10, §§4A, 5, 6, 3-21-1995; Ord. 95-15, §2B, 4-24-1995; Ord. 95-33, §§3A, B, 10-3-1995; Ord. 99-6, §§2, 7A, 3-2-1999; Ord. 99-34, §§2A, B, 8-3-1999; Ord. 99-51, §2, 11-2-1999; Ord. O2001-10, §2, 3-6-2001; Ord. O2002-76, §2, 12-17-2002; Ord. O2003-01, §2, 2-4-2003; Ord. O2007-09, §2, 1-23-2007; Ord. O2008-42, 8-12-2008; Ord. O2010-10, §3, 2-1-2010)

Section 10-104: Precode Structures:

- A. Authority To Continue: Any precode structure may be maintained, altered, enlarged, rebuilt, restored, and repaired so long as it remains otherwise lawful, subject to the restrictions in subsections B through E of this section and subsection 10-101D of this article.
- B. Maintenance, Repair, Alteration, And Enlargement: Any precode structure may be maintained, repaired, altered or enlarged; provided, however, that except as hereinafter expressly provided, no such maintenance, repair, alteration, or enlargement shall either create any new parking, loading, yard, bulk or space nonconformity or increase the degree of any parking, loading, yard, bulk, or space nonconformity of all or any part of such structure as it existed on the effective date of this code. Notwithstanding the preceding sentence:
- 1. Front And Rear Yard Vertical Extensions: Any portion of a precode structure that is nonconforming with respect to a required front or rear yard may be extended vertically within its existing perimeter walls but may not be extended horizontally; and
- 2. Side Yard Vertical Extensions: Any portion of a precode structure that is nonconforming with respect to a required side yard may be extended vertically within its existing perimeter walls; provided, however, that no such extension shall be allowed within ten feet (10') of any side lot line in the R-1 and R-2 districts or within six feet (6') of any side lot line in the R-3 and R-4 districts; and
- 3. Side Yard Horizontal Extensions: Any portion of a precode structure that is nonconforming with respect to a required side yard may be extended horizontally between the required front and rear yard lines at a distance from the side lot line equal to the greater of: a) the minimum existing distance between said side lot line and said nonconforming portion or b) ten feet (10') in the R-1 and R-2 districts or six feet (6') in the R-3 and R-4 districts: and
- 4. Roof Elevation Extensions: Any portion of a precode structure that is nonconforming with respect to the permitted maximum elevation may be extended horizontally at an elevation in excess of said permitted maximum elevation; provided, however, that the top of the roof of such extension shall not exceed the top of the precode structure.
- 5. Roof Height Extensions: Any portion of precode structure located on a conforming lot in a single-family residential district that is nonconforming with respect to the permitted maximum height and that is a precode structure solely due to the nonconforming height of the structure may be extended: a) horizontally at a height in excess of said permitted maximum height but not in excess of the roofline of the existing structure or b) horizontally and vertically at a height in excess of the permitted maximum height but not in excess of the height of the structure as of the date of initial occupancy of the original structure, provided, however, that such extension shall not be permitted where the height of the structure as of the date of initial occupancy of the original structure exceeded the maximum height authorized by law; and, in either case, such extension shall not extend more than twenty four inches (24") beyond the exterior face of the exterior walls of said existing structure.
- 6. Certain Garages Accessory To Certain Precode Detached Dwellings: Notwithstanding the applicable maximum floor area and building coverage regulations and notwithstanding the limitations set in subsection C1 of this section, a detached garage accessory to, and on the same zoning lot as, a precode single-family detached dwelling structure may be demolished and replaced with a new detached garage if, but only if, all of the following conditions and standards are met: a) the dwelling was constructed prior to 1950, b) the dwelling does not have an attached garage, and c) the replacement garage does not exceed a total floor area of four hundred forty (440) square feet.

For the purposes of this subsection B, any vertical or horizontal extension of a precode structure in violation of subsection B5 of this section shall be construed to increase the degree of an existing nonconformity. For purposes of this subsection B, the provisions of subsection D of this section shall, where applicable, be applied in determining the existence and extent of any side yard nonconformity.

C. Damage Or Destruction: Any precode structure that is demolished, damaged, or destroyed by any means, whether or not within the control of the owner thereof, may be rebuilt, restored, or repaired; provided, however, that:

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- 1. Voluntary Damage: In no event shall any demolition, damage, or destruction to such a structure caused by any means within the control of the owner be rebuilt, restored, or repaired except in conformity with all of the applicable district regulations other than minimum lot area and lot dimension regulations.
- 2. Involuntary Damage: In no event shall any damage or destruction to such a structure caused by any means not within the control of the owner be rebuilt, restored, or repaired so as to create any new parking, loading, yard, bulk, or space nonconformity or to increase the degree of any parking, loading, yard, bulk, or space nonconformity existing prior to such damage or destruction. For the purposes of this subsection C2, any vertical or horizontal extension of a structure in violation of the yard, bulk, or space regulations applicable in the district in which such structure is located shall be construed to increase the degree of an existing nonconformity, except that:
- (a) Front And Rear Yard Vertical Extensions: Any portion of a precode structure that was, prior to such damage or destruction, nonconforming with respect to a required front or rear yard may be extended vertically within its existing perimeter walls but may not be extended horizontally; and
- (b) Side Yard Vertical Extensions: Any portion of a precode structure that was, prior to such damage or destruction, nonconforming with respect to a required side yard may be extended vertically within its existing perimeter walls; provided, however, that no such extension shall be allowed within ten feet (10') of any side lot line in the R-1 and R-2 districts or within six feet (6') of any side lot line in the R-3 and R-4 districts; and
- (c) Side Yard Horizontal Extensions: Any portion of a precode structure that was, prior to such damage or destruction, nonconforming with respect to a required side yard may be extended horizontally between the required front and rear yard lines at a distance from the side lot line equal to at least: 1) the minimum existing distance between said side lot line and said nonconforming portion as it existed prior to such damage or destruction and 2) ten feet (10') in the R-1 and R-2 districts or six feet (6') in the R-3 and R-4 districts.

For purposes of this subsection C, the provisions of subsection D of this section shall, where applicable, be applied in determining the minimum yards required and the existence and extent of any side yard nonconformity.

- D. Special Yard Regulations: Whenever any precode structure is located on a lot that does not comply with the lot area or lot width regulations of the district in which it is located, such structure may be maintained, altered, enlarged, rebuilt, restored, and repaired subject to the side yard regulations for such district as stated in subsection 10-105A of this article rather than the side yard regulations otherwise applicable in such district.
- E. Moving: No precode structure shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being moved.
- F. Driveways: A driveway that has been in existence in excess of twenty five (25) years may be reconstructed in its present location. (Ord. 92-43, §5, 10-6-1992; Ord. 95-10, §§4C, D, 3-21-1995; Ord. 95-15, §2D, 4-24-1995; Ord. 98-21, §2, 5-5-1998; Ord. 99-6, §3, 3-2-1999; Ord. O2003-5, §2, 3-4-2003; Ord. O2007-16, §3, 2-20-2007)

Section 10-105: Legal Nonconforming Lots Of Record:

A. Authority To Use For Single-Family Detached Dwellings In Residential Districts: In any residential district, notwithstanding the regulations imposed by any other provisions of this code, a single-family detached dwelling, and any permitted accessory structure, that complies with the regulations of this subsection may be erected, maintained, altered, enlarged, rebuilt, restored, and repaired on a legal nonconforming lot of record. Construction of such dwelling, and any accessory structure, shall comply with all the regulations applicable to such dwellings and accessory structures in the zoning district in which the lot in question is located, except that the following requirements shall apply in place of requirements otherwise applicable:

1. Maximum Elevation:

	R-1	R-2	R-3	R-4	R-5	R-6
(a) Principal structures					Not applicable	
(i) Smallest side yard provided of 14 feet or less	provided in	34 feet plus 0.75 foot for each foot of side yard provided in excess of 6 feet, and not more than 14 feet, but not to exceed 40 feet			Not app	licable
(ii) Smallest side yard provided of more than 14 feet and not more than 24 feet	40 feet plus 20 percent of the difference between the smallest side yard provided and 14 feet			Not app	licable	
(iii) Smallest side yard of more than 24 feet	42 feet plus 10 percent of the difference between the smallest side yard provided and 24 feet, but not to exceed 44 feet			Not app	licable	
(b) Accessory structures	Not app	licable	Not a	oplicable	Not app	licable

2. Minimum Lot Area And Dimensions:

	R-1	R-2	R-3	R-4
(a) Total lot area (square feet)	14,000	14,000	10,000	7,000
(b) Lot width (feet):				
(i) Interior lot	70	70	50	50
(ii) Corner lot	80	80	50	50
(c) Lot depth (feet)	125	125	125	100

3. Minimum Side Yards (Feet):

	R-1	R-2	R-3	R-4	R-5, R-6
(a) Corner lot					
(i) Interior side	10 feet	10 feet	6 feet	6 feet	6 feet
	or 6 feet plus 10 pe more	ercent of lot width in	excess of 50 feet	, whichever is	
(ii) Corner side	35 feet or 30 percent of lot width, whichever is less	35 feet or 30 percent of lot width, whichever is less	15 feet or 30 percent of lot width, whichever is greater	15 feet or 30 percent of lot width, whichever is greater	6 feet or 30 percent of lot width, whichever is greater
(b) Interior lot					
(i) Minimum per yard	10 feet	10 feet	6 feet	6 feet	6 feet
	or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more				
(ii) Minimum 30 percent of lot width up to, and including, 125 feet plus 35 percent of lot width in excess of 125 feet			20 feet or 30 percent of frontage, whichever is less		

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B. Authority To Use For Permitted Uses In Nonresidential Districts: A legal nonconforming lot of record located in any district other than a residential district may be developed for any use permitted or specially permitted in the district in which it is located if, but only if, the development of such lot meets all requirements of the district in which it is located, including floor area ratio, coverage, and yard and setback requirements, except lot area, width, and depth requirements. (Ord. 92-43, §6, 10-6-1992; Ord. 95-10, §4B, 3-21-1995; Ord. 95-15, §2C, 4-24-1995; Ord. 99-6, §§4A, B, 3-2-1999)

Section 12-206: Definitions (Applicable Definitions):

Nonconforming Lots & Structures

Nonconforming Structure: See definition of Precode Structure.

<u>Precode Structure:</u> Any building or structure, other than a sign, lawfully existing as of June 18, 1988, or the date of any subsequent amendment to the village's zoning regulations that renders such building or structure nonconforming, that:

- A. Does not comply with all of the regulations of this code, or any such amendment to it, governing parking, loading, or bulk and space requirements for the zoning district in which such building or structure is located; or
- B. Is located on a lot that does not, or is so located on a lot as not to, comply with the area, dimension, yard, or setback requirements for the zoning district in which such building or structure is located; or
 - C. Both subsections A and B of this definition; except
- D. Any building containing more than one dwelling unit in addition to the number permitted by the district regulations in the district where it is located shall be deemed to be a nonconforming use rather than a precode structure.

Nonconforming Lot Of Record: A lot of record that does not comply with the lot requirements for any use permitted in the district in which it is located.

Nonconforming Lot Of Record, Legal: A nonconforming lot of record that:

- A. 1. Was created by a plat or deed recorded at a time when the creation of a lot of such size, shape, depth, and width at such location would not have been prohibited by any ordinance or other regulation; and
- 2. Is located in a residential district and meets the minimum lot area and lot dimension standards of subsection 10-105A of this code, or is located in a district other than a residential district; and
- 3. Was vacant on June 18, 1988, or became vacant thereafter by reason of demolition or destruction of a precode structure that is not authorized to be rebuilt or replaced pursuant to subsection 10-104C of this code; or
 - B. Was created pursuant to section 3-110 of this code.

Except as authorized pursuant to section <u>3-110</u> of this code, a legal nonconforming lot of record cannot be created by the sale or transfer of property that results in the creation of a nonconforming lot of record or that increases the degree of nonconformity of any existing nonconforming lot of record.

Lot Dimensions

<u>Lot, Width Of</u>: The shortest distance between side lot lines measured by a line passing through the point of the required front yard line equidistant from the points where the front yard line intersects the side yard lines (measured along the front yard line); provided, however, that the length of the front lot line shall not be less than eighty percent (80%) of the required minimum lot width except for curved front lot lines of legal nonconforming lots of record abutting a cul-de-sac which shall be not less than fifty percent (50%) of the required minimum lot width.

Lot Depth: The maximum straight line distance between the front and rear lot lines.

Yards / Setbacks

<u>Yard</u>: A required open space on a lot between a lot line and a yard line that is, except as otherwise expressly authorized by this code, unoccupied and unobstructed from grade to the sky.

<u>Yard, Corner Side</u>: A yard extending from the front yard line to the rear lot line between the corner side lot line of the lot and the corner side yard line.

<u>Yard</u>, <u>Front</u>: A yard extending across the entire front of a lot between the front lot line of the lot and the front yard line.

<u>Yard Line, Corner Side</u>: A line drawn parallel to a corner side lot line at a distance therefrom equal to the depth of the required corner side yard.

<u>Yard Line, Front</u>: A line drawn parallel to a front lot line at a distance therefrom equal to the depth of the required front yard. If the front lot line is not straight, then the front yard line shall be drawn as nearly parallel to such front lot line as possible but shall in no case be drawn closer to any point on such front lot line than the depth of the required front yard.

<u>Yard Line</u>, <u>Rear</u>: A line drawn parallel to a rear lot line at a distance therefrom equal to the depth of the required rear yard.

<u>Yard Line</u>, <u>Side</u>: A line drawn parallel to a side lot line at a distance therefrom equal to the depth of the required side yard.

<u>Yard, Rear</u>: A yard extending along the full length of the rear lot line between the side lot lines and between the rear lot line and the rear yard line, except that in the case of a corner lot the rear yard shall extend from the inner side lot line to the corner side yard line.

<u>Yard</u>, <u>Required</u>: The minimum yard depth designated in the regulations of this code establishing minimum front, corner side, side, and rear yard requirements for various uses, structures, and districts.

<u>Yard</u>, <u>Side</u>: A yard extending along a side lot line from the front yard to the rear yard between the side lot line and the side yard line.

Floor Area Ratio

Floor Area, Gross (For Determining Floor Area Ratio In Single-Family Residential Districts): Except as hereinafter provided, the sum of the gross horizontal areas of all floors of all stories and partial stories of a building, or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the centerline of walls separating two (2) buildings or uses. Gross floor area shall include:

- A. Fifty percent (50%) of all floor area located in a basement, except as provided in subsection 2(d) of this definition;
- B. One hundred percent (100%) of all floor area located on any level, other than a basement, that is counted as a story or a half story; provided, however, that:
- 1. When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is twenty percent (20%) or less than the portion of the story or half story immediately below such portion it shall be excluded before any calculation of gross floor area pursuant to this subsection B; and
- 2. When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is less than one-half (1/2), but more than twenty percent (20%), of the portion of the story or half story immediately below such portion, then only fifty percent (50%) of the floor area of such portion that has a ceiling height of seven feet (7') or more shall be included; and
- 3. When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is equal to or greater than one-half (1/2) of the portion of the story or half story immediately below such portion, then one hundred percent (100%) of the floor area of such portion that has a ceiling height of seven feet (7') or more shall be included; and

- 4. For a single-family detached dwelling in the R-1, R-2, R-3 or R-4 district constructed prior to January 1, 1930: a) the floor area of the uppermost level of that dwelling, if that dwelling has two (2) full stories below the uppermost level, shall be excluded before any calculation of gross floor area pursuant to this subsection B and b) the floor area of the basement of that dwelling also shall be excluded before any calculation of gross floor area pursuant to this subsection B, provided, however, that such basement floor area shall not be excluded if that floor area is a part of any alteration or enlargement of that dwelling at any time after March 1, 2006, which alteration or enlargement changes the elevation of any portion of the first story of that dwelling; and
- C. One hundred percent (100%) of all exterior area that is surrounded on eighty five percent (85%) or more of its perimeter by the walls of any structure.

For purposes of measuring gross floor area, all of the following shall, without limitation, be included:

- A. Elevator shafts and stairwells at each floor;
- B. Floor spaces and shafts, not including roof space, used for mechanical, electrical, and plumbing equipment;
 - C. Penthouses;
 - D. Interior balconies and mezzanines;
 - E. Atria;
 - F. Enclosed porches (but not open porches);
 - G. Floor space used for accessory uses; and
- H. Where any space has a floor to ceiling height of more than fourteen feet (14'), each fourteen feet (14') in height, and any fraction thereof in excess of fourteen feet (14') of height or a multiple thereof, shall be treated as a separate floor.

<u>Floor Area Ratio (FAR)</u>: The gross floor area of a building divided by the total lot area of the zoning lot on which it is located. For planned developments, the FAR shall be determined by dividing the gross floor area of all principal buildings by the net area of the site.

Story (For Determining Stories In Single-Family Residential Districts): Except as hereinafter provided, each level of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above, then the space between the floor and the ceiling next above it. The various levels shall be treated as follows:

- A. A cellar shall not be counted as a story;
- B. A basement shall be counted as one-half (1/2) story;
- C. The first level that is neither a cellar nor a basement, whether or not located above a cellar or basement, shall be counted as the first full story;
- D. Except as provided in subsection E of this definition, any level located above such first full story shall also be counted as a full story; and
 - E. Notwithstanding subsection D of this definition, the uppermost level of a structure:
- 1. Shall not be counted as a story when it has a ceiling height of seven feet (7') or more over a floor area that is twenty percent (20%) or less of the floor area of the next lower level;
- 2. Shall be counted as one-half (1/2) story when it has a ceiling height of seven feet (7') or more over a floor area that is more than twenty percent (20%) and less than one-half (1/2) of the floor area of the next lower level:
- 3. Shall be counted as a full story when it has a ceiling height of seven feet (7') or more over a floor area that is one-half $\binom{1}{2}$ or more of the floor area of the next lower level.

For the purpose of determining the number of stories, the following rules shall apply:

- A. The floor of a story may split levels provided that there is not more than four feet (4') difference in elevation between the different levels of the floor; and
- B. Where any space has a floor to ceiling height of more than fourteen feet (14'), each fourteen feet (14') in height, and any fraction thereof in excess of fourteen feet (14') of height or a multiple thereof, shall be treated as a separate story.

<u>Basement</u>: A portion of a structure located partly underground having an average ceiling height above grade of more than three and one-half feet $(3^{1}/_{2})$ but less than six feet (6').

<u>Cellar</u>: A portion of a structure located partly or wholly underground having an average ceiling height above grade of not more than 3.5 feet.

Building Height and Elevation

<u>Elevation</u>: As used in sections 3-110, 10-104 and 10-105 of this code, the vertical distance measured from top of foundation to the highest point of a building or structure. For the purposes of this definition:

- A. "Top of foundation" shall mean a point one foot (1') above the lowest point of the foundation of a building or structure that is either: 1) above grade or 2) visible from the exterior of the building or structure; provided, however, that if the top of the lowest floor joist of the first full story of such building or structure is lower than said lowest point of the foundation, then the top of said floor joist shall be deemed to be the top of foundation; and
- B. "Highest point of a building or structure" shall mean the point of said building or structure that is located at the highest vertical distance above the top of foundation. Notwithstanding the foregoing, the following shall not be included in determining said highest point: chimneys and railings, and any turrets, widow walks, and cupolas having no exterior length, width, or diameter in excess of nine feet (9').

Height: The vertical distance measured from grade to the highest point of the roof for flat roofs, or to the deck line for mansard roofs, or to the mean height between the principal eave and the highest ridge or point for gable, hip, and gambrel roofs, or to the highest point of a structure without a roof. When a parapet wall, a penthouse, or any similar structure is located on the roof of a building with a flat or mansard roof, the building height shall be measured to the highest point of said structure if any part of it extends above the height as measured pursuant to the first sentence of this definition. Notwithstanding the foregoing, the following shall not be considered in determining the height of a building: mechanical equipment; walls or similar structure designed exclusively for the purpose of screening mechanical equipment from view; chimneys and railings; and turrets, widow walks, or cupolas having no exterior length, width, or diameter in excess of nine feet (9').

<u>Grade</u>: The average level of the ground existing prior to any reshaping of the natural contours at the four (4) corners of a structure or proposed structure that are, respectively, closest to the four (4) points of intersection of the required front, rear and side yard lines. When the existing natural ground level slopes away from any such corner, then the level of the ground at such corner shall be measured at the lowest point lying within six feet (6') of such corner.

Lot Coverage & Building Coverage

<u>Lot Coverage</u>: The percentage of a lot's area covered by any building or structure, or any surface that has been compacted or covered with a layer of material so that it is resistant to infiltration by water. Such surfaces shall include, without limitation, driveways, patios, tennis courts, compacted graveled areas (but not uncompacted areas of decorative gravel), sidewalks, paved terraces and other similar surfaces that restrict the ability of water to drain, seep, filter or pass through into the ground below. See also definition of Building Coverage.

<u>Building Coverage</u>: The percentage of a lot's area covered by any building or structure. See also definition of Lot Coverage.

Exhibit 5

Summary of Proposed Alternative Zoning Regulations

Proposed alternative zoning regulations for future properties included on the Historically Significant Structures Property List in the Historic Overlay District are summarized below and compared to the existing code requirements under Sections 3-110, 10-104, and 10-105 (included in <u>Exhibit 4</u>) to illustrate how additional flexibility could be provided to encourage building additions and renovation projects. Alternative zoning regulations are currently only proposed for properties in the R-1, R-2, R-3, and R-4 Single Family Residential Districts.

- Front Yards The proposed regulations allow for a front yard setback at the block average similar to the current requirements in Section 3-110(I)(8), but would prohibit any new building extensions to encroach past the existing front yard setback of a structure, to encourage historic preservation best practices encouraging the preservation of the primary front façade of a building. Under Section 10-104(B)(1), a precode structure may only be extended vertically in the front and rear yard horizontal extensions are not permitted if there is an existing non-conforming front or rear yard setback. For example, this means a homeowner could theoretically build a second-story addition onto their existing non-conforming house so long as it is within the existing footprint of the perimeter walls and would not able to build an addition that encroaches further into the front setback. The proposed regulations would continue to limit horizontal extensions in the front yard to block average, so long as the building extension does not encroach past the existing front setback of the structure.
- Rear Yards The proposed regulations allow for a reduction to the required rear yard setback to better encourage rear additions. Similar to front yards, only vertical extensions to precode structures are allowed in the rear yard per Section 10-104(B)(1) horizontal extensions are not permitted if there is an existing non-conforming rear setback. Under the proposed regulations, horizontal extensions would be allowed in the rear of a lot, so long as it does not encroach into the reduced required rear yard included in the Alternative Bulk Regulations in Table 8-1.
- Side Yards The proposed setbacks generally reflect the existing minimums required but use simplified formulas. Per Section 10-104(B)(2), precode buildings with non-conforming side yards can be extended vertically or horizontally if the existing non-conforming side yard setback is maintained or the extension is not located within 10 feet from any side lot line in the R-1 and R-2 Districts or within 6 feet from any side lot line in the R-3 and R-4 districts; whichever is greater. The proposed regulations use the minimum limits in terms of feet measured from the side lot line, but would no longer require the language for whatever is greater.
 - For example, a lot in the R-1 District with a lot width of 125 feet would require a 13.5 foot side yard setback. The existing historic precode structure has a non-conforming side setback of 12.5 feet. Under the current regulations of Section 10-104, a building addition in the side yard would have to maintain the existing 12.5 foot setback. Under the proposed regulations, that same historic structure would be allowed to expand the width of the addition by 2.5 feet by providing a 10 foot side yard setback. The 10 foot setback is currently the minimum side yard setback allowed for horizontal extensions to precode structures in the R-1 and R-2 District. However, many building additions would not be able to take advantage of the additional feet because the code includes the language whatever is greater between the existing non-conforming side yard setback and the minimum 10 feet.
- <u>Building Elevation</u> Building elevation is defined as the vertical distance measured from one foot above the lowest point of the top of foundation to the highest point of a building or structure. Under Section 3-110 and Section 10-105, maximum elevation is calculated according to a formula based on the width of the smallest side yard. Section 10-104(B)(4) permits non-conforming elevations to be extended horizontally and can exceed the maximum elevation permitted by code, so long as the top of the roof of the extension does not exceed the top of the precode structure. The proposed standards allow for the same horizontal extensions, specifically requiring that all extensions cannot exceed the existing highest ridge line of the building, but simplify the requirements by removing the side yard calculations.

- <u>Building Height</u> Building height is defined as the vertical distance measured from grade to the
 highest point of the roof for flat roofs, or to the deck line for mansard roofs, or to the mean height
 between the principal eave and the highest ridge or point for gable, hip, and gambrel roofs, or to the
 highest point of a structure without a roof. Under Section 3-110, maximum building height is calculated
 according to a formula based on the width of the smallest side yard.
 - Section 10-104(B)(5) includes provisions on roof height extensions, but is not applicable to most situations in the Village and it only applies to conforming lots. This section generally states that an existing precode structure with a non-complaint height may be extended horizontally and vertically so long as the extension does not exceed the height of the existing roofline and meets other limitations which largely eliminate many historic buildings. In the proposed regulations, a maximum building height is not included because building elevation limitations are already included to be put in place. Building elevation is based on the highest point of a building or the top of the ridge line, and is more effective for regulating projections above grade with an existing structure.
- Floor Area Ratio (FAR) FAR has been waived for historic properties. Building additions or other
 improvements would still be regulated by building elevation, lot coverage, and building coverage to
 ensure that bulk and mass are appropriate.
- <u>Building Coverage</u> There are no proposed changes to building coverage as currently required in Section 3-110. Based on an analysis of the four cases below, all examples had roughly 1,661 square feet to 4,255 square feet of remaining building coverage available at the current 25% lot area maximum, which appears to provide enough building coverage area for a building addition. Additionally, with the exception of 206 N. Washington, there have been no other recent past variation requests for an increase in building coverage. This seems to point to the fact that a major change to building coverage is not warranted at this time. Any requests would be handled through the formal variation process.
- Lot Coverage A 10% increase to lot coverage is proposed, from 50% to 60%, provided that there are no adverse impacts on adjacent properties, evaluated during the engineering and building permit review process. Based on a review of past recent variation cases, an increase in total lot coverage was applied for 318 S. Garfield. For this case, additional impervious surface was due to a long driveway and rear hardscapes. The requested increase was for an additional 8.38% above the allowed 50% total lot coverage.
- Lot Area and Dimensions Language is included to state that the existing lot area and dimensions
 are not to be reduced, intending to not allow for or encourage the subdivision of land. If a property
 owner needed to subdivided a property or move a lot line, they would be required to obtain approval
 of a Tentative and Final Plat in accordance with Title 11 of the Village Code and potentially a variation
 through the formal process.

The table below shows the existing bulk requirements in Section 3-110 compared to the alternative bulk regulations for properties listed on the Historically Significant Structures Property List currently included in Table 8-1 in Section 8-207. Please note that this is only a comparison to the general bulk requirements in Section 3-110 and does not factor in the extensive footnotes included in Section 3-110(I) and regulations for non-conforming precode structures and non-conforming lots in Article 10.

	Existing Bulk Regulations - Section 3-110 [Refer to footnotes in Section 3-110(I) and Article 10 for non-conforming precode structures and lots]				Regulations for the Historica	ternative Bulk or Properties on ally Significant Property List
	R-1	R-2	R-3	R-4	R-1 / R-2	R-3 / R-4
A. Maximum Height						
(a) Feet				_	Not applicable	Not applicable
(i) Smallest side yard provided of 14' or less		30'				
(ii) Smallest side yard provided of not less than 14' and not more than 24'			of the differen side yard provi			
(iii) Smallest side yard of more than 24'		the smallest	of the differen side yard provi o exceed 34'			
(b) Stories	3	3	3	3		
B. Maximum Elevation						
(a) Smallest side yard provided of 14' or less	37' plus 0.75 foot of side y provided in e and not more but not to ex	/ard excess of 10' e than 14',	35.5' plus 0.7 every foot of s provided in ex and not more but not to exc	side yard ccess of 8' than 14',	Not to exceed the highest existing ridge line	Not to exceed the highest existing ridge line
(b) Smallest side yard provided of more than 14' and not more than 24'		40' plus 20% of the difference between the smallest side yard provided and 14'				
(c) Smallest side yard of more than 24'			nce between th d and 24', but r			
C. Minimum Lot Area and	Dimensions	1,2				
1. Total Lot Area (Square Feet)	30,000	20,000	15,000	10,000	Existing lot area and	Existing lot area and
2. Lot Area Per Unit (Square Feet)	30,000	20,000	15,000	10,000	dimensions are not to be reduced in	dimensions are not to be reduced in size
3. Lot Width	1	_		_	size	1000000 111 0.20
(A) Interior Lot	125'	100'	70'	70'		
(B) Corner Lot	125'	100'	80'	80'		
4. Lot Depth	125'	125'	125'	125'		
D. Minimum Yards ^{2,3,4,5,6}						
1. Front ^{7,8,9}	35'	35'	35'	35'	Block average, as defined in Section 3- 110(I)(8). In the event that block average is less than the existing front setback of the structure, the	Block average, as defined in Section 3-110(I)(8). In the event that block average is less than the existing front setback of the structure, the existing front setback shall

Exhibit 5

					existing front setback shall prevail as the minimum front yard required.	prevail as the minimum front yard required.
2. Side Yards ⁹						
(A) Corner Lot ^{8,10}						
(I) Corner Side	35'	35'	35'	35'	35' or the existing corner side setback, whichever is less	15' or the existing corner side setback, whichever is less
(li) Interior Side	10'	10'	8'	8'	10'	6'
	or 6' plus 10 whichever is		in excess of 50	,		
(B) Interior Lot ¹⁰						
(I) Minimum Per Yard	10'	10'	8'	8'	10'	6'
	or 6' plus 10 whichever is		in excess of 50	,		
(li) Minimum Total		idth up to, and n excess of 12	l including, 125' 5'	plus 35%		
3. Rear ^{9,11}						
(A) Corner Lot	15% of lot depth, min. 25'	15% of lot depth, min. 25'	25'	25'	10% lot depth, minimum 15'	15'
(b) Interior lot	50'	50'	25'	25'	25'	15'
E. Maximum Floor Area R	atio ^{12,13}					
Lots with a total lot area less than 10,000 square feet		0.25 plus 1,1	00 square feet		Not applicable	Not applicable
Lots with a total lot area 10,000 square feet to 20,000 square feet		0.24 plus 1,200 square feet				
Lots with a total lot area greater than 20,000 square feet		0.20 plus 2,0	000 square feet			
F. Maximum Building Cov	verage ¹⁴					
Maximum combined total principal and accessory uses	25%	25%	25%	25%	25% of lot area	25% of lot area
Maximum total accessory uses	10%	10%	10%	10%	10% of lot area	10% of lot area
G. Maximum Lot Coverage	50%	50%	50%	50%	60% of the lot area, provided that there are no adverse impacts to adjacent properties	60% of the lot area, provided that there are no adverse impacts to adjacent properties

Zoning Board of Appeals (ZBA) Examples

Historic properties in four previous cases sent to the Zoning Board of Appeals (ZBA) were evaluated for review to determine how existing zoning regulations compared to the proposed alternative zoning regulations. It should be noted that only one of the four cases (318 S. Washington) would have been exempt from obtaining approval of a variation if the proposed zoning regulations were applied. It is important to note that each case is unique and these variation requests may not apply to historic properties at large, but additional analysis may be warranted to determine if the proposed zoning regulations provide enough flexibility.

- 318 S. Washington Request to increase total floor area ratio (FAR) and total lot coverage in order to enlarge an existing sunroom/four-season room. Without the 96 square foot room addition, the existing FAR and total lot coverage exceeded code requirements. With the proposed zoning regulations under the new regulations, the homeowner would have been able to complete this work by right without obtaining approval of a variation.
- 2. 206 N. Washington Request to increase the maximum allowable floor area ratio square footage by 1,469 square feet and increase of 272 square feet to the maximum allowable building coverage in order to restore and construct an addition onto the existing home while maintaining the existing original coach house on the property. The proposed zoning regulations would have provided flexibility to FAR to complete this work by right, but the homeowner would still be required to obtain approval of a variation for building coverage.
- 3. 306 N. Garfield Request to reduce the corner side yard setback by 13' 9" from the block average of 44'7" to 30'10" to allow for the construction of a porte cochere. If reviewed under the proposed regulations, this case would still require approval of a variation for the corner side setback. The proposed 30.83 foot corner side yard setback for the porte cochere would not have met the new 35 foot corner side yard requirement, but the variation request would have been reduced from 13.75 feet to 4.17 feet.
- 4. 108 E. Fifth Street Request to reduce the side yard setback by 7.7 feet from the required 12.5 feet to 4.8 feet to allow for the construction of room addition. In this case, the existing side yard setback of the house was 4.8 feet and considered non-conforming. Under the proposed zoning regulations, the homeowner would still be required to obtain approval of a variation for a reduction to the side yard setback. However, less relief (5.2 feet) would be needed for approval by the ZBA as the required setback would measure 10 feet rather than the 12.5 feet.

Examples of Applying the Proposed Alternative Bulk Zoning Regulations to Historic Properties

Examples of four historic properties were analyzed to illustrate how the existing zoning code requirements would compare to the proposed zoning regulations. The examples include 244 E. First Street, 306 E. First Street, 420 S. Park Avenue, and 33 E. Fifth Street, which were chosen because they are either well-known historic properties or cases that have been discussed in the past.

On the annotated plat of surveys for each of these four properties, the required setback lines per the existing code requirements are shown in red and the setback lines for the proposed zoning regulations for historic properties are shown in blue. The intent of these exhibits is to visually show what the proposed zoning regulations will look like when applied to real-life examples in the Village and the full extent to which these regulations could help historic properties.

Please be aware these calculations are preliminary estimates only and certain requirements such as front setbacks, which are based on block averages that require verification via a survey, have not been verified by staff at this time. However, these examples are helpful for thinking about what bulk requirements would come into play if a homeowner pursued new construction versus an addition onto the existing historic home.

244 E. First Street

The property at 244 E. First Street, now demolished, was considered an existing non-conforming corner lot in the R-1 District. As shown in the table below, the lot did not meet the minimum lot size requirements listed in Section 3-110 and therefore would be subject to the requirements listed in Section 10-105 for legal non-conforming lots as well as Section 10-104 for precode structures.

The existing rear yard setback of approximately 21.5 feet was also non-conforming per the existing zoning regulations. Under the proposed standards for zoning flexibility, the existing historic building would have been considered code compliant with regards to rear yard setback and there would have been room for expansion to the south. Reduced interior side and rear yard setbacks may have allowed for additional space for a building addition.





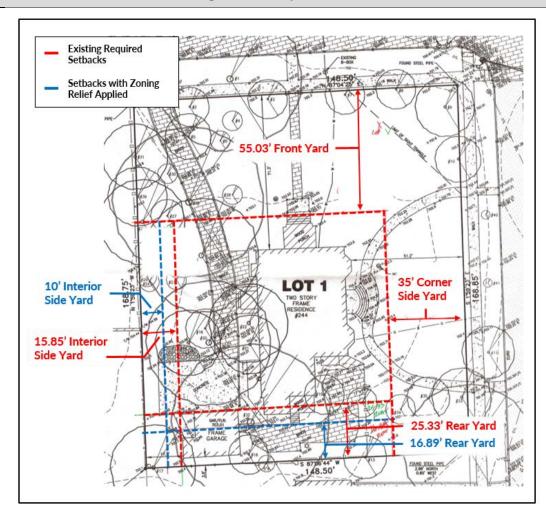


Birds Eye View



Existing Conditions - Lot Area and Dimensions					
	Existing Conditions R-1 District Requirements - Section 3-110 Requirements for Non-Confo				
Lot Area	25,074.2 square feet	30,000 square feet	14,000		
Lot Width	148.50 feet	125 feet	80 feet		
Lot Depth	168.85 feet	125 feet	125 feet		

Existing Versus Proposed Setbacks



Yards	Existing Code Requirements – Section 10-105	Proposed Zoning Regulations	Change Between Zoning Regulations
Front	55.03'	71.3' (Existing Front Setback)	-16.27'
	Calculation: Block Average	Calculation: Block Average, but not to encroach past existing front setback	
Corner Side	35'	35'	None
	Calculation: 35 feet or 30 percent of lot width, whichever is less (148.5' x 30% = 44.55' / or / 35')	Calculation: 35', or existing setback; whichever is less	
Interior Side	15.85'	10'	+5.85'
	Calculation: feet; or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more (148.5' - 50' x 10% + 6 = 15.85')	Calculation: 10' per yard	
Rear	25.33'	16.89'	+8.44'
	Calculation 15% of lot depth, min. 25' (15% x 168.85' = 25.33')	Calculation: 10% lot depth; minimum 15' (10% x 168.85' = 16.89')	

306 E. First Street

The property is considered an existing non-conforming corner lot in the R-1 District. As shown in the table below, the lot does not meet minimum lot size requirements per Section 3-110 and therefore is subject to Section 10-105 for legal non-conforming lots as well as Section 10-104 for precode structures.

For both the existing and proposed zoning district regulations, neither set of standards helped in allowing the existing porte-cochere to be enclosed or would allow for an addition in the corner side yard. However, the proposed alternative bulk regulations would allow for an expansion of about 8.5 feet to the south of the building in the rear yard, whereas the existing regulations would not allow for any expansion. There is also a slight gain of 5.7' in the interior side yard.





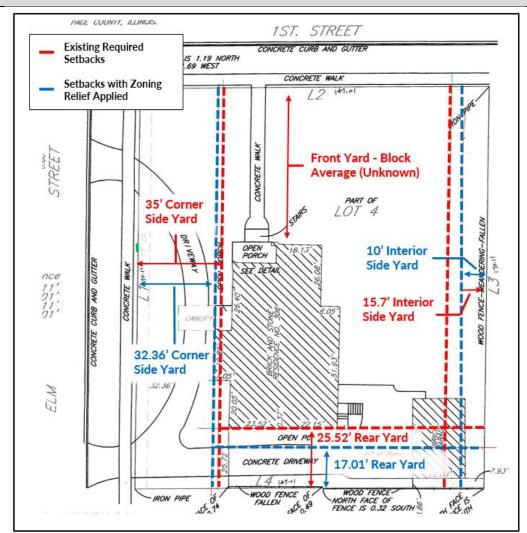


Birds Eye View



Existing Conditions - Lot Area and Dimensions					
	Existing Conditions	R-1 District Requirements - Section 3-110	Requirements for Non-Conforming Lots in R-1 District - Section 10-105		
Lot Area	25,0007.8 square feet	30,000 square feet	14,000		
Lot Width	147.01 feet	125 feet	80 feet		
Lot Depth	170.11 feet	125 feet	125 feet		

Existing Versus Proposed Setbacks



Yards	Existing Code Requirements – Section 10-105	Proposed Zoning Regulations	Change Between Zoning Regulations
Front	Block Average (Unknown) – Existing Setback Roughly 66'	Block Average (Unknown) – Existing Setback Roughly 66'	N/A
	Calculation: Block Average	Calculation: Block Average, but not to exceed existing structure setback	
Corner Side	35'	32.36' (Existing Setback)	+2.64'
	Calculation: 35 feet or 30 percent of lot width, whichever is less (147.01' x 30% = 44.1' / or / 35')	Calculation: 35', or existing setback; whichever is less	
Interior Side	15.7'	10'	+5.7'
	Calculation: 10 feet; or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more (147.01' - 50' x 10% + 6 = 15.7)	Calculation: 10' per yard	
Rear	25.52'	17.01'	+8.51'
	Calculation: 15% of lot depth, min. 25' (15% x 170.11' = 25.52')	Calculation: 10% lot depth; minimum 15' (10% x 170.11' = 17.01')	

420 S. Park Avenue

Because the lot does not meet the minimum lot size requirements listed in Section 3-110, it is subject to the requirements listed in Section 10-105 for legal non-conforming lots as well as Section 10-104 for precode structures. The existing north setback is also considered non-conforming.

The existing required setbacks under the current code allows for little to no space for a building addition, such as an attached garage, on the south side of the building without approval of a variation. When reviewed under the proposed regulations, not only does the structure become conforming in regards to the existing north interior side yard setback, but additional area is provided to allow for an addition to the south of the structure. By allowing for a couple of extra feet of setback relief, a future property owner may be able to build an addition or attached garage on the south side of the home.





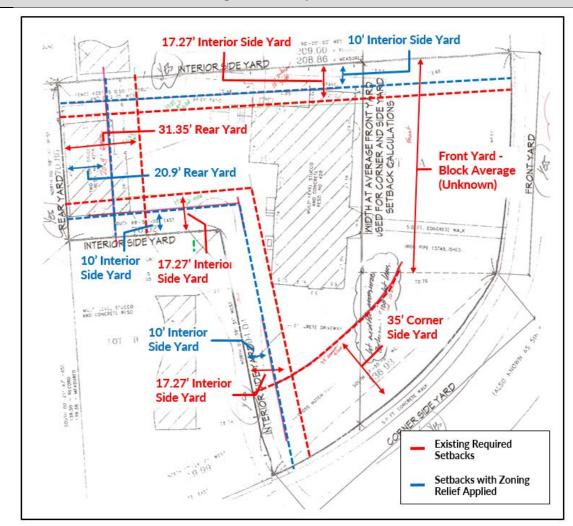


Birds Eye View



Existing Conditions - Lot Area and Dimensions					
	Existing Conditions R-1 District Requirements - Section 3-110 Requirements for Non-Conformin Lots in R-1 District - Section 10-10				
Lot Area	25,428 square feet	30,000 square feet	14,000		
Lot Width	162.65 feet (estimated)	125 feet	80 feet		
Lot Depth	209 feet	125 feet	125 feet		

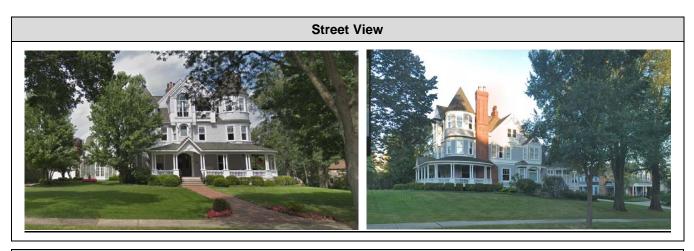
Existing Versus Proposed Setbacks



Yards	Existing Code Requirements – Section 10-105	Proposed Zoning Regulations	Change Between Zoning Regulations
Front	Block Average (Unknown) – Existing Setback Roughly 58' Calculation: Block Average	Block Average (Unknown) – Existing Setback Roughly 58' Calculation: Block Average, but not to exceed existing structure	N/A
0 0:1	0.71	setback	
Corner Side	35' Calculation: 35 feet or 30 percent of lot width, whichever is less (162.65' x 30% = 48.8' / or / 35')	35' Calculation: 35', or existing setback; whichever is less	None
Interior Side	17.27' Calculation: 10 feet; or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more (162.65' - 50' x 10% + 6 = 17.27')	10' Calculation: 10' per yard	+7.27'
Rear	31.35' Calculation: 15% of lot depth, min. 25' (15% x 209' = 31.35')	20.9' Calculation: 10% lot depth; minimum 15' (10% x 209' = 20.9')	+10.45'

33 E. Fifth Street

The property located at 33 E. Fifth Street is considered a conforming corner lot in the R-4 District and therefore is subject to the bulk regulations in Section 3-110. In this case, there is not as significant of a benefit created from the proposed zoning relief due to the large size of the existing lot (particularly in relation to the R-4 District requirements) and the existing setbacks. There is ample room already for a building addition on this lot if needed. For this case, the design of a building addition would be largely impacted by changes to building height, building elevation, and FAR.



Birds Eye View



Existing Conditions - Lot Area and Dimensions				
Existing Conditions R-4 District Requirements - Section 3-110				
Lot Area	26,646.3 square feet	10,000 square feet		
Lot Width	156 feet (estimated)	80 feet		
Lot Depth	170.81 feet	125 feet		

Existing Versus Proposed Setbacks 6' Interior Side Yard 16.6' Interior Side Yard 2 STORY 56.7' Front Yard FRAME 15' Rear Yard • \$ RESIDENCE PORT #33 1720 52.18 25' Rear Yard CONC. 70.81 K . 17020 M . 799 90 9 191 30E **Existing Required** 15' Corner Side Yard 29.4' Corner Side Yard Setbacks Setbacks with Zoning Relief Applied り吐 AVENUE - 609

Yards	Existing Code Requirements – Section 10-105	Proposed Zoning Regulations	Change Between Zoning Regulations
Front	Block Average (Unknown) – Estimated to be 56.7'; Existing Setback of 65.22' Calculation: Block Average	Block Average (Unknown) – Existing Setback of 65.22' Calculation: Block Average, but not to exceed existing structure setback	N/A
Corner Side	29.4' Calculation: Block Average	15' Calculation: 15', or existing setback; whichever is less	+14.4'
Interior Side	16.6' Calculation: 8 feet; or 6 feet plus 10 percent of lot width in excess of 50 feet, whichever is more (156' - 50' x 10% + 6 = 16.6")	6' Calculation: 6' per yard	+10.6'
Rear	25' Calculation: 25'	15' Calculation: 15'	+10'

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are widely accepted as the basis for how historic buildings should be rehabilitated and are regularly used at the federal, state, and local levels to guide and evaluate the appropriateness of repairs, alterations, and construction work. The Standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings is available to download from the following link on National Park Service's website: https://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf

A separate document, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*, has also been prepared to provide recommendations and guidance on making historic buildings more sustainable while simultaneously preserving their historic character. The document is available to download from the following link on National Park Service's website: https://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings also provides practical guidance on the preservation, rehabilitation, restoration, and reconstruction of historic buildings. The full document may be downloaded from the following link on National Park Service's website: https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

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

II. SITE INFORMATION

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

TABLE OF COMPLIANCE

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

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.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
 - 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.

IF THE ACCOUNT IS NOT SETTLED	WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR
PAYMENT.	, ,
On the $8m$, day of $Fchman$	_, 2 <u>022.</u> , I/We have read the above certification, understand it, and agree
to abide by its conditions.	
Falklus A. Genson	V
Signature of applicant or authorized ag	ent Signature of applicant or authorized agent
Kathleen A Gargan	10
Name of applicant or authorized agent	Name of applicant or authorized agent
SUBSCRIBED AND SWORN	
to before me this 340 day of	(Kristing) n. One of official SEAL

Notary Public

4

CHRISTINE M BRUTON

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES: 12/04/2024



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 N/A	
Description	of the proposed request:	Map / menament to Establish a historic evenay bistrict
REVIEW CR	ITERIA	alongside concurrent Text Amendment - Request by the Village of Hinsdale

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.
 - The proposed Map Amendment would create a Historic Overlay District and associated regulations in order to offer a suite of incentives to identified historically significant properties throughout the Village to encourage historic preservation and preserve the character of the community.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property. The amendment would create a Historic Overlay District that includes the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. The O-3, B-3, R-5, and R-6 Districts are excluded.
- 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 selected districts are comprised of a mix of land uses, including single-family detached homes, commercial, office, institutional, attached residential, and government uses. Of note, over the past decades, there has been a trend of redevelopment that have resulted in the demolition of historic single-family homes.

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

There are no known diminishing impacts to properties in the Historic Overlay District. The incentives offered are voluntary in nature. Properties on the Historically Significant Structures Property List, to be determined in the future per the proposed regulations, may financially gain from the incentives.

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

There are no known diminishing impacts to properties included in the Historic Overlay District. The intent is to help encourage property owners to pursue historic preservation efforts instead of demolition on a voluntary basis in the Village.

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

No known impact. Properties on the Historically Significant Structures Property List (to be determined) and in the R-1, R-2, R-3, and R-4 Districts may be able to take advantage of alternative zoning regulations. The bulk regulations and uses in the base districts will otherwise remain in effect.

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

There are no known impacts to the value of adjacent properties.

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

The proposed amendment will not impact the future development of adjacent properties.

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

There are no proposed changes to the permitted land uses for properties in the Historic Overlay District. The underlying zoning district regulations will remain in effect.

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.

N/A

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.

N/A

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.

N/A

- 13. The community need for the proposed amendment and for the uses and development it would allow.
 - The Village intends to offer voluntary incentives to encourage and assist property owners of historic or significant properties to pursue historic preservation over demolition and new construction. The Overlay District is intended to help further protect historic buildings threatened by demolition.
- 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.

Historic or significant properties appear to be located in the R-1, R-2, R-3, R-4, B-1, B-2, B-3, O-1, O-2, IB, HS, OS Districts. The O-3, B-3, R-5, and R-6 Districts have been excluded from the Historic Overlay District as there do not appear to be abundant historic properties. Following the creation of the Overlay District, a Historically Significant Structures Property List will be created in accordance with the proposed review process included in the draft code language. These properties will be identified as important to the Village and worthy of preserving. Property owners may be able to utilize a suite of preservation incentives to assist with building addition or renovation projects or other preservation efforts.



COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION

Must be accompanied by completed Plan Commission Application

Is this a: Map A	Amendment (Text Amendment	\odot
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Address of the subject property N/A

Description of the proposed request:

REVIEW CRITERIA

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

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- 1. The consistency of the proposed amendment with the purpose of this Code.
 - The Text Amendments are intended to create a Historic Overlay District and associated regulations in order to offer a suite of incentives to identified historically significant properties throughout the Village to encourage historic preservation and preserve the character of the community.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property. The Map Amendment would create an overlay district that includes the R-1, R-2, R-3, R-4, B-1, B-2, O-1, O-2, IB, HS, and OS Districts. The O-3, B-3, R-5, and R-6 Districts are excluded.
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5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

There are no known diminishing impacts to properties included in the Historic Overlay District. The intent is to help encourage property owners to pursue historic preservation efforts instead of demolition on a voluntary basis in the Village.

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

No known impact. Properties on the Historically Significant Structures Property List (to be determined) and in the R-1, R-2, R-3, and R-4 Districts may be able to take advantage of alternative zoning regulations. The bulk regulations and uses in the base districts will otherwise remain in effect.

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

There are no known impacts to the value of adjacent properties.

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

The proposed amendment will not impact the future development of adjacent properties.

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

There are no proposed changes to the permitted land uses for properties in the Historic Overlay District. The underlying zoning district regulations will remain in effect.

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.

N/A

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.

N/A

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.

N/A

- 13. The community need for the proposed amendment and for the uses and development it would allow.
 - The Village intends to offer voluntary incentives to encourage and assist property owners of historic or significant properties to pursue historic preservation over demolition and new construction. The Overlay District is intended to help further protect historic buildings threatened by demolition.
- 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.

Historic or significant properties appear to be located in the R-1, R-2, R-3, R-4, B-1, B-2, B-3, O-1, O-2, IB, HS, OS Districts. The O-3, B-3, R-5, and R-6 Districts have been excluded from the Historic Overlay District as there do not appear to be abundant historic properties. Following the creation of the Overlay District, a Historically Significant Structures Property List will be created in accordance with the proposed review process included in the draft code language. These properties will be identified as important to the Village and worthy of preserving. Property owners may be able to utilize a suite of preservation incentives to assist with building addition or renovation projects or other preservation efforts.



MEMORANDUM

DATE: July 8, 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-16-2022 – 101 W. Chestnut Street – Special Use Permit to allow for an Animal

Hospital in the B-1 Community Business District and an Exterior Appearance / Site Plan Review to allow for changes to the existing building and site for VetChart, LLC located at

101 W. Chestnut Street - Scheduling of a Public Hearing

FOR: July 13, 2022 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: VetChart, LLC

Subject Property: 101 W. Chestnut (PINs: 09-12-109-005; 09-12-109-012; 09-12-109-002)

Site Area: Total: 0.7 acres (33,970 square feet)

Existing Zoning & Land Use: B-1 Community Business District – Vacant (Former Bank with Drive-Through)

Surrounding Zoning & Land Use:

North: B-1 Community Business District – Fullers Car Wash

South: B-3 General Business District – (across Chestnut Street) Multi-tenant shopping center (office and

service uses)

East: B-1 Community Business District – (across Lincoln Street) Village-owned public parking lot; office

building; mixed-use multi-tenant building

West: B-1 Community Business District – Grant Square shopping center (retail, service, and office uses)

APPLICATION SUMMARY

The applicant requests approval of a Special Use Permit to allow for the operation of a pet hospital at 101 W. Chestnut Street in the B-1 Community Business District. In accordance with Section 5-105 of the Zoning Code, pet hospitals are classified as Veterinary Services for Animal Specialties under SIC Code 0742, which are considered a Special Use in the B-1 District and are only permitted in stand-alone buildings.

The applicant also requests approval of an Exterior Appearance and Site Plan Review to allow for the removal of the existing drive-through lanes used by the former bank, construction of an outdoor animal enclosure and a parklet system on the west side of the building, minor changes to the west building elevation, and installation of a loading space and planter boxes.

It is requested that the public hearing for this application be scheduled for the next regular Plan Commission meeting on August 10, 2022.

MEMORANDUM



BACKGROUND

The existing one-story building was formerly occupied by a bank and is currently vacant. In 2002, by Ordinance No. O2002-41, the Village Board approved a Special Use Permit and Exterior Appearance / Site Plan for two drive-through lanes to be installed on the west side of the building and changes to the building elevations. Minor changes to the original site plan and building elevations were approved under Ordinance No. O2003-2 and O2003-39.

In the Business Zoning Districts, drive-through lanes are only permitted for drugstores, pharmacies, and banks or financial institutions (depository or non-depository credit institutions) subject to approval of a Special Use Permit and in accordance with the use regulations listed in Section 5-109. Drive-through lanes are not permitted for pet hospitals. As a result, the applicant intends to remove the drive-through window, and accessory components formerly used by the bank as part of this project and convert the two existing drive-through lanes into an outdoor area for animals, a parklet area for staff, and a loading area. Approval of a new Special Use Permit will be required in the future to re-establish any drive-through lanes.

There are no properties in a single-family residential zoning district within 250 feet of the subject property. Fullers Car Wash is located to the north in the B-1 District. A multi-tenant shopping center with a mix of office and service uses (real estate office, financial advisor office, dry cleaners, physical therapy, and pet grooming) are located to the south across Chestnut Street in the B-3 District. A Village-owned public parking lot, office building with an insurance company, and multi-tenant building with offices and a dry cleaners are located to the east across Lincoln Street in the B-1 District. Grant Square Shopping Center is located to the west and includes a mix of retail, office, and service uses. Chestnut Street, a private street serving Grant Square, is included on the south side of the property.

REQUEST AND ANALYSIS

<u>Special Use Permit</u> - The applicant proposes to utilize the existing one-story, 3,300 square foot building as a pet hospital and veterinary clinic. VetChart, LLC will provide services to only dogs and cats, not exotic animals. The applicant has confirmed that there will be no overnight boarding of animals on site. Boarding Kennels (Animal Specialty Services - SIC Code 0752) are also considered a Special Use in the B-1 District and would require a separate approval from the Village in the future if pursued.

The business intends to operate Monday through Friday from 7:30 am to 5:30 pm. Per the applicant, when VetChart, LLC initially opens their business, it is anticipated that there will be 2-3 employees and about 1-2 clients per hour. With future growth, the applicant does not anticipate that there will ever be more than 20 employees or clients on site at a time. As shown on the submitted interior floor plan, the building will include exam rooms, offices, a surgical suite, a dental suite, and other areas for veterinary services.

<u>Exterior Appearance / Site Plan Review</u> - The applicant is proposing various improvements to the west side of the building. There are no proposed changes to lot coverage and the site complies with the bulk regulations in the B-1 District.

Removal of the Drive-Through Lanes and Accessories - The drive-through lanes and all accessory
components will be removed to meet the Zoning Code requirements. Approval of a new Special Use
Permit will be required in the future to re-establish a drive-through. On the west elevation, the
existing drive-through window, pneumonic tube system, ATM and depository boxes, and other
components will be removed. A new steel door will be installed where the existing window is located

MEMORANDUM



and all other areas will be infilled with brick that matches the existing brick. There are no proposed changes to the existing canopy over the drive-through lanes.

- <u>Loading Space</u> The majority of the outermost / west drive-through lane will be converted into a
 loading space measuring 10 feet wide and 46 feet long. The pavement will be striped and signage will
 be installed indicating it is a no parking area and loading zone. Per the applicant, loading will be used
 for the crematorium, lab pick-up, and bereavement.
- Outdoor Animal Enclosure Within the innermost / east drive-through lane underneath the existing canopy, an outdoor fenced enclosure will be constructed to provide an area for animal relief. The area will measure about 460 square feet in size, at 10 feet wide and 46 feet long, and will be constructed of a 6 foot tall opaque cedar fence. An access gate will be located on the south side of the enclosure. Artificial turf and a drainage mat will be installed above the existing asphalt, therefore there are no changes to lot coverage. Any water or runoff will be allowed to drain freely to a nearby storm sewer inlet. Staff has requested additional information from the applicant for the upcoming public hearing and is coordinating with Building and Engineering staff on potential requirements for this area.
- <u>Parklet</u> The applicant is also proposing a small parklet to provide an outdoor sitting area for employees. The 128 square foot parklet is proposed on top of the existing asphalt to the south of the outdoor animal enclosure and measures 8 feet wide and 16 feet long. The applicant has provided a product specification sheet of the parklet system, which is constructed of a metal frame and wood plank flooring. The area includes a bench seating area with landscaped planters on both sides.
- <u>Planter Boxes</u> Five (5) fiberglass planter boxes will be installed. The planters will be dark green in color. Three (3) planter boxes are proposed in the center concrete median between the two existing drive-through lanes and canopy posts. Two (2) are proposed along the drive-aisle to the south.
- <u>Dumpster Enclosure / Screening</u> There is currently no dumpster enclosure located on site. The Zoning
 Code requires screening of dumpsters by a fully enclosed opaque fence, wall, or densely planted
 evergreen hedge of a height sufficient to completely screen such containers or storage areas from
 view. As a result, the applicant has been asked to construct a new enclosure on site. Staff has
 requested a revised site plan be submitted for review at the future public hearing.
- <u>Signage</u> At this time, the applicant has not provided details on the new monument sign or any permanent building signs, which will require a future Sign Permit Review by the Plan Commission.
- Parking There are no changes to parking and circulation on site. There are currently 32 parking spaces provided in the existing parking lot, two (2) of which are accessible. In accordance with Section 9-104(J), one (1) parking space is required for each 250 square feet of net floor area. The proposed pet hospital would require 14 spaces parking spaces, and therefore, the number of existing spaces exceeds code requirements.

REVIEW PROCESS

<u>Special Use Permit</u> – Pursuant to Section 11-602, 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 as submitted.

VILLAGE OF Linsdale

MEMORANDUM

Within 60 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees shall either deny the application or, by ordinance duly adopted, shall grant the special use permit, 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.

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.

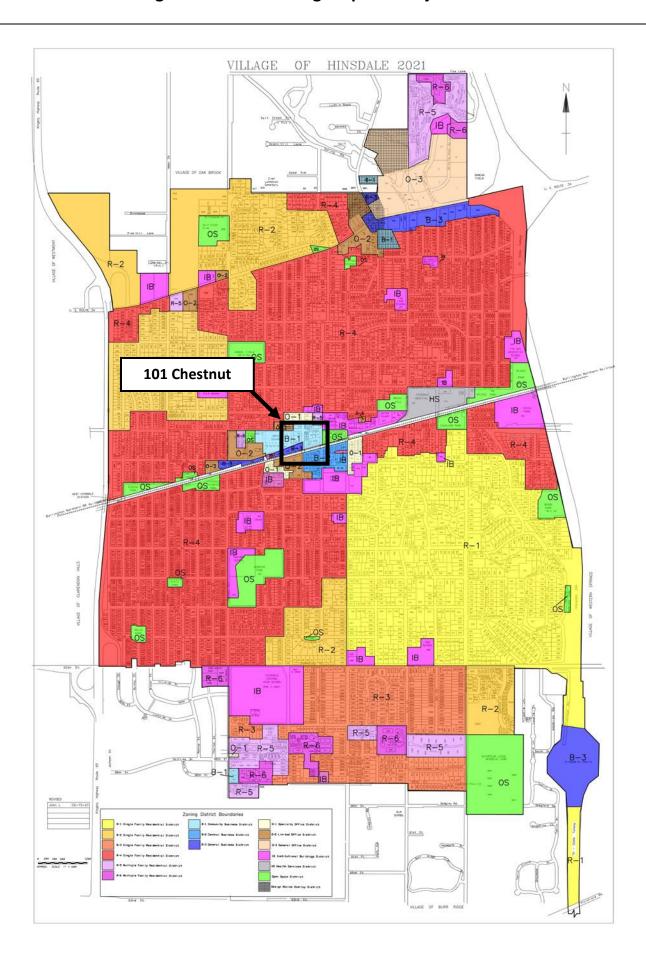
Exterior Appearance / Site Plan Review – Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

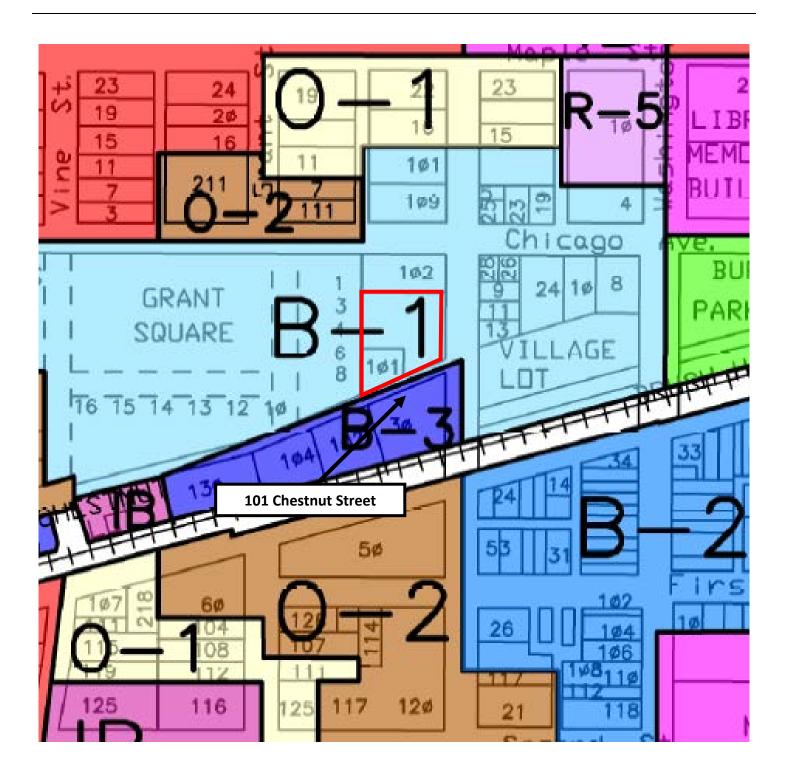
Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within 90 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

ATTACHMENTS

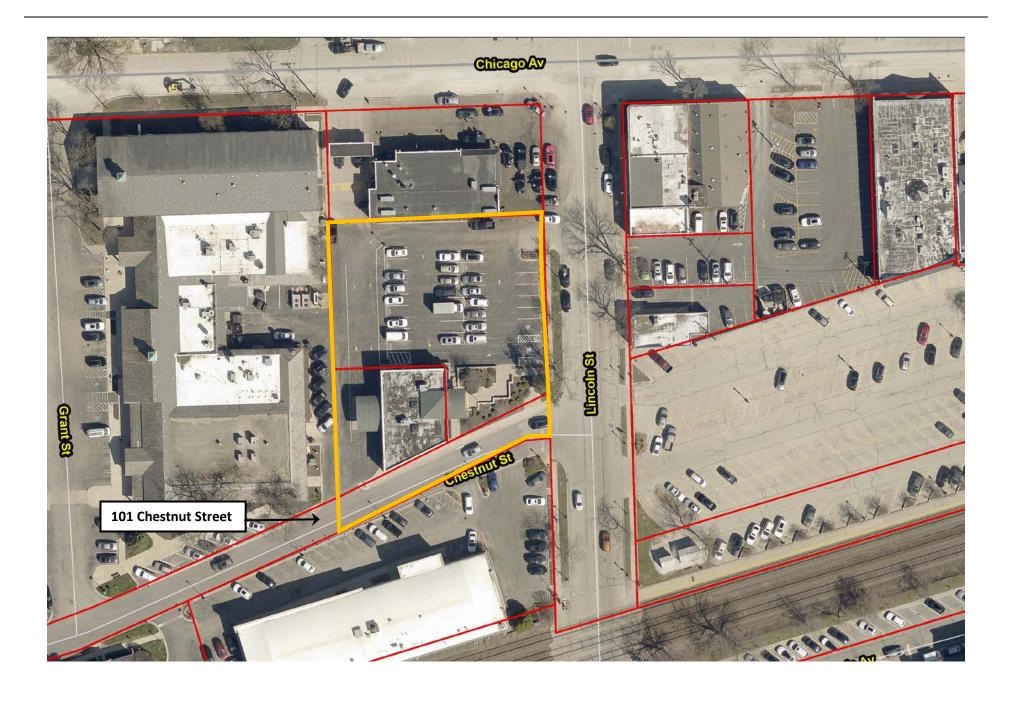
- 1. Zoning Map and Project Location
- 2. Aerial View
- 3. Birdseye View
- 4. Street View
- 5. Exterior Appearance & Site Plan Review / Special Use Permit Applications and Exhibits

Village of Hinsdale Zoning Map and Project Location

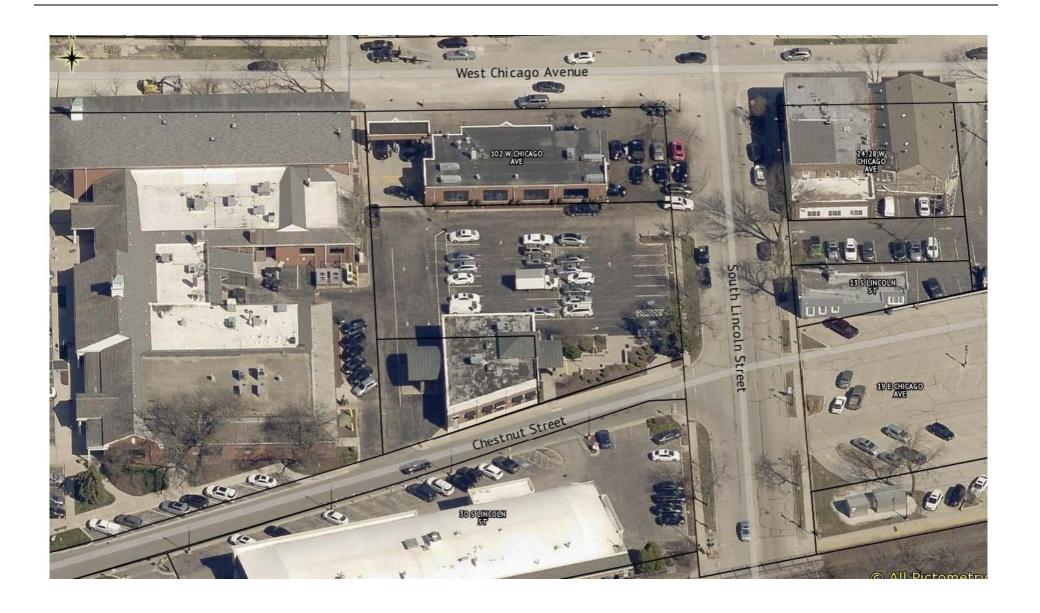




Aerial View – 101 Chestnut Street



Birds Eye View – 101 Chestnut Street



Street View – 101 W. Chestnut



Looking Northwest from Chestnust Street and Lincoln

Street View – 101 W. Chestnut



Existing Drive-Through Lanes - Looking Northeast from Chestnut



VILLAGE OF HINSDALE **COMMUNITY DEVELOPMENT DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: VetChart, LLC	Name: Grant Square LLC
Address: 4818 Woodland Ave.	Address: 21 Spinning Wheel Road
City/Zip: Western Springs, IL 60558	City/Zip: Hinsdale, IL 60521
Phone/Fax: ()/	Phone/Fax: (630) 323-9075 /
E-Mail: baker.1039@gmail.com	E-Mail: mleach@hinsdalemanagement.com
Others, if any, involved in the project (i.e. A	rchitect, Attorney, Engineer)
Name: Peter Coules, Jr./ Patrick C. McGinnis	Name: Brian Otte - StudioGC architecture + interiors
Title: Attorney	Title: Architect
Address: 15 Salt Creek Lane, Suite 312	Address: 223 W Jackson Suite 1200
City/Zip: Hinsdale, 60521	City/Zip: Chicago, Illinois 60606
Phone/Fax: (630) 920 / 0406	Phone/Fax: (312) 253-3400 /
E-Mail: peter@donatellicoules.com	E-Mail: b.otte@studiogc.com
Disclosure of Village Personnel : (List the name of the Village with an interest in the owner of record, t application, and the nature and extent of that interest) 1) N/A	e, address and Village position of any officer or employee he Applicant or the property that is the subject of this
2)	
3)	

Owner

II. SITE INFORMATION

Address of subject property: 101 W. Chestnet St., Hinsdale
Property identification number (P.I.N. or tax number): $\frac{09}{09}$ - $\frac{12}{12}$ - $\frac{109}{109}$ - $\frac{012}{005}$
Brief description of proposed project: Applicant is seeking to operate a veterinary clinic at the property, with a fenced in outdoor
area with turf and an opaque fence to be used to take animals outdoors
General description or characteristics of the site: Empty bank building (some furniture remains, but property not in use)
Existing zoning and land use: B-1; Commercial Bank
Surrounding zoning and existing land uses:
North: B-1 South: B-3
East: B-1 West: 0-2
Proposed zoning and land use: B-1; Veterinary Services for Animal Specialties
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 Amendment Requested:
■ Exterior Appearance 11-606E
☐ Planned Development 11-603E ☐ Special Use Permit 11-602E
Special Use Requested: Veterinary Services for Animal Specialties Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property:	101 W. Chestnut St.		
The following table is based of	on the B-1	Zoning District.	

	Minimum Code	Proposed/Existing	
	Requirements	Development	
Minimum Lot Area (s.f.)	6,250 sq.ft.	33,970 sq. ft	
Minimum Lot Depth	125'	174'	
Minimum Lot Width	50'	166'	
Building Height	30'	22.5'	
Number of Stories	2	1	
Front Yard Setback	25'	25.72'	
Corner Side Yard Setback	25'	80'	
Interior Side Yard Setback	10'	10'	
Rear Yard Setback	20'	114.5'	
Maximum Floor Area Ratio (F.A.R.)*	35%	10% (3,392 SF (Building) / 33,970 SF (Lot))	
Maximum Total Building Coverage*	N/A	N/A	
Maximum Total Lot Coverage*	90%	90% (no change - 30,558 SF impervious / 33,970 SF lot)	
Parking Requirements	1 space per 250 sq. ft.	32 Spaces (30 regular and	
Tarking Requirements		2 handicap spaces)	
Tarking Requirements	14 Spaces (3,300 sq. ft. / 200 sq. ft.)		
Parking front yard setback	14 Spaces (3,300 sq. ft. / 200		
Parking front yard setback Parking corner side yard	14 Spaces (3,300 sq. ft. / 200		
Parking front yard setback Parking corner side yard setback	14 Spaces (3,300 sq. ft. / 200		
Parking front yard setback Parking corner side yard setback Parking interior side yard	14 Spaces (3,300 sq. ft. / 200		
Parking front yard setback Parking corner side yard setback Parking interior side yard setback	14 Spaces (3,300 sq. ft. / 200		
Parking front yard setback Parking corner side yard setback Parking interior side yard setback Parking rear yard setback	14 Spaces (3,300 sq. ft. / 200		
Parking front yard setback Parking corner side yard setback Parking interior side yard setback Parking rear yard setback Loading Requirements	14 Spaces (3,300 sq. ft. / 200		
Parking front yard setback Parking corner side yard setback Parking interior side yard setback Parking rear yard setback	14 Spaces (3,300 sq. ft. / 200 sq. ft.)	2 handicap spaces)	

Information

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

Patrick C McGinnis NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/2/2024

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

	THIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR
On the, day of, to abide by its conditions.	2 <u> જોર</u> , I/We have read the above certification, understand it, and agree
Signature of applicant or authorized agent	Signature of applicant or authorized agent
Sarah Baker Name of applicant or authorized agent	Name of applicant or authorized agent
SUBSCRIBED AND SWORN to before me this	Pant C. MESZ
"OFFICIAL SEAL"	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:	VetChart, LLC			
Owner's name (if different):	: Grant Square LLC			
Property address:	101 W. Chestnut Street			
Property legal description:	ption: [attach to this form]			
Present zoning classification: B-1, Community Business District				
Square footage of property: 33,970 sq.ft.				
Lot area per dwelling:	3,392 sq. ft.			
Lot dimensions:				
Current use of property:	Bank			
Proposed use:	☐ Single-family detached dwelling ✓ Other: Business			
Approval sought:	☐ Building Permit ☐ Variation ☐ Special Use Permit ☐ Planned Development ☐ Site Plan ☐ Exterior Appearance ☐ Design Review ☐ Other:			
Brief description of request	and proposal:			
Applicant is seeking to operate a ve	eterinary clinic out of the property			
Plans & Specifications:	[submit with this form]			
Pr	ovided: Required by Code:			
Yards:				
front: interior side(s)	100' 25' 10' / n/a			

Provided:

Required by Code:

corner side rear	80' 114.5'		25' 20'	
Setbacks (businesses and	offices):			
front:	25.72		25'	
interior side(s)	10' / n/a		10' / <u>n/a</u>	
corner side rear	80' 114.5'		25' 20'	
others:	N/A	_	N/A	
Ogden Ave. Center:	N/A	-	N/A	
York Rd. Center: Forest Preserve:	N/A N/A	-	N/A N/A	
Building heights:	IN/A		IN/A	
principal building(s):	30'		17'	
accessory building(s):				
Maximum Elevations:				
principal building(s): accessory building(s):	2		1	- -
Dwelling unit size(s):	N/A		N/A	_
Total building coverage:	N/A		N/A	_
Total lot coverage:	90% no chan to existi		90%	_
Floor area ratio:	10%		35%	_
Accessory building(s):	N/A			
Spacing between buildings:	[depict on at	tached pl	ans]	
principal building(s):accessory building(s):				
Number of off-street parking spaces required: 14 Number of loading spaces required: 0				
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				
Applicant's printed name				
Dated: 4/24	, 20 22,			

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN BERGMAN'S RESUBDIVISION OF PART OF OUT LOT 1 OF THE TOWN OF HINSDALE AND PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BERGMAN'S RESUBDIVISION RECORDED JULY 17, 1945 AS DOCUMENT 480985, IN DUPAGE COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 09-12-109-012 & 09-12-109-005

Address of Real Estate: 101 W. Chestnut Street, Hinsdale, IL 60521



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

101 W. Chestnut St.

REVIEW CRITERIA

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

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

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

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

- 1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
 - The building will maintain the same amount of space between surrounding buildings and does not lessen the current setback between spaces, streets & facades.
- 2. *Materials*. The quality of materials and their relationship to those in existing adjacent structures.
 - The building will maintain the same materials (no changes). The quality of materials for the fencing and outdoor turf will be consistent with existing adjacent structures.
- 3. *General design*. The quality of the design in general and its relationship to the overall character of neighborhood.
 - The design and quality of the building will be maintained with the character of the surrounding buildings and 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.

The proposed site plan will not change the impact on the landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, or vehicular traffic patterns. Landscaping and greenery will be added with the outdoor space.

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

The height of the building and structure is being maintained and will continue to be visually compatible with surrounding buildings and meets Zoning Code requirements.

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 proposed width to the height of front elevation will remain unchanged to be visually compatible with surrounding buildings and does not take away any current open spaces.

- 7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
 - The width to the height of the windows will also remain unchanged.
- 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 relationship of solids to voids in the front facade of the proposed building is being maintained to be visually compatible with surrounding buildings and neighborhood.
- 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 proposed building uses the same amount of open spaces in between current buildings and does not take away any open space to surrounding buildings or 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 proposed site uses the same entrances and other projections to sidewalks as the current site uses. The proposed site meets Zoning Code requirements.
- 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 materials and texture of the facade will remain unchanged to continue to 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.

The roof shape of the building will remain unchanged.

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

The building facade will remain unchanged. The outdoor space being requested will include an opaque fence designed to be visually consistent, related, and compatible with surrounding buildings.

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

The size and mass of buildings and structures are visually compatible with surrounding buildings and meet Zoning Code requirements. There are no porches or balconies on the propsed structure.

- 15. Directional expression of front elevation. The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
 - The character of the front elevation of the proposed building will remain unchanged and continue to meet Zoning Code requirements, as well as fit with the surrounding buildings. The width and orientation of the building is the same as what exists today.
- 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.

Existing building will remain unchanged.

REVIEW CRITERIA – Site Plan Review

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

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

 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 proposed site plan meets all required standards by the Zoning Codes.

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

The proposed site plan does not interfere or change any 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.

The proposed site plan will help all the above as the current bulding on the site is deuterating.

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

The proposed site plan will not affect any surronding property with any less community enjoyment. In fact the setbacks are the same or greater than what exists today.

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 site plan will not create any different traffic congestion or hazards then the current site plan and the traffic will flow the same.

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

The proposed site plan provides the same amount of shielding from or for the nearby uses and buildings.

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

The proposed structure and landscaping will in fact brighten the neighboring properties and match with neighboring structures and landscaping. The proposed structure will not lack amenity to any neighboring structures or current 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.

The application and site plans submitted does not affect any of the space that is currently being used. The plans allow for continued space and 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.

The proposed site plan has proper drainage and will not create any erosion. The site will be properly paved and equipped with proper materials and drainage that will serve 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.

The proposed site plan does not place any unwarranted or unreasonable burdens on specified utility systems on the site and it satisfactorily integrates the site's utilities into the overall existing and planned utility system serving the Village and the community.

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

The proposed site plan does provide for allowed public uses.

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

The proposed site plan does not adversely affect the public health, safety, or general welfare. In fact, the proposed site plan is intended to bring a positive business that benefits the general public.



COMMUNITY DEVELOPMENT DEPARTMENT **SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request:	101 W. Chestnut St., Hinsdale, IL 60521					
Proposed Special Use request:	Veterinary Clinic					
Is this a Special Use for a Planned Development? No Yes (If so this submittal also requires a <u>completed</u> Planned Development Application)						
DEVIEW CDITEDIA						

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

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

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

See attached.

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

See attached.

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

9.	Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:
	Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.
	See attached.
	Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.
	See attached.
	Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken
	to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.
	See attached.

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 requested use (Veterinary Services for Animal Specialties – SIC Code 0742) is an allowable use in the B-1 Zoning District, as a Special Use, in stand-alone buildings only. No boarding for overnight animals is being requested. The B-1 District is a community business district that is intended to serve the Hinsdale suburban community with a full range of locally oriented business. A community veterinary clinic meets this criteria.

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.

A veterinary clinic and its office is a relatively low intensity of use for the property, and therefore does not have an adverse impact on the adjacent properties nor on the public health, safety, or general welfare of the area. At the very least, it will be no more intensive than a bank, which was the previous use of the property, and will likely in fact be less intensive. The average number of customers/clients going to the property will be less per hour for a vet clinic than a bank and there will be no use of the property overnight, while a bank had ATM use during overnight hours.

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 proposed use of the property as a veterinary clinic will not require any change to the existing property, other than the removal of the drive-thru window and lanes for the bank and the addition of the outdoor space in its place, which will include turf on the ground and an opaque fence. The enclosed proposed site plan reflects same. The outer drive-thru lane will be used as a loading/drop off area (sign will limit loading/drop off time to 15 to 30 minutes). The proposed use will not impact the immediate vicinity or interfere with the use and development of neighboring property in accordance with the applicable district regulations.

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.

No changes to any public facilities are necessary. The use of the property as a veterinary clinic and offices has had and will continue to have no negative impact on any public services. The use is not more, and is likely less, intensive than a bank.

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 use as a veterinary clinic will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. The impact will be less than that of the bank that was previously at the property. Applicant's business will operate with traditional hours (no overnight patients), beginning with 2-3 employees working at a time, seeing approximately 1-2 clients per hour. As the business begins to grow, this will hopefully increase for the applicant.

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.

The existing structure will remain and there will be no destruction, loss, or damage of any natural, scenic, or historic features of significant importance.

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.

Applicant is seeking approval for a Special Use to utilize the property as a veterinary clinic. Animal hospitals/veterinary clinics are permitted in the B-1 District, but only as a Special Use. There are no residential properties that abut this property and it will operate in the B-1 community business district.

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.

All of the conditions of the approved special use are being met. There are no long hours or overnight operations. The noise will be minimal. In fact, this property has been vacant and this will bring a consistent business to the location and serve the community.

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

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

A veterinary clinic will serve needs of residents of Hinsdale and no negative impact on any neighbors. The property is currently vacant and the proposed use will bring an active local business to the community. The proposed used also minimized any adverse impact on the surrounding buildings as no redevelopment of the building is necessary.

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.

No alternative locations would better serve the public goals or proposed use and development of the current site.

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.

Any adverse effects of the proposed use, which are minimal, have been adequately addressed. The requested outdoor space will include an opaque fence and planters and greenery.

Summary & Business Description

Applicant is seeking approval for a Special Use to operate a veterinary clinic in the B-1 District at the property located at 101 W. Chestnut St. The property was previously used as a bank, but is currently vacant and not in use. Applicant is a local vet and is looking to start her business at this location. Applicant has obtained the approval from the owner of the property, Grant Square LLC, to operate this business at this location and has entered into a ten (10) year lease agreement with the owner, contingent on the Special Use approval.

Applicant's practice will serve dogs and cats, not any exotic animals. Applicant's business will operate with traditional hours (no overnight patients), beginning with 2-3 employees working at a time, seeing approximately 1-2 clients per hour. As the business begins to grow, this will hopefully increase for the applicant, but never more than a total of 20 employees/clients at a time. The building space will include six (6) exam rooms, two (2) offices, a surgical suite, a dental suite, a lab, a back room, and some small additional outdoor space. Applicant's intent is to provide gold standard care for the local community and their pets. Traditional hours would be Monday through Friday, 7:30 am – 5:30 pm.

The only proposed/requested changes to the outside of the building/site Applicant is requesting approval for is to remove the drive-thru window and lanes and add a small outdoor space to the property, which will include artificial turf and an opaque fence, planters and greenery surrounding the area. The outdoor space will be used for inpatient animal relief and will be turf to allow easy clean up multiple times per day. It will also include a drainage system. This outdoor space would be located where the first lane of the bank drive-thru is currently located. The second lane will remain open, to be used as a loading/drop off space, with a sign setting a limit of 15 to 30 minutes for using that space. The loading zone would be used for the crematorium, lab pickup, and occasional bereavement when necessary.

Applicant is not seeking overnight/boarding use of the property, as this would require 24 hour supervision of the animals in order to provide gold standard care.

Trustee's Deed Individual/Corporate

THIS INDENTURE made this 22nd day of June, 2005, between HARRIS N. A., a National Banking Association, organized and existing under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated 20th day of November, 1990, and known as

DUPAGE COUNTY RECORDER

JUL.14,2005

9:03 AM

DEED 004 PAGES

09 - 12 - 105 - 014R2005-149756

Trust Number L-2772, Grantor and GRANT SQUARE LLC Grantee.

Grantees Address: 21 Spinning Wheel Road, Hinsdale, IL 60521

WITNESSETH, that said Grantor, in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid does hereby convey and quit-claim unto said Grantee, the following described real estate situated in DuPage County, Illinois, to wit:

SEE LEGAL ATTACHED TO AND MADE A PART OF DEED

Permanent Index No. See Attached

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD THE same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

SUBJECT TO: The liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county given to secure the payment of money remaining unreleased at the date of the delivery hereof, to all real estate taxes due or to become due and all conditions, covenants and restrictions or record.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers and attested by another of its officers, the day and year first above written.

HARRIS N. A.

as Trustee aforesaid, and not personally

Shirley M. Nolan Assistant Vice President/Land Trust

Form 2800 - R1/01 trusteesdeedind

(rev 06/2005)

COUNTY OF DuPage)
) SS
STATE OF ILLINOIS)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Shirley M. Nolan, Assistant Vice President/Land Trust of HARRIS N. A. and

of said bank, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such officers of said bank respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said bank, as Trustee for the uses and purposes, therein set forth and the said AVP of said bank did also then and there acknowledge that he/she as custodian of the corporate seal of said bank did affix the said corporate seal of said bank to said instrument as his/her own free and voluntary act and as the free and voluntary act of said bank, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 22nd day of June, 2005.

Notary Sea

This instrument prepared by:

S. Nolan

HARRIS N. A.

53 S. Lincoln Street, Hinsdale, IL 60521

"OFFICIAL SEAL"
CHRYSSE, M. PHILLIPS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/4/2006

E NAME Lawrence A. Robins

L DLA Piper Rudnick

I STREET 203 North LaSalle Street

Chicago, Illinois 60601

E CITY

R

Grant Square Shopping Center 101 Chestnut St., 34 S. Vine St., Hinsdale, IL

ADDRESS OF PROPERTY 21 Spinning Wheel Road Hinsdale, Illinois 60521

Wheel Road 1linois 60521

TAX MAILING ADDRESS

Form 2800 - R1/01 trusteesdeedind

(rev 06/2005)

Legal Description

EXHIBIT A

" wreel is

Lots 1, 2, 3 in Block 1 in Grant Square Resubdivision of Blocks 1 and 2 and the vacated alleys running North and South through said Blocks from the North line of Chestnut Street to the South line of Chicago Avenue in Hannah's Subdivision of part of Out Lot 1 of the Original Town of Hinsdale, in Section 12, Township 38 North, Range 11 East of the Third Principal Maridian, according to the Plat of said Resubdivision recorded October 5, 1949 as Document No. 577674 and rerecorded September 8, 1950 as Document No. 603764, in DuPage County, Illinois and that part of the West 1/2 of vacated Vine Street lying between Grant Square Resubdivision and Grant Square Shopping Center Resubdivision and North of the North line of Chestnut Street and South of the South line of Chicago Avenue in the Northwest 1/4 of Section 12. Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat of said vacation recorded October 22, 1984 as document number R84-85232, in DuPage County, Illinois, which is East of and adjoining Lote 1, 2, 3 and 9 aforesaid.

Parcel 2:

09-12-105-013 09-12-105-003 09-12-105-014

Lots 1 and 2 in Grant Square Shopping Center Resubdivision of that part of Out Lot 1 and that part of Depot Grounds described as follows: Beginning at a point 33 feet Southerly of North line said Out Lot 1 in (said point being on Southerly right of way of Chicago Avenue as now platted and recorded) and on the East line of Vine Street as described in Quit Claim Deed recorded May 8, 1902 as document 76425; thence East along South line of Chicago Avenue 612.2 feet more or less to West line of East 166.28 feet of said Out Lot 11 thence South along said West line of the East 166.28 feet of said Out Lot 1 (part of said West line being also the West line of Bergman's Resubdivision, recorded July 17, 1945 as document 480985) 299.46 feet to Bouthwest corner of said Bergman's Resubdivision; thence North 65 degrees 21 minutes 28 seconds East along the South line of said Bergman's Resubdivision 182.70 feet to West line of Lincoln Street; thence South OV degrees C4 minutes 38 seconds East along said Westerly line of Lincoln Street 36.63 feet; thence South 89 degrees 55 minutes 22 seconds West 20 fest to an angle point; thence South 65 degrees 21 minutes 28 seconds West 149.74 feet to an angle point; thence South 67 degrees 27 minutes 04 seconds West 232.07 feet to an angle point, said point being 107 feet, measured at right angles to and Northerly of center line of center main track of Chicago Burlington and Quincy Railroad; thence South 74 degrees 52 minutes 16 seconds West along a line parallel with and 107 feet Northerly of as measured at right angles to center line of center main track of Chicago, Burlington and Quincy Railroad (being along existing Northerly right of way line of said railroad) 423.08 feet more or less to East right of way line of Vine Street; thence North along East right of way line of Vine Street 521.39 feet to place of beginning, as shown on plat of resubdivision recorded March 3, 1964, as document R64-6737, in DuPage County. Illinois. 09-12-109-013 09-12-109-002

The East 1/2 of vacated Vine Street lying between Grant Square Resubdivision and Grant Square Shopping Center Resubdivision and North of the North line of Chestnut Street and South of the South line of Chicago Avenue in the Northwest 1/4 of Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat of said vacation recorded October 7, 1984 as Document No. R84-85232, in DuPage County, Illinois.

Parcel 3:

Lots 1, 2 and 3 in Bergman's Resubdivision of part of Out Lot 1 of the Town of Hinsdale and part of the Northwest 1/4 of Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat of said Bergman's Resubdivision recorded July 17, 1945 as document 480985, in DuPage County, Illinois. 09-12-109-012 09-12-109-005



April 6, 2022

Village of Hinsdale 19 Chicago Avenue Hinsdale, IL 60521

Re: 101 Chestnut Street, Hinsdale, IL

Dear Village of Hinsdale:

Please allow this correspondence to confirm our consent to allow Dr. Sarah Baker or VetChart, LLC to proceed with an application for a Special Use Permit for VetChart LLC's proposed use of the Premises located at 101 Chestnut Street, Hinsdale, IL.

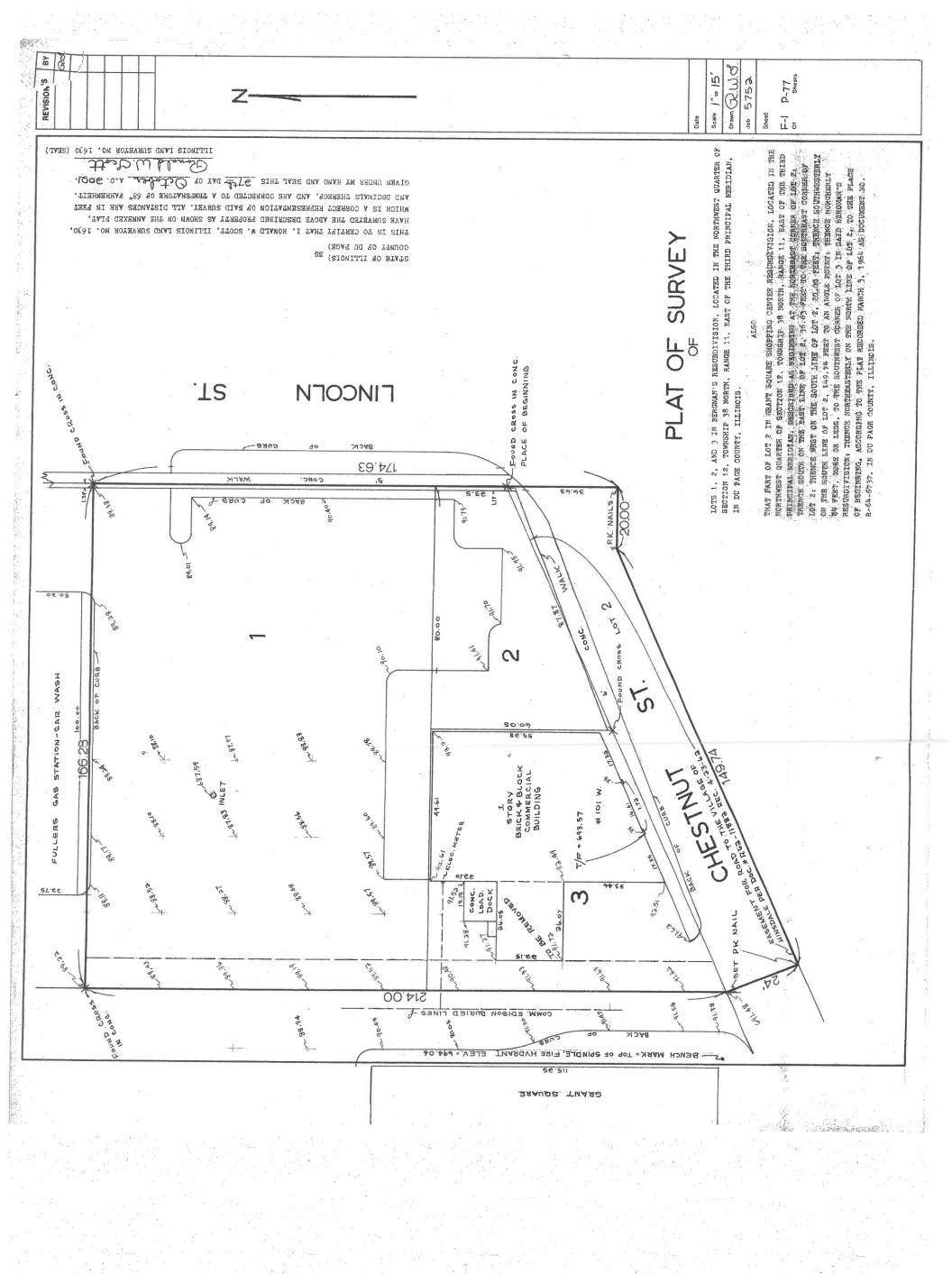
Sincerely,

HINSDALE MANAGEMENT CORPORATION
As Duly Authorized Agent for Grant Square, LLC

(unh Kruh)

Caroline K. Palmer Vice-President General Counsel

D-26458-P.O.S. WEST



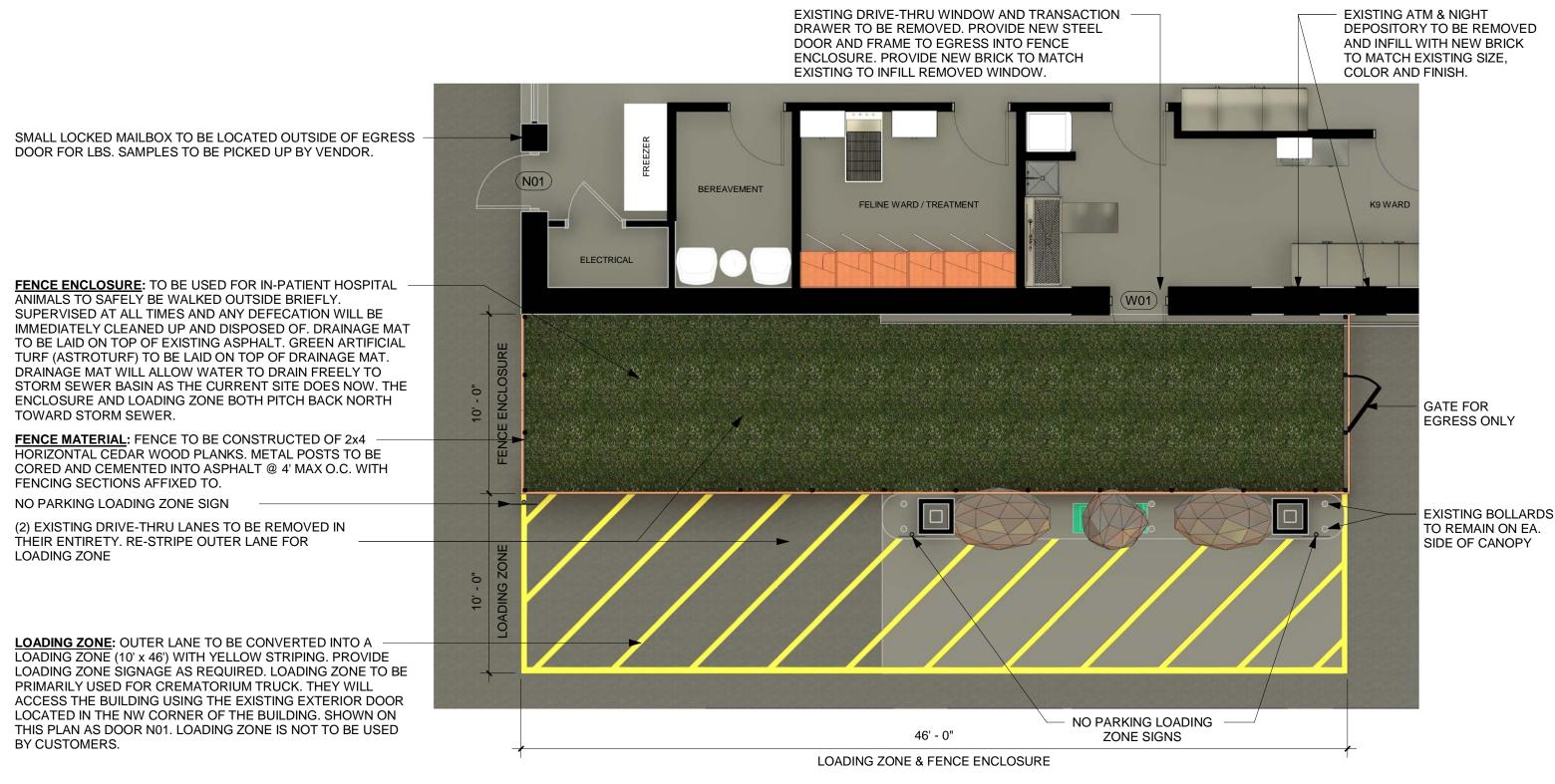


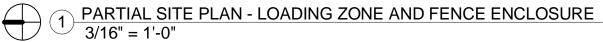


Site Plan
Dr. Sarah Baker
HINSDALE ANIMAL HOSPITAL
101 W Chestnut St | Hinsdale, IL

1 SITE PLAN 1" = 20'-0"



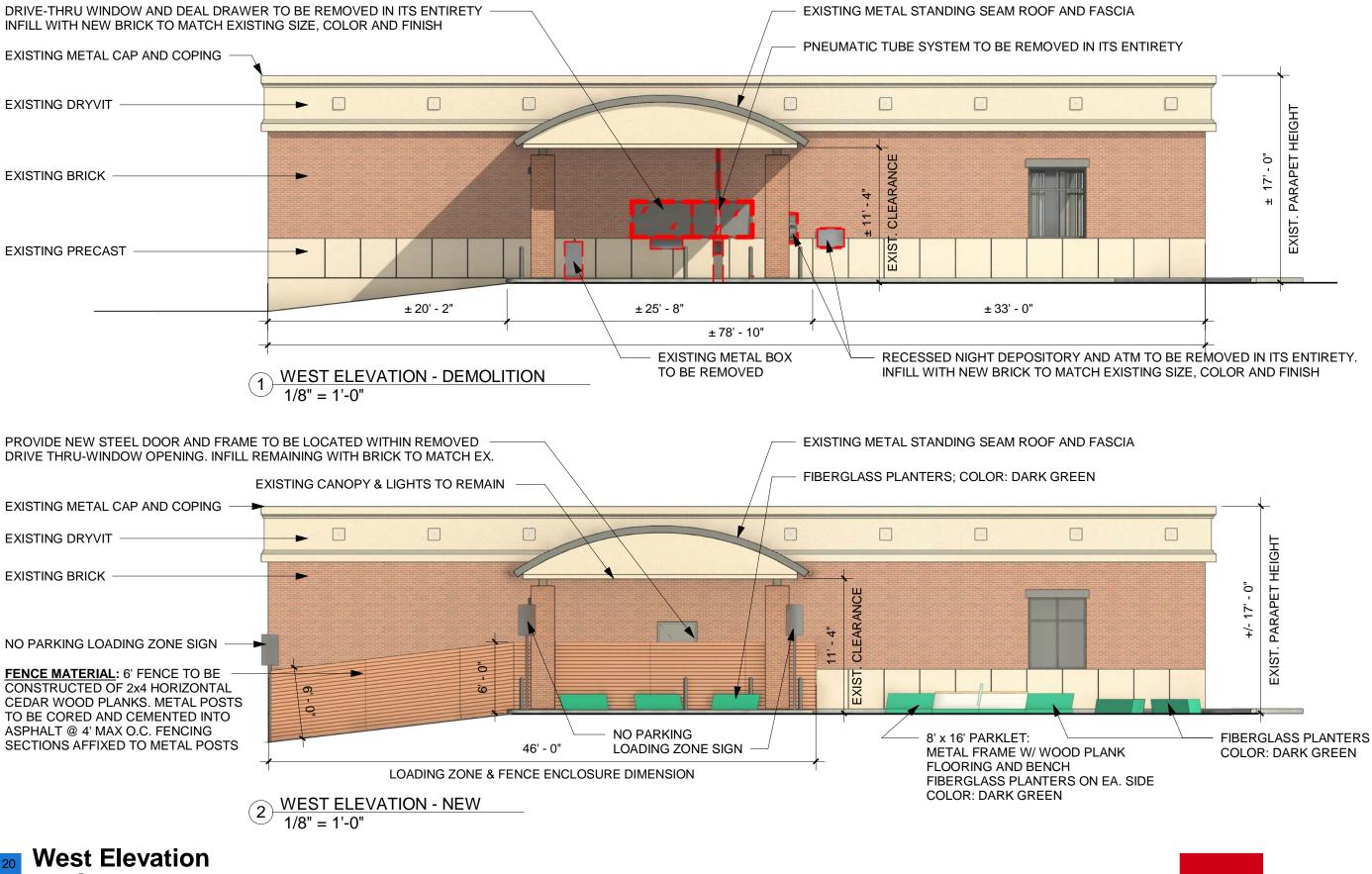






Loading Zone & Fence Enclosure Dr. Sarah Baker HINSDALE ANIMAL HOSPITAL 101 W Chestnut St | Hinsdale, IL







SPECIAL USE APPLICATION SUDIEGC





Exterior Perspective
Dr. Sarah Baker
HINSDALE ANIMAL HOSPITAL
101 W Chestnut St | Hinsdale, IL









NORTH ELEVATION











WEST ELEVATION







SOUTH ELEVATION (ALONG CHESTNUT ST.)









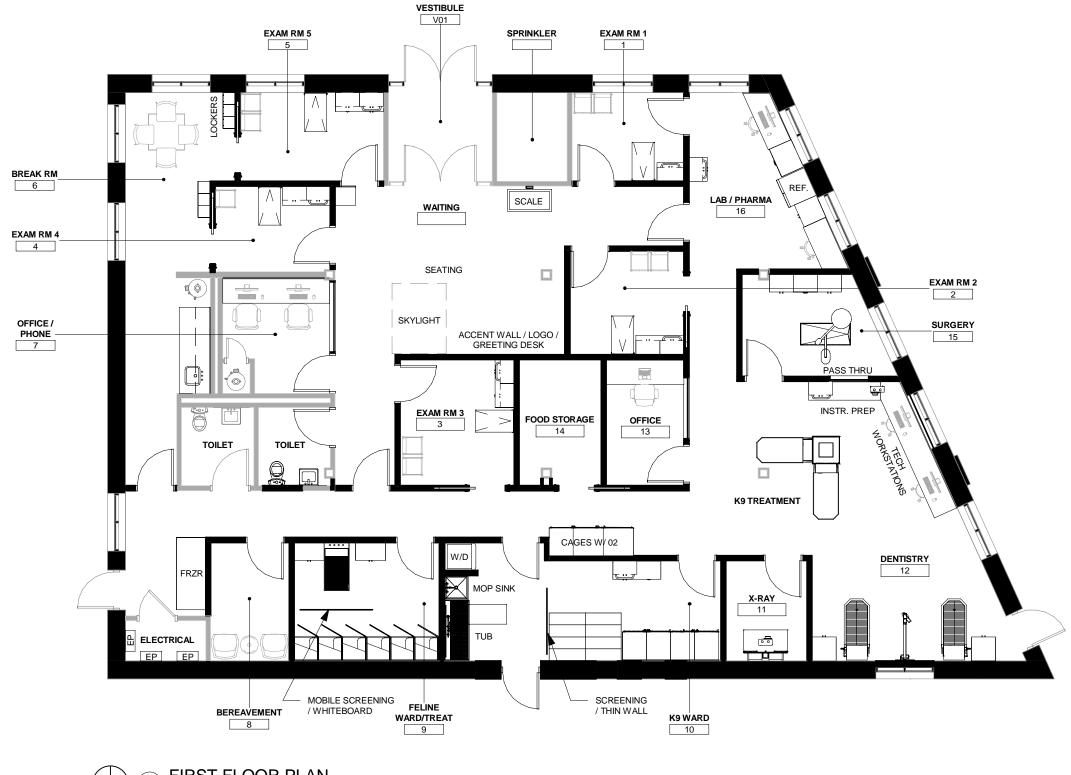


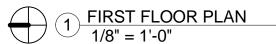
WEST ELEVATION (FRONT ENTRANCE)

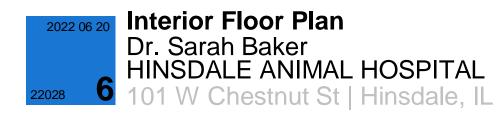


Existing Photos
Dr. Sarah Baker
HINSDALE ANIMAL HOSPITAL 101 W Chestnut St | Hinsdale, IL











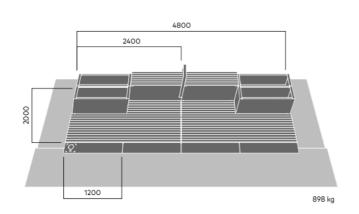
PARKLETS 2.0 portal

4472

Designed by Hong Ngo-Aandal, SOLA, Johan Verde

Parklets 2.0 portal extends existing pavements to provide more space for people and plants. The range consists of six complete modules that can quickly be positioned in parking spaces that are no longer in use. The urban flooring is easy to move with an electric forklift and has adjustable feet so that it can be adapted to different situations and levels. The nonslip transition plates ensure a smooth join with the existing pavement.





Anchoring/assembly

Free-standing/mounted to the ground

Primary material

Hot-dip galvanised steel

All steel components are hot-dip galvanised. which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty.



5 mm

Sustainability

Indicators	Global warming	Total energy used	Recycled materials	
Unit	kg CO2	MJ	%	
Cradle to Gate A1-A3	3070.52	46965.42	2.25	

Certifications





Warranty

- · Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

Additional features on request

× Modular × ADA ✓ USB

× Swivel



✓ LED





Antigraff



× Lifting hook







TOLGA+POTSDAM+PERTH







69367 TOLGA

69345 POTSDAM

69050 PERTH

part number	outside dimensions	opening	base size	weight	gallons
69367.36	36"L x 16"W x 24"H	33.25"L x 13.25"W	36"L x 16"W	33.1 lbs	51.4
69367.48	48"L x 16"W x 24"H	45.25"L x 13.25"W	48"L x 16"W	39.7 lbs	68.6
69367.60	60"L x 16"W x 24"H	57.25"L x 13.25"W	60"L x 16"W	47.4 lbs	85.7
69345.36	36"L x 16"W x 32"H	33.25"L x 13.25"W	36"L x 16"W	40.8 lbs	68.6
69345.48	48"L x 16"W x 32"H	45.25"L x 13.25"W	48"L x 16"W	52.9 lbs	91.4
69345.72	72"L x 16"W x 32"H	69"L x 13.25"W	72"L x 16"W	73.2 lbs	137
69050.36	36"L x 16"W x 42"H	33.25"L x 13.25"W	36"L x 16"W	50.7 lbs	90
69050.48	48"L x 16"W x 42"H	45.25"L x 13.25"W	48"L x 16"W	65 lbs	120

Please note that sizes my vary by up to 2% and that weights are approximations.



REINFORCED CONSTRUCTION



LIGHTWEIGHT



MODERN DESIGN



HAND-CRAFTED



UV AND FROST RESISTANT

www.potsplantersandmore.com 888.381.9501 Skokie, IL



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

APPLICATION: 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) lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development

PROPERTY: 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)

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

REQUEST: Text Amendment, Planned Development Concept Plan, Special Use Permit, and

Major Adjustment to the Zion Lutheran Church Planned Development

PLAN COMMISSION (PC) REVIEW: May 24, 2022 (Special Meeting)

BOARD OF TRUSTEES 1ST READING: July 12, 2022

SUMMARY OF REQUEST: The Village of Hinsdale received an application from Holladay Properties Services Midwest, Inc. requesting 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 project requires zoning relief for various bulk requirements, largely due to existing conditions such as building setbacks and height, as well as for structures and uses in required yards, fencing, perimeter landscape open space, and the sizing of parking spaces, loading spaces, and drive aisles.

Holladay Properties Services Midwest, Inc. and Zion Lutheran Church also request 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 are not included in this request and the applicant would be required to obtain separate approval of these requests in the future: Planned Development Detailed Plan and Final Plan with Modifications to the Zoning Code; 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; and, Exterior Appearance and Site Plan Review.

Office buildings in the O-1 Specialty Office District are located to the north and to the east of the property. Single-family detached homes in the R-4 Single Family Residential District are located to the south, east, and west of the property.

PUBLIC HEARING SUMMARY: A public hearing for the submitted applications was held on Tuesday, May 24, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on April 28, 2022. A copy of the published notice is attached hereto as **Exhibit 1** and made a part hereof. Mailed notice was sent to nearby property owners and a sign was posted by the applicant, as required by the Village's Zoning Ordinance ("Zoning Code"). In addition, the Village publicized the public hearing on its website.

At the duly and properly noticed public hearing, Drew Mitchell and Michael O'Connor representing Holladay Properties Services Midwest, Inc., provided a presentation to the Plan Commission on the proposed development. Christopher Walsh, the architect for the project representing Tandem, Inc., was also present and assisted with the presentation. A representative of Zion Lutheran Church was in attendance in the audience.

Following the presentation, the Plan Commission members asked the applicant questions and provided feedback on the project. The applicant responded to the questions by the Plan Commission members. Topics discussed during the public hearing included details on the building and site design, the conversation of Second Street from one-way to two-way traffic, adding extra windows to improve upon the building architecture, guest parking, the size of the proposed parking spaces and drive aisle for underground parking, flooding and stormwater, the proposed private park spaces, and various relief requested to the bulk regulations in the Zoning Code.

Of note, there was a discussion on whether the condominium units should be age-targeted versus age-restricted. The Village Board of Trustees recommended that the units be age-restricted to limit impacts to school districts. Several Plan Commissioners noted that they did not have concerns if the units were age-targeted instead of age-restricted, noting that this restriction could create issues for the future sale of the units and the design of the site, number of units, size of the units, and amenities provided would largely appeal to an older age group rather than families with children. Commissioners recommended that the developer provide data on the potential impacts to the school districts, similar to the information provided for Hinsdale Meadows, another age-targeted residential project approved by the Village in recent years. Additionally, similar to Hinsdale Meadows, the Village can explore additional language in the future Homeowners Association by-laws, which will be submitted for review by the Village Board with the Planned Development Detailed Plan. Mr. Mitchell stated that the applicant intends to move the project forward, even if the Village requires the units to be age-restricted, and would provide additional information for the Village Board to review.

Testimony was taken and heard by the Plan Commission on application requests. All persons testifying during the public hearing were sworn in prior to giving testimony. All persons wishing to be heard were given the opportunity to provide testimony on their own behalf. Two (2) members of the public spoke at the public hearing. Both members of the public expressed overall support for the project, but discussed potential concerns over stormwater, the existing floodplain, and flooding with future development. It was noted that flooding has occurred in the past on Vine Street and Second Street, and the proposed development should not make flooding in the area worse.

Existing parking issues on Vine Street were also discussed, which were believed to be caused by a nearby office or possible enforcement and signage issues. Members of the public did not want this development to contribute to additional parking issues on Vine Street and did not report concerns over converting Second Street from one-way to two-way traffic. There being no further questions or members of the public wishing to speak on the application, the public hearing was closed.

A transcript of the public hearing is attached hereto as **Exhibit 2** and made a part hereof.

MOTIONS AND RECOMMENDATIONS: On May 24, 2022, the Plan Commission made the following separate motions on the proposed Text Amendment, Planned Development Concept Plan, and Special Use Permits, and Major Adjustment to the Zion Lutheran Church Planned Development.

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to recommend 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, as submitted, for Case A-35-2021. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

ABSENT: Commissioners Hurley and Jablonksi

A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to recommend approval of a Planned Development Concept Plan for the development of Vine Street Station consisting of twelve (12) lifestyle housing units within an existing building located on a 0.61-acre site at 125 S. Vine Street for Case A-35-2021, with the suggested modification that the units be age-targeted, not agerestricted. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

ABSENT: Commissioners Hurley and Jablonksi

A motion was made by Commissioner Crnovich, seconded by Commissioner Willobee, to recommend approval of a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District for Vine Street Station for Case A-35-2021. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

ABSENT: Commissioners Hurley and Jablonksi

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to recommend approval of a Major Adjustment to the Zion Lutheran Church Planned Development for Case A-35-2021 without substantial conformity to remove the proposed Vine Street Station development from the existing Planned Development and to allow for new modifications to the Zoning Code. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

ABSENT: Commissioners Hurley and Jablonksi

FINDINGS ON THE PROPOSED TEXT AMENDMENT: The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-601(E) of the Hinsdale Zoning Code, made the following Findings as to the Proposed Text Amendment:

STANDARDS FOR APPROVING TEXT AMENDMENT: Section 11-601(E) of the Zoning Code provides that the wisdom of amending the zoning map or 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, certain factors:

- 1. The consistency of the proposed amendment with the purposes of this code.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
- 3. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.
- 4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
- 5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
- 6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- 7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- 8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- 9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
- 10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
- 11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.
- 12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
- 13. The community need for the proposed amendment and for the uses and development it would allow.

TEXT AMENDMENT FINDINGS: The Plan Commission found that a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2) of the Zoning Code to allow Lifestyle Housing as a Special Use in the O-1 Specialty Office District is generally consistent with the purposes of the Zoning Code.

Lifestyle housing requires approval as part of a Planned Development and is considered a Special Use currently allowed only in the B-1 Community Business District, the B-3 General Business District, and the O-2 Limited Office District. The standards for Planned Developments are outlined in Section 11-603(E) and the specific regulations for lifestyle housing are set forth in Section 11-603(M).

The regulations for lifestyle housing are intended to authorize high quality townhouse and condominium housing that is 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.

Planned Developments are a specialized regulatory technique already provided for under the Zoning Code and appropriately used to provide flexibility and promote creativity for substantial developments. The allowance of lifestyle housing as a Special Use and as part of a Planned Development in the O-1 District will be subject to the detailed and rigorous review required for Planned Developments under the existing Code provisions, ensuring their use will be limited to appropriate circumstances.

The proposed Text Amendment will allow the consideration of the applications for Vine Street Station, which is aimed at filling a need for high-quality condominium dwellings near the downtown, allow for increase housing options for older population which are in limited supply in the Village, as well as future applications for developments that are able to meet the criteria for approving a Planned Development and Special Use.

The proposed Text Amendment will allow for the adaptive reuse of a historic former private school building for Zion Lutheran Church into twelve (12) lifestyle housing units that is compatible with the existing transitional nature of the area that includes a membership organization building and day care, office buildings, and single-family homes. The existing historic building fits within the context of the surrounding neighborhood and the massing, scale, and overall building envelope will be unchanged. The former private school building has been vacant for several years and with the proposed Text Amendment, would be able to be converted into residential units. The Plan Commission found the standards to have been met.

The applicant must obtain approval of a Map Amendment for the rezoning of the subject property from the IB Institutional Buildings District to the O-1 Specialty Office District upon separate application in the future.

FINDINGS ON THE PROPOSED PLANNED DEVELOPMENT CONCEPT PLAN AND RELATED SPECIAL USE PERMITS: The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Sections 11-602(E) and 11-603 of the Hinsdale Zoning Code, made the following Findings as to the application requesting Planned Development Concept Plan approval and a related Special Use Permit:

STANDARDS FOR SPECIAL USE: Section 11-602(E)(1) Special Use Permit Standards:

- a) 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 and with the general purpose and intent of the official comprehensive plan.
- b) 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.
- c) 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.

- d) 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.
- e) No traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- f) 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.
- g) 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.

SPECIAL USE FINDINGS: The Plan Commission found the Planned Development to be in harmony with the Village's Code, Zoning Code and Comprehensive Plan, as well as the regulations for lifestyle housing set forth in Section 11-603(M). The project was found to be appropriate for the subject property and would benefit the community as a whole by providing additional residential units in the Village in a form that will be attractive to older people looking to downsize from larger single-family homes. Lifestyle housing would fill a need in the community and provide housing for empty-nesters looking to downsize and live near the downtown area.

The majority of the Plan Commission agreed that the condominium units should be age-targeted versus age-restricted, noting that a restriction could create issues for the future sale of the units and the design of the site, number of units, size of the units, and amenities provided would largely appeal to an older age group rather than families with children, therefore lessening impacts to the school districts. Several Commissioners requested additional data and evidence be submitted by the applicant to determine the potential impacts to the school districts.

Because the existing historic building will be preserved as part of the project and the building height will not increase, the scale of the building will remain unchanged and will fit into the surrounding area. It was noted that many of the proposed deviations from the Zoning Code regulations were a result of the existing conditions of the buildings, such as setbacks. The Commission was in support of the design of the building and proposed materials. Several Commissioners provided suggestions to improve upon the building elevations, such as including additional windows on the east elevation. It was noted that careful consideration of any proposed lighting will need to be take place at a later date with the Detailed Plan to ensure that there are no negative impacts to the adjacent single-family homes.

The property is located in a floodplain and the project will be required to meet all codes by the Village and DuPage County Stormwater and Flood Plain Ordinance. Several Commissioners and a member of the public asked about stormwater and flooding issues, where the applicant responded that they are reducing the amount of impervious surface as part of this project, restoring the existing non-conforming parking on Second Street into a landscaped parkway, and will be installing ample landscaping on site. Engineering plans will be prepared in the future and reviewed prior to the Detailed Plan submittal.

Adequate public facilities will be provided. The applicant is proposing three park spaces that will be privately owned and maintained by the future homeowner's association. One of the park areas will be accessible to the public and two which will be for condominium residents. The Plan Commission agreed that the proposed outdoor areas will provide a public benefit to the Village and surrounding neighborhood. One Commissioner stated that the east park space off of Second Street, which was intended for private use by residents only, could be made accessible to the public. It was also discussed if additional restrictions, such as an easement, deed restriction, or ordinance condition, could be put in place to provide additional protection of this area as open space. The future homeowner's association could

remodel and renovate the park area as needed, but it would be required to remain as open recreational space rather than be able to be converted into parking or additional development in the future.

The small park on the corner of Vine Street and Second Street, which will be open to the public, is required to be platted as an open space easement on the Plat of Subdivision to get credit for park space under the Village Code.

The majority of the Plan Commission found that the conversation of Second Street from one-way to two-way traffic could benefit the residential development, as one-way traffic was more suitable for the private school and this development would not generate the same traffic. The two members of the audience, who live near the proposed development, were also not opposed to converting the street to two-way traffic. The applicant noted that the preliminary traffic study indicated that the traffic volumes would be much lower for twelve (12) condominium units than the former private school that had roughly 200 student at one point in time.

Several Commissioners commented that parking for guests may be limited and could be an issue in the future. It was recommended that the applicant work with Zion Lutheran Church to determine if additional guest parking could be provided in the church parking lot to the south if needed. The development is code-compliant in terms of the number of parking spaces provided and the majority of Commissioners agreed the reduced size of the parking spaces was not a significant problem. Additional details on the parking space sizes and guest parking will be provided with the Detailed Plan for the Planned Development.

No destruction, loss, or damage of any natural, scenic, or historic feature of significant importance is anticipated, and the proposed Planned Development complies with additional standards imposed upon it through the Zoning Code other than for the waivers requested. The applicant intends to preserve the existing historic building and converted the former school into a residential use. The requested deviations from the Zoning Code regulations are largely a result of non-conforming conditions from utilizing an existing building.

OBJECTIVES OF PLANNED DEVELOPMENT PROCESS: The Plan Commission examined whether the application satisfies the specific objectives sought to be accomplished through the Planned Development process, as set forth in Section11-603(B) (Purpose) of the Hinsdale Zoning Code:

- 1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
- 2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
- 3. Combination and coordination of architectural styles, building forms, and building relationships.
- 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, the provision of screening or other facilities that benefit neighboring properties, and the prevention of soil erosion.
- 5. Provision for the preservation and beneficial use of open space.
- 6. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations.
- 7. Encouragement of land uses that promote the public health, safety, and general welfare.

FINDINGS ON PLANNED DEVELOPMENT OBJECTIVES: The Plan Commission found these standards to have been met at this Concept Plan approval stage. In particular, the flexibility and use of land permitted by the Planned Development process will allow for the adaptive reuse and conversion of an existing vacant former historic school building into lifestyle housing condominium units and a

development targeted at empty-nesters within the Village in a manner that would not be possible through strict application of the Village's standard zoning regulations.

The initial design, preservation of the existing historic components of the building and proposed architectural details, and the existing building massing and scale, were considered attractive and compatible with the surrounding land uses. The design proposed for the project will be further refined in the Detailed Plan, but are initially found to be of high-quality consistent with those found elsewhere in the Village.

The proposed site plan improves an existing vacant building and will include new pervious surfaces, landscaping, and the conversion of non-conforming parking on Second Street into a new landscaped parkway with street trees. Open space is provided through three privately owned and maintained park spaces, one of which will be accessible to the public and will provide a benefit to the Village and surrounding neighborhood. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations is offered via flexibility in bulk regulations and through providing three open park space areas.

Lifestyle housing aimed at empty-nesters is intended to promote the public health, safety and general welfare by providing additional residential units in the Village in a form that will be attractive to persons looking to downsize from larger single-family homes.

PLANNED DEVELOPMENT STANDARDS: The Additional Standards for Planned Developments set forth in Section 11-603(E)(2) of the Zoning Code are also found to be met by the Plan Commission. Section11-603(E)(2) sets forth the following additional standards for Planned Developments:

- 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. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.
- (b) Minimum area. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for some planned developments. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.
- (c) Covenants and restrictions to be enforceable by village. All covenants, deed restrictions, easements, and similar restrictions to be recorded 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 landowners within the proposed development.
- (d) Public open space and contributions. Whenever the Official Comprehensive Plan, Zoning Map, or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the

dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

(e) Common open space.

- (i) Amount, location, and use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.
- (ii) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.
- (iii) Ownership and maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.
- (iv) Property owners' association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:
 - (1) The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subparagraph; and
 - (2) The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements; and
 - (3) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and
 - (4) Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and
 - (5) Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the state of Illinois; and
 - (6) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than twothirds (2/3) of the members voting on the issue; and
 - (7) The village must be given the right to enforce the covenants; and

- (8) The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.
- (f) Landscaping And Perimeter Treatment: Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the 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. Every planned development having twenty (20) or more acres shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum front yard required in the district in which it is located or which it abuts, whichever is greater.
- (g) Building And Spacing: No part of any building shall be closer to any part of any other building than ten feet (10'), or three feet (3') if a fire separation wall has been provided satisfactory to the village manager, plus one-half foot (1/2') for each one foot (1') by which either or both of such buildings exceed twenty five feet (25') in height.
- (h) Private Streets: Private streets are prohibited unless expressly approved by the board of trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection E2(e)(iv) of this section.
- (i) Sidewalks: A sidewalk meeting the standards of the Hinsdale subdivision ordinance shall be provided along at least one side of every street in or abutting a planned development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned development.
- (i) Utilities: All utility lines shall be installed underground.

PLANNED DEVELOPMENT STANDARDS: The Additional Standards for Specific Planned Developments set forth in Section 11-603(E)(3) of the Zoning Code are also found to be met by the Plan Commission. For this project, lifestyle housing is subject to the additional standards listed in Section 11-603(M). Special Exterior Appearance And Design Standards are also set forth Section 11-603(M)(5) and Special Bulk, Yard, And Space Standards are set forth in Section 11-603(M)(6).

Section 11-603(M) states that 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.

PLANNED DEVELOPMENT FINDINGS: The Plan Commission found these additional standards to have been met at this Concept Plan stage. Holladay Properties Services Midwest, Inc. and Zion Lutheran Church have currently applied for the application jointly. The proposed Vine Street Station site is currently

owned by Zion Lutheran Church and will be purchased by Holiday Properties to be held in unified ownership.

The Vine Street Station site meets the minimum area standards for lifestyle housing outlined in Section 11-603(M) and Planned Developments subject to approval of a Text Amendment to allow lifestyle housing in the O-1 District and a future approval of a Map Amendment to rezone the property to the O-1 District. The site is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for Planned Developments.

The Village, as deemed necessary, shall provide specific language in compliance with Standard (c) for inclusion in the final covenants, deed restrictions, easements and homeowners declarations. The applicant will provide documents for the Village to review with the Detailed Plan submittal. With the inclusion of such language, the Village finds this standard to have been met.

The applicant is providing adequate public open space pursuant to the Village's Subdivision Ordinance. to meet the requirements listed in Section 11-1-12(G) of the Village Code. The applicant is proposing to construct three separate outdoor park and amenity spaces with a combined area of 0.28-acres, all of which will be privately owned and maintained by a future homeowner's association. 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, in addition to building residents. The proposed 3,535 square foot pocket park will service as common open space, but does not meet the standard minimum land dedication size of 10,000 square feet in area or the requirement that no dimension measure 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. 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. No additional contributions are required at this time. The declarations and covenants of the homeowner's association shall be required, at the time of Detailed and Final Plan approval, to include the various requirements set forth in Section11-603(E)(2)(e)(iv).

The applicant has provided a preliminary landscape plan that details ample landscaping on site and the conversion of existing non-conforming angled parking spaces on Second Street into a landscaped parkway with street trees. The width of perimeter landscaping is reduced in several areas due to the existing non-conforming building setbacks. The Detailed and Final Plan shall, upon approval, shall provide additional landscaping details, building spacing, sidewalks and utilities in compliance with the requirements of Section11-603(E)(2). No private streets are proposed.

The Plan Commission found the additional standards for specific Planned Developments set forth in Section11-603(E)(3) and Section11-603(M) for lifestyle housing units have been met. The proposed development will maintain the local, small town atmosphere of the area where it is to be developed and will be compatible with the surrounding mix of single-family homes, offices, and church land uses by utilizing an existing historic building and maintaining the current building scale, massing, and height. The development will be located in a transitional area and additional details on the design, landscaping, and lighting will be provided with the Detailed Plan submittal. The architectural details and proposed building elevations were deemed unique and attractive and will support housing at the periphery of the downtown. The project is intended to provide housing for empty nesters and existing residents looking to down-size from their larger single-family homes.

The project largely meets the bulk, yard, and space standards for lifestyle housing set forth in Section 11-603(M)(6), with the exception of building height, which is an existing non-conforming condition and is not increasing under the proposed project. The applicant has requested several modifications to

the Zoning Code bulk regulations for the O-1 District, fencing, off-street parking, and loading. The project requires zoning relief for various bulk requirements, largely due to existing conditions such as building setbacks. In addition to all other applicable exterior appearance standards, the standards for lifestyle housing set forth in Subsections 11-605(E)(1)(b), (E)(1)(c), (E)(2)(a), (E)(2)(g), (E)(2) (h), (E)(2) (i) and (E)(2)(k) were also deemed to have been met.

FINDINGS ON THE PROPOSED MAJOR ADJUSTMENT TO A PLANNED DEVELOPMENT: The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-603 of the Hinsdale Zoning Code, made the following Findings as to the application for 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 Zion Lutheran Church Planned Development was originally established in 2004 as a 2.3-acre site. 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 the property was granted relief for existing non-conforming conditions and to allow for a proposed building addition. The Planned Development has been previously altered and reconfigured. A building addition to the membership organization building was previously approved to allow for a child daycare facility on one of the former residential lots. In 2013, two of the single-family homes on 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.

The applicant 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. 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. 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.

In accordance with Section 11-603 of the Hinsdale Zoning Code, 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. The applicant stated that the removal of the Vine Street Station is within substantial conformity with the original approved plans. Staff noted 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. Chairman Cashman stated he agreed with the staff recommendation that the proposal goes beyond a minor modification and is not within substantial conformity. However, the Plan Commission was in support of the project although it is not within the definition of substantial conformity listed in the Zoning Code.

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of seven (7) ayes and zero (0) nays, with two (2) absent, recommend 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, as submitted, for Case A-35-2021.

By a vote of seven (7) ayes and zero (0) nays, with two (2) absent, the Plan Commission further recommend approval of a Planned Development Concept Plan for the development of Vine Street Station consisting of twelve (12) lifestyle housing units within an existing building located on a 0.61-acre site at

125 S. Vine Street for Case A-35-2021, with the suggested modification that the units be age-targeted, not age-restricted.

By a vote of seven (7) ayes and zero (0) nays, with two (2) absent, the Plan Commission further recommend approval of a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District for Vine Street Station for Case A-35-2021.

By a vote of seven (7) ayes and zero (0) nays, with two (2) absent, the Plan Commission further recommend approval of a Major Adjustment to the Zion Lutheran Church Planned Development for Case A-35-2021 to allow for an approval without substantial conformity to remove the proposed Vine Street Station development from the existing Planned Development and to allow for new modifications to the Zoning Code.

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

VILLAGE OF HINSDALE NOTICE OF PLAN COMMISSION PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Tuesday, May 24, 2022 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from Holladay Properties Services Midwest, Inc. and Zion Lutheran Church for 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 with certain associated waivers and/or modifications to applicable Zoning Code provisions, and a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District to allow for the development of Vine Street Station, which will consist of twelve (12) lifestyle housing units within a former private school building on a 0.61-acre site located at 125 S. Vine Street.

Concurrently, the applicants 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 certain associated waivers and/or modifications to Zoning Code provisions. The Planned Development currently includes eight (8) parcels with three (3) buildings on a 1.96-acre site in the IB Institutional Buildings District. 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, currently used as a single-family home.

The purpose for the Planned Development Concept Plan application is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. It is the initial step in review of the Planned Development process, and is the basis on which the public hearing is held, thus permitting public consideration and input on the proposal at the earliest possible stage. Following the public hearing, the Plan Commission shall make recommendations to the Village Board of Trustees on the various requests. Contingent on an approved Concept Plan, the Planned Development Detailed Plan will be subsequently submitted to refine the elements of the Concept Plan. Future approval of the Planned Development Detailed Plan and Final Plan, Plat of Subdivision, Exterior Appearance and Site Plan Review, and a Map Amendment to rezone 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office District will be required under a separate application.

Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois. Please email Village Clerk Christine Bruton at cbruton@villageofhinsdale.org for additional information. This request is known as Case A-35-2021.

The common addresses are 125 S. Vine Street (PINs: 09-12-110-006; 09-12-110-007), 204 S. Grant Street (PINs: 09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017), and 116 S. Grant Street (PINs: 09-12-110-014; 09-12-110-015) in Hinsdale IL, 60521 and legally described as follows:

LOT 1, THE EAST 70.00 FEET OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5, 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 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.

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to the said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, planned development concept plan approval, map amendment, text amendment, other special approvals, and/or other amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: April 25, 2022

Christine M. Bruton, Village Clerk To be published in the Hinsdalean on April 28, 2022

STATE OF ILLINOIS	′.	
COUNTY OF DU PAGE	,	SS:

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:

ZION LUTHERAN CHURCH
Planned Development
125 South Vine Street,
Case No. A-35-2021,
Text Amendment.

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above- entitled matter, before the Hinsdale Plan Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on May 24, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MR. JIM KRILLENBERGER, Member;

MR. MARK WILLOBEE, Member;

MR. SCOTT MOORE, Member;

MS. CYNTHIA CURRY, Member;

MS. ANNA FIASCONE, Member and

MS. JULIE CRNOVICH, Member.

	2		4
1	ALSO PRESENT:	1	downtown Downers Grove, which took a difficult
•	MC DETHANY CALMON Village Planner.	2	to develop site framed in the western edge of
2 3	MS. BETHANY SALMON, Village Planner; MR. DREW MITCHELL, Applicant;	3	their downtown, that's a 90-ish unit building.
4	MR. MIKE O'CONNOR, Applicant;	4	It's one of the top two graded apartment
5	MR. CHRIS WALSH, Applicant's Architect.	5	buildings in the state of Indiana based on
		6	online user reviews. We are really proud of
6		7	that. We tend to hold our real estate for long-
		8	term, which is a decidedly different approach to
7	CHAIRMAN CASHMAN: Case A-35-2021, text	9	how we go about building them.
8	amendment, planned development concept plan and	07:34:38PM 10	Who cares about all of that. We
9 10	special use permit to allow for the development	11	are here tonight to talk about the Zion school
10	of Vine Street Station consisting of 12 age- restricted lifestyle housing units within an	12	at Second and Vine. And I know there's a little
12	existing building at 125 South Vine Street and a	13	novelette, I hope we didn't put you to sleep
13	major adjustment to the Zion Lutheran Church	14	reading this in preparation for tonight, but it
14	Planned Development.	15	explains how we came across this unique
15	Any individuals who want to speak	16	opportunity to potentially identify an approach
16	on this matter, if you can please stand and be	17	to adaptive reuse for this building.
17	sworn in.	18	This school was built in 1931 with
18	(WHEREUPON, the oath was	19	a major addition in 1961. It had at its peak it
19 07:33:13PM 20	administered en masse.) If we can hear from the applicant.	07:35:07PM 20	had approximately 200 students that were going
07:33:13PM 20	Welcome.	21	to school there K through 8. Unfortunately,
22	MR. MITCHELL: Thank you, guys. Can	22	there's been some obsolescence in these smaller
	3		5
1	you hear me okay?	1	5 schools in the K through 8 model.
1 2		1 2	
	you hear me okay?		schools in the K through 8 model.
2	you hear me okay? Good evening. My name is Drew	2	schools in the K through 8 model. The school was utilized as a
2	you hear me okay? Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live	3	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use
2 3 4	you hear me okay? Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live near Seventh and Garfield and I have been	2 3 4	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use is no longer. The only use as of the last say
2 3 4 5	you hear me okay? Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live near Seventh and Garfield and I have been raising my family here since 2013 and I love	2 3 4 5	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use is no longer. The only use as of the last say five-ish years has been for utilizing the
2 3 4 5 6	you hear me okay? Good evening. My name is Drew Mitchell; I'm a resident of Hinsdale. I live near Seventh and Garfield and I have been raising my family here since 2013 and I love this town. I never even knew it existed, grew	2 3 4 5 6	schools in the K through 8 model. The school was utilized as a private academy for a period of time. That use is no longer. The only use as of the last say five-ish years has been for utilizing the gymnasium for a local baseball team.
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6 8 pretty cool. There's also some garbage on it, controlled parking spaces. 1 1 if you will. There's glass blocks which, you 2 We are targeting a demographic that 2 know, I don't think Steve's probably used that 3 we have great experience with, which is your in a long time on any projects that he's been downsizing empty nesters. There are precious 5 involved in. few places for folks that are downsizing to stay 6 Pastor Klein is here. I hope I 6 and maintain close roots with their family, 7 don't insult you but there's some pretty ugly 7 particularly when we are talking about trying to grease traps hanging off the side of this 8 have some level of walkability, which is also 8 building that are facing the neighbors. So 9 9 very much in demand. we -- in order to take the temperature of the 07:38:41PM 10 So we got very comfortable that 07:36:45PM 10 11 community, which is important in our planning 11 there could be an economically viable project 12 and entitlement process in Hinsdale, we were 12 here. One of the things that is probably most encouraged by the village staff to host a intimidating of this process really is the 13 13 14 neighborhood meeting. 14 entitlement and in going through the motions in 15 The first neighborhood meeting was Hinsdale where we take great pride in what we 15 hosted in August of 2021. There were people have today and there is a sense that there is 16 16 17 that weren't able to make that meeting; we 17 some resistance to change. hosted a second neighborhood meeting in This would be a multifamily 18 18 September of 2021. 19 19 project. It would be condominium. It would be 07:37:07PM **20** I'd like to say that the reactions 07:39:08PM **20** for sale. The village board very much encouraged 21 and the feedback that we got from the 21 us to focus on a 55-plus demographic and not age-22 neighborhood largely formed the plans that you 22 targeted which is a way to say you're focused on are seeing this evening. We had incredible that demographic but can do business with attendance, quite frankly, at those neighborhood 2 anybody. This would truly be age-restricted. 3 meetings, particularly relative to what we are 3 There would be provisions in our seeing tonight. But I would say the project was bylaws in the HOA that would prevent certain 4 4 generally well-embraced and well-received once things that came up both at neighborhood 5 we got past sort of the fear of unknown and what meetings and in the village board meetings 6 6 this might look like and what it would be. 7 related to, for example, storing things on the 7 So since Pastor Klein is here, I'd 8 8 balcony. like to thank the Pastor and the congregation. 9 But there's some renderings. 07:37:42PM 10 They voted in favor of the sale of this building 07:39:39PM 10 Donald, I wouldn't mind if you could show a 11 and this asset to Holladay pending a successful couple of these real quick. Chris Walsh, our 11 navigation of our entitlement process. But what architect, is going to give a bit of a more 12 13 we are talking about here is taking this 13 thorough presentation but I'd love to kind of building and largely preserving the existing just tell you what we are doing here. 14 14 exterior facade with the exception of a couple 15 So a lot of this limestone -- and 15 of things. most of this exists. We just wouldn't know it 16 16 17 We are putting big, beautiful because the building hasn't gotten a bath in 17 18 windows in that would be for each of these units 18 probably 40 years. So a lot of this is cleaning and there's also balconies on these units. The 19 19 it up. A lot of it is putting in appropriate, 07:38:10PM **20** intent is to ramp down on the eastern portion of 07:40:04PM **20** tasteful lighting, both up and down lighting you the site to an underground parking facility that will see, and then big windows. We are really 21 would feature 22-ish underground and temperature trying to open up light and allow it to get into 22 22

10 12 sitting garden and an opportunity for those who 1 the space. 2 We have concern that we may only be 2 have pets to also bring their pets. And one of able to get to eight-and-a-half foot ceilings, the things that we heard, I can't recall if it 3 which we wish they were ten. So part of what we was the village board meeting or at the 4 are doing with these larger windows is letting neighborhood meeting is, you know, nobody really the feel of volume that comes into the space. needs a pet run around here, everybody is 6 7 It's a tricky building here because 7 walking on the street. So perhaps this can get you're not really appreciating how far east it re-envisioned if it were to please the plan 8 goes. You can just barely get a glimpse of this commission or if we came up with better ideas. 9 9 two-story stained glass. If you go in the 07:42:23PM 10 This just gives you an idea of how 07:40:34PM 10 11 stairway, it is a spiritual moment. The light 11 you would navigate getting into the lower level. coming in off of this glass, it's really 12 It actually works very well. We would put in an wonderful. 13 elevator over in this space. That would create 13 a need to have an elevator overrun on the roof 14 So our plan is actually the 14 interior like that and have a soft glow at night of the building but, guys, we put a lot of 15 15 when you're driving by and really kind of thought into this. 16 16 embrace that. 17 17 We are hoping that there's energy 18 On the front of the building, our and reception towards an adaptive reuse of this 18 building realizing that multifamily may not be 19 intent is to create a modest but important 19 07:40:57PM **20** outdoor living space that would allow our 07:42:53PM **20** our favorite word here, maybe I should delete it 21 residents to be able to grill. They would be 21 and just start speaking to it as condominium. 22 I think that's it. You know, Chris 22 able to have a glass of wine out there, have 11 13 and Mike, I don't know if you think I missed 1 friends or family over; there would be a TV. And then we are actually -- we would like to 2 anything. poke a hole into this part of the building so 3 I will tell you that the mayor of that you would have interior access and truly Downers Grove, I just bumped into him, and he 4 4 doesn't get a vote and, you know, it's another 5 make it a private space. 6 A couple of other things that we 6 town, but he gave me a hug and I said, Mayor, are doing that I think are pretty important are 7 what's the hug for? And he was -- went to 7 we are allocating space -- green space. So this school here all through eighth grade, and he's 8 8 area has had issues with flooding. We are **9** just over the moon about the fact that we are 9 07:41:27PM 10 increasing the amount of permeable space on the 07:43:24PM 10 trying to salvage this building. Because really 11 site, 12 percent, on the gross. It's about a the alternative would be either as a right 40 percent increase though in the amount of 12 office, which I suppose could happen, however, 12 permeable that exists. one of the things that my partner Mike and I are 13 13 14 The idea here would be that we running into is we are getting communities 14 would have a public pocket park, so there's 15 calling us saying we have vacant office and 15 examples of these really all over, but this would like to rethink this and reimagine this, 16 16 17 would be a place if you were walking back from so we have been reacting to that just from sort 17 18 Starbucks, you could stop and drink your coffee. 18 of a macro economic world. It would be privately maintained but accessible Another alternative would be more 19 19 07:41:55PM **20** to the public. 07:43:49PM **20** single-family homes. And while I live in one 21 On the eastern portion of the site and I know that that represents a big part of 21 22 we are creating what we are calling a formal the underlying fabric here in Hinsdale, we just 22

well. And the application was signed by the 14

church that they are amending that PUD, it

residence to the east. So there's some subtle

affects the adjacent homes, the pastor's

19 Actually, that site really doesn't 07:46:00PM **20** change. Part of the subdivided lots that that

home sits on actually have been used for a long 21

time by the school and so we are just 22

everything that's there. 14 This is the current plat of survey. 15 The school is actually on two lots, so it says 16 Lot 1 there and it's a little bit deeper and the 17 Lot 2 is actually what we call the pastor's house. That's the house on the corner on the

So we will actually have to give

some land to the current pastor's house to that

KATHLEEN W. BONO, CSR 630-834-7779

07:48:23PM **20**

21

22

other side.

15

16

17

18

changes there.

07:53:05PM **20**

21

22

07:50:50PM **20**

21 22 are anticipating dedicating the entire lower

level to parking. The new driveway, we are

about 6 foot below grade which is really not

MR. WALSH: Sorry, west side.

of in the little side yard along Second Street,

To the south of the building, kind

- 1 is really what we plan to do is create like a
- 2 5-foot fence that would be a mix of masonry,
- 3 sculpted metal, really have kind of an
- **4** ornamental fence with some greenery behind that
- 5 to aguify the scene. So people walking by with
- **6** their dogs, this is really going to be kind of
- 7 the yard for these tenants where they can just
- 8 kind of walk down, have coffee, read their iPad,
- 9 whatever it is. Maybe sit out there at night,
- or.53.45PM **10** have some wine. So they would have some privacy
 - **11** there
 - 12 And then we have the driveway which
 - 13 kind of separates the pocket park to the right
 - 14 and we see that as really kind of a landscaped
 - 15 place with a little bit more space to wander
 - **16** around. Maybe they are taking their dogs out
 - 17 there and running around. So there's really
 - 18 three distinct landscape areas that we have with
 - **19** this project.
- So again, we have done our initial
 - 21 layouts. We feel, you know, comfortable. These
 - **22** are roughly the size units we can get about
 - 23
 - 1 1,100 to 1,600 square foot units, a mix of 2 and
 - **2** 3 bedrooms and each of them would have an
 - 3 outdoor space. It's something Holladay really
 - 4 impresses with all of their projects to have
 - 5 some outdoor space. These would be 6-foot deep
 - 6 balconies they can go there and sit. There was
 - 7 a little bit of concern with the balconies, some
 - 8 talk, but I think after people have gotten used
 - **9** to it they understand this is their front porch,
- of sit out,
 - 11 offer safety in a community as well. Since
 - **12** people are sitting out there, they are watching
 - 13 the street. I encourage these should be
 - 14 included even though I know this is one of the
 - 15 variances that we are asking for.
 - **16** But as Drew mentioned as well, it
 - 17 would be an elevator building. We are planning
 - **18** on keeping the staircases where they are.
 - **19** There's actually a third staircase that would be
- o7.55.28PM **20** removed kind of the north side of the building
 - **21** that was part of the original 1930s building.
 - 22 So you see the existing building in

- 1 the bottom left and then we are -- feel good.
- 2 The rendering would be the final product and as
- I mentioned, we actually did take a lot of care
- 4 in this rendering to highlight all the limestone
- 5 that's actually there. The brickwork, really if
- 6 you get a chance if you stop and look at it,
- 7 there really is a lot of detail to this
- 8 building, especially this portion on the corner
- 9 that's the old 1931 building.
- O7:56:12PM **10** MR. MITCHELL: Contrast it to the
 - 11 picture on the lower left. That's what we are
 - **12** seeing today and I really think this could be
 - 13 magical. I really do. I have partners who are
 - **14** wondering what the heck I'm doing on this. This
 - 15 is a \$6 million-ish project, \$8 million project,
 - 16 it's 12 units, it's for sale, you know,
 - 17 operating income and I don't really care. I'm
 - 18 excited about this opportunity to save this
 - **19** building and I think our community would really
- O7.56.39PM **20** value it. So I just want you to know this isn't
 - 21 about making a bunch of money, guys. This is
 - 22 about having fun, maybe shortening my commute
 - 25
 - 1 one or two days a week because it is in my
 - 2 backyard so if there's selfishness, maybe that's
 - 3 it, but I don't know what we are celebrating
 - 4 here on the lower left but I do think that this
 - 5 canvas can be celebrated and that's what I'm
 - **6** hoping we are conveying loudly today. So
 - 7 thanks, Chris.
 - **8** MR. WALSH: Again, this is the look
 - **9** from the other side. There's the fence we are
- OT-ST-12PM 10 talking about. There's discreet but there was
 - 11 metal work, an ornamental fence. The window,
 - 12 the glass -- stained-glass window that's there,
 - 13 like Drew said. There is another picture here
 - 14 from the inside. That doesn't even do it
 - 15 justice from what it looks like on the inside.
 - 16 But the intent would be to backlight it, softly
 - 17 backlight it, give it a little glow and at night
 - 18 it would be a nice element that people could
 - **19** enjoy from the street.
- Outdoor area, and then you get a
 - 21 little glimpse of what we are anticipating, a
 - 22 car ramp down.

1 Just kind of an overall comment. 1 And then from the inside the 2 Drew touched on it. We are actually increasing 2 stained-glass window which is in great shape on the permeable area. That's a good thing. So the inside; it's really bright. It's just they 3 3 the main thing I would get across on this slide, 4 put a really kind of older window on the outside 4 5 you know, it shows the existing condition of the that's gotten very fogged up so you really can't parking lot at the top. You can kind of see appreciate it unless -- you can see on the left-6 6 7 that we are making more green and less pavement. 7 hand side where they just kind of put protective 8 Conceptual landscape plan. It's 8 window but we want to see what we can do to get not too much different than what we had shown 9 that blue and colors on the outside. 9 07:58:27PM 10 before. I know this is really hard to see. You 08:00:44PM 10 So these are more technical 11 have it in your packet. 11 drawings. Basically it's what we have looked 12 Our plan is to spend money on the at. We are asking for variances on the height landscape, create three distinct landscaped but we are not changing the height of the 13 13 14 areas. It might not be the final final plant 14 building, we are just stating what the building layouts but that's something we plan to work out height is. We aren't that far off than what the 15 15 in the end. current code is. The rear setback is about 6 16 16 feet, a little over 6 feet. I know it's going MR. MITCHELL: I would just add that 17 17 this exhibit was informed by (inaudible) our to be more than that. The front setback off the 18 18 arborist who walked the site. We tried to street is about 28 feet. 19 19 07:58:51PM **20** identify which trees were really important to 08:01:14PM **20** We are close on some, we are not on 21 save, what he considered, I think his word was 21 others, but it's an existing building. There's only so much we can do so we ask for everybody 22 garbage, but there are some great trees out here 22 27 and then there's some stuff that's not and we to be reasonable. We are going to ask for some want trees. We want to have that. So just variances, we have to, and a lot of these are on 3 mostly trying to share that the village arborist 3 setbacks. has reviewed the site. 4 MR. MITCHELL: Thank you. 4 MR. WALSH: Again, a little more detail 5 5 So I guess beyond that, we bring in plan. Just some of the imagery of what we are attention to detail to these projects that are 6 6 seeing on this site with the furniture, the 7 important. We understand how this demographic 7 planting, the benches, that kind of thing. I'm lives. We have been bringing fiberoptic into 8 8 not going to go through this in detail. This is 9 our buildings and often all the way to the 9 07:59:32PM 10 more of an imagery board, kind of give you an 08:01:56PM 10 units, which we believe all of us should be 11 understanding to the site. driving electric vehicles in 20 years. We are 12 So a little picture. This is to providing sufficient panel space. We plan to 12 highlight some of the stonework that's there and 13 13 have electrical charging station in this 14 also the glass block window and there is a building and we can't wait to hear what you guys 14 cornerstone with a 1931 on it. All this would 15 have to say. You might be sick of hearing from 15 get cleaned. us. So thank you very much. I really 16 16 17 You can get a better look at the appreciate you guys giving us this audience. 17 18 main entry on the right-hand side, which again, 18 And thank you, Pastor. They have been very all the stonework, the detail that is in this 19 19 patient with us. We live in a world where we

08:02:22PM **20**

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08:00:04PM **20**

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this anymore.

building. Soldier course is the brick. It's a

beautiful building. They don't build them like

have a contract, right, and we are trying to

perform within that contract and so I just want

you to know how much we appreciate you and the

30 32 congregation having given us the time to as an office building would pale in comparison 1 1 navigate a gauntlet like this in a town that 2 to a building like this. 2 doesn't -- we have standards and there's a 3 There's a perception often that reason why and you go through our community and even much larger projects that we are involved 4 5 you understand why we have these great 5 in are huge traffic generators. And they tend not to be one because we're doing walkable 6 standards. So thank you very much. We really 6 7 appreciate it. 7 product and that does influence how people go 8 CHAIRMAN CASHMAN: Thank you, Drew. 8 and get things like coffee. We can walk to a 9 grocery store from this location, so traffic Commissioners? Cynthia, questions 9 for the applicant? will be a nonissue. I suspect we will be 08:02:56PM 10 08:04:40PM 10 11 MS. CURRY: A couple questions. One 11 obligated to provide a traffic study as part of 12 was going to be are they condos or apartments 12 the plan commission process and our formal because I was led to believe it was condos but 13 submittal. 13 it is most definitely condominiums that will be 14 14 The second question -- oh, boy. being purchased; correct? 15 MS. CURRY: Price. 15 MR. MITCHELL: Oh, price. You know, if MR. MITCHELL: Yes, that's correct. 16 16 These would be for sale condominiums and I'll 17 17 you asked me a year ago, I would have felt a lot just offer it because it came up previously. more comfortable answering that question. We 18 18 are facing unprecedented interest rate increases 19 There were questions about whether 19 08:03:15PM **20** these could be turned into rentals or could be 08:05:05PM **20** on a percentage basis as well as price 21 turned into Airbnbs and the idea would be that 21 volatility. And it is a heck of a double whammy 22 we would utilize the bylaws of the building to 22 in our business. 31 33 prevent that. 1 So we really thought that these MS. CURRY: Can I ask a couple of more? 2 would be probably in the high sixes to the mid CHAIRMAN CASHMAN: Yes, Go ahead, 3 nines-ish but we just don't know right now. We MS. CURRY: Elevators. One elevator in are kind of flying blindly knowing that there's 4 4 a lot of demand and there may not be -- there 5 the building? 6 MR. MITCHELL: That's correct. This may be a lot of price elasticity in Hinsdale. would be a single elevator. We believe it would 7 So not sure but that would be my kind of dark 7 be a Cone aid with an extended ceiling height 8 range if you forced me to it. 8 which makes move in/move out a little bit 9 MS. CURRY: With the market and nobody 9

08:03:41PM 10 easier. A lot of people don't know this, it's

11 only like \$1,500 to get another foot when you are putting in an elevator. We always do it but 12 13 it would just be one single elevator.

is traffic and the entry level in the two 15 bedrooms, what are you looking at the price 16 17 point of these, from what to what?

MS. CURRY: One of my biggest concern

MR. MITCHELL: Sure. So the first 18 19 guestion was related to vehicular traffic.

08:04:10PM **20** So I guess what I would say to that is whatever was there as a school of 200 kids, I 21 mean, we are looking what could be done, right, 22

08:05:45PM 10 has a magnifying glass to tell where we are going but that might impact where -- is there 11 any fear generated around where this may end up 12 13 by the time you finish them. MR. MITCHELL: I'm not afraid. I think 14 it's going to be hard for us to get hurt on this 15

18 I mean, a big next step is really 19 getting inside this building and understanding 08:06:13PM **20** what we have to work with, so that's where we could goof up by not properly understanding, for 21 example, the structure of how we could, you 22

if we do it well and we do it thoughtfully and

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we aren't rushing.

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08:10:12PM **20**

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08:08:24PM **20**

Vine, just underwent a pretty thoughtful rehab

So one of the things that's been

and so I just think quality investment gets

purely, truly a joy for me is professionally

seeing what happens when we build great

quality investment.

very different than going in a random parking

But we are going to try to make that as gracious

and as wide as we possibly can and I think what

garage, so I feel like you sort of get to know your three-point turn or whatever you are doing.

Chris is doing is a little trick to give himself

1	38 some flexibility when he starts really ripping	1	40 put parking there, we don't want to. We don't
2	open the cereal box, what am I going to do, but	2	really want any more parking. We feel very
3	when he gets inside of this and trying to	3	comfortable at a 2 to 1 level and we are
4	understand what but we are going to have to	4	actually a little more than that and we have
5	come back to you guys to get our formal approval	5	room for visitors and room for drop-off.
6	and I think we will have that pretty dialed in	6	So if the concern was long-term
7	at that point. I don't want to monopolize.	7	maintenance and somehow it not being appealing
8	CHAIRMAN CASHMAN: Any time, Cynthia.	8	I'm not concerned about that because I feel like
9	Jim?	9	just for the shear sake of preservation of
08:10:45PM 10	MR. KRILLENBERGER: My kids went to	08:12:39PM 10	homeowner values, your HOA is going to take it
11	preschool in the building and I'm a big fan of	11	pretty seriously.
12	the building. I'm thrilled it's being converted	12	I worry that they not worry.
13	to 12 units.	13	They may have a better idea once they are living
14	So can you elaborate a little bit	14	here how that space could be used and so that to
15	on the open space that's next to the pastor's	15	me is a more likely outcome that at some point
16	residence? That's for residents of the building	16	they are coming back and saying hey, we
17	use rather than public use; right?	17	rethought this space or it felt like it was
18	MR. MITCHELL: Yes. I think if I were	18	public and people were using it or and maybe
19	able to zoom in, I would really zoom in on this	19	that's a requirement. I'm not trying to put
08:11:10PM 20	picture right here.	08:13:09PM 20	the village president talks about handcuffs
21	So this was our inspirational	21	CHAIRMAN CASHMAN: I think he said he
22	picture, the second from the top right, and it's	22	does.
	39		41
1	really a sitting garden. But the idea would be	1	MR. MITCHELL: And we don't like
2	we don't know how much it will be used but	2	unnecessary handcuffs and he said we love
3	part of it is just being beautiful and so	3	unnecessary handcuffs but the idea would be we
4	driving by and seeing that and knowing you could	4	have the land. We want it to be cool. We want
5	go out there and read a book was the thought.	5	it to be celebrated by the people that live here
6	So am I answering	6	and we just don't know if we have the best idea
7	MR. KRILLENBERGER: Yes, absolutely.	7	yet.
8	Is there and I don't know what I know when	8	You know, we like our inspirational
9	we did the approval of the property at 55th and	9	imagery. We live in an area where there's
08:11:38PM 10	Garfield, there was a lot of talk about	08:13:37PM 10	really two seasons, road construction, and all
11	homeowner's association and bylaws and you	11	that. It's not going to be a four season place
12	mentioned that.	12	right now. Could it be? Should it be? So we
13	Given the parking concerns, is	13	don't know.
14	there expected to be a provision that will keep	14	But we are willing to devote more
15	that open space rather than concrete, asphalt,	15	time and energy to that and we are receptive to
16 17	new parking? MR. MITCHELL: So if that were a	16 17	ideas too. In fact, part of the reason why we are so confident in what we've done is because
17	concern, I think that that's something that	18	the neighbors have their fingerprints on it and
19	could become perhaps a deed restriction. I	19	they reacted to what we are proposing and we
08:12:08PM 20	don't know how they would ever pull a permit to	08:14:03PM 20	really don't have tremendous pride in
08:12:08PM 20	pave that. People would lose their lid.	08:14:03PM 20	authorship here; we like good ideas. So thank
		. 41	- againstaine neres we like acou lucas. So Highly
22	I'm glad you weren't asking me to	22	you for those questions.

42 44 1 MR. KRILLENBERGER: Okay. And then you And so the perceived potential controversial 1 2 are asking for a variation in the height 2 nature of this project to begin with we were restrictions and that's strictly related to the encouraged to not couple this project with any 3 4 elevator? 4 adjustment to traffic. 5 MR. MITCHELL: My understanding is it's 5 What I will share, and I have to actually related to the existing building but 6 because you asked about it and you were there, 6 it's because it's nonconforming, we technically 7 7 it does appear that the neighbors almost have to ask for a variance for height because we 8 unanimously would like to see a return of Second 8 are utilizing the existing structure. 9 Street from one way to two way and there's a 9 08:14:37PM 10 Did I get that right, Chris? 08:16:36PM 10 variety of reasons why and it dealt with safety, 11 MR. WALSH: Yes. 11 it dealt with convenience and it also dealt with MR. MITCHELL: Thank you. obsolescence with the need for that one way. 12 12 MR. KRILLENBERGER: I have no more 13 That was originally for drop-offs when you had 13 200 kids and now you don't. So that's it. 14 questions. 14 15 MR. MITCHELL: Thank you very much. 15 MS. CRNOVICH: I know sometimes the 16 CHAIRMAN CASHMAN: Thanks, Jim. streets along there, like when Saint Isaac get's 16 17 Julie? 17 out traffic there has been really heavy. Has 18 MS. CRNOVICH: I was at the first there been any talks about putting like a stop 18 sign out on Grant Street and Second? 19 neighbor meeting and thank you so much for 19 08:14:53PM **20** meeting with the neighbors so well in advance 08:17:07PM **20** MR. MITCHELL: Grant and Second would 21 and listening to their feedback and their 21 be the intersection on the east of this site 22 concerns. 22 plan. I haven't heard anything about that. We 43 45 1 I had a question about ageare totally all ears on ways to improve safety. restricted, which I believe you answered. 2 MS. CRNOVICH: Sometimes, like, when 2 3 Could you talk a little bit about there's a lot of snow it's hard to see to get Second Street, about how that's going to change? across there, especially during rush-hour 4 4 MR. MITCHELL: Yes. I'd be happy to. traffic. 5 5 6 But are you talking about directionally? 6 MR. MITCHELL: I guess I would defer to 7 MS. CRNOVICH: Yes. public works and we can probably easily look and see if we've had complaints or there's a sense MR. MITCHELL: Okay. Before I go to 8 8 that, there are nonconforming parking spaces on that we need a four-way stop here. You are not 9 08:15:27PM 10 the north side of Second Street in front of the 08:17:45PM 10 going to find us resisting that or not 11 Zion school that was probably paved when Chris 11 necessarily supporting that because I don't know was in diapers or somebody else. Those go away. that we have the experience. 12 12 You now have right-of-way that's a manicured MR. O'CONNOR: We did have a 13 13 landscape, tree planting. I'm towing around preliminary review by a traffic consultant and 14 14 Second Street because I was asked to not try to 15 15 there is a traffic memo in the document. -- to avoid making it an issue by the village 16 CHAIRMAN CASHMAN: Yes, they 16 17 board. recommended converting it to two way. 17 18 But at the neighborhood meeting 18 MR. MITCHELL: And that's our engineer, KLOA? 19 there was contemplation converting Second Street 19 08:16:05PM **20** from a one way to a two way street. The concern 08:18:03PM **20** CHAIRMAN CASHMAN: I feel like I was on is attaching that adjustment to this project is this commission when it was converted to one way 21 21

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that that could be controversial on its own.

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but for school, it's much more common around

46 48 schools because it's huge drop-off and pick-up into our projects that allowed it to become sort 1 1 traffic and crossing guards and it's a whole 2 of a cornerstone of our program. 2 different scenario. 3 3 It's not going away unless we come 4 MS. CRNOVICH: Yes, there's a lot going up with a better vision for the eastern portion on. Thank you for answering that question. 5 of the site. I actually really do like what we Now there's going to be screens on are planning there. I think it will work well. 6 6 7 top of the building to hide any mechanicals? 7 So no, not going away at this time. 8 MR. WALSH: Yes. We would comply with 8 MS. CRNOVICH: I guess my concern would the screening requirements for all the 9 9 just be a lot of barking. 08:18:38PM 10 mechanicals on the top of the building. So the 10 CHAIRMAN CASHMAN: Well, you are in a 08-20-34PM 11 bottom from the rear is really where you would 11 much more of a residential setting than some of your other TOD projects, people walk their dogs 12 see them more. The parapet wall goes around the three sides so the back is really where you around the neighborhood or go to Katherine Legge 13 13 14 would see them and they are going to be pretty 14 or whatever. 15 15 high up. MR. MITCHELL: Yes. Thank you. MR. MITCHELL: The back meaning from CHAIRMAN CASHMAN: Mark? 16 16 17 north looking south? 17 MR. WILLOBEE: Following up on the MR. WALSH: Yes. two-way street. If you are trying to de-couple 18 18 from talking about that, one of your renderings MR. MITCHELL: That's kind of a 19 19 20 whatever angle to me and I don't mean to 08:20:56PM **20** does show two-way. 21 diminish the neighbor in any way but it's part 21 MR. MITCHELL: Fair comment. 22 MR. WILLOBEE: So guest parking, I did 22 -- it's a parking lot. These are office 47 buildings, former residences converted to office have a question about that. I was recently at one of the businesses on Grant and they and there's not much to be desired back there at 3 this point. complained about people having guests taking 4 I think the right answer is yes, we their spots for business along the street and 4 screen. We don't want you to see the mechanical 5 things like that. So I know you said you have units and I don't think you'd let us. -- is it just those three outdoor spots for 6 6 7 MR. WALSH: Yes, they are pretty high 7 quest parking? parapet walls currently will serve to screen MR. MITCHELL: Yes. So currently, it's 8 8 what's there. three. There's homes in Hinsdale where there's 9 9 08:19:31PM 10 MS. CRNOVICH: Great. 08:21:30PM 10 none right now and in my house included, so I 11 One more question. So do you think have to call up and I get a temporary pass 11 the dog run will be out? overnight. I'm thrilled that we have three. 12 12 13 MR. MITCHELL: No, I don't, actually. 13 There are ways that we could look I mean, we had somebody after the village board at having additional parking on Second Street 14 14 though we don't need it. I actually think it's 15 presentation say, people aren't going to use it 15 because everybody walks their dogs on the the right number. I think we are going to be 16 16 17 sidewalks here and actually, I tend to agree. comfortable and where it's going to probably 17 18 On our TOD projects we devote a lot 18 have a problem would be Christmas when 19 of space to pet spas and we have dog runs with 19 everybody's gone but these folks maybe perhaps

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08:19:57PM **20**

permeable turf that are irrigated and that all

love for animals that has sort of made its way

the business runs away. So it's this embrace of

08:22:02PM **20**

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not as mobile and they are going to know their

the weekend. That really does happen. So I'm

neighbor, and so could we park in your spot over

	50		52
1	not really worried about it but I appreciate why	1	MR. WILLOBEE: Okay.
2	you are bringing it up.	2	MR. KRILLENBERGER: Mark, before you
3	MR. WILLOBEE: Yes. No. And again, it	3	go.
4	was just happenstance that somebody mentioned	4	Is drainage at issue in this
5	that to me two weeks ago.	5	discussion?
6	Then as far as the park, so the	6	MR. WILLOBEE: That was my next
7	public park on the west side, is that going to	7	question. You mentioned a couple of times it's
8	be HOA responsibility to maintain?	8	in a floodplain. I didn't get a chance to look
9	MR. MITCHELL: Yes. So it would be the	9	at the insurance study.
08:22:31PM 10	HOA responsibility to maintain. It would have	08:24:19PM 10	Is it in the 100 year floodplain or
11	sort of two paths. So you have a path off of	11	are we just using a figure of speech?
12	Vine running due east, you have a path off of	12	MR. O'CONNOR: It is in the floodplain.
13	Second at the southwest corner of the building	13	The issue with it is that there's there are
14	running north with an artistic element in the	14	openings that are slightly below base flood
15	middle and yes, it would be maintained and	15	elevation but they are easily adjusted. And
16	clearly be a place anybody can go and sit down	16	part of the project will be to do that. So it's
17	and enjoy themselves and we'd probably put poop	17	really just raising a step, adding a step as you
18	bags out there, you know, just out of	18	are coming into the building, and then the
19	convenience and maybe a little trash, but yes,	19	opening that we are going well, first of all,
08:23:01PM 20	we would maintain it in perpetuity.	08:24:55PM 20	all the openings that are at the lower level of
21	MR. WILLOBEE: The other thing, what I	21	the building are going to be now the garage.
22	think about is the ability of people to	22	All of those will be sealed and covered with
	51		53
1	51 understand that's there for them to enjoy as	1	masonry enclosed.
1 2		1 2	
_	understand that's there for them to enjoy as		masonry enclosed.
2	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if	2 3	masonry enclosed. And then the ramp that goes down to
3	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I	2 3	masonry enclosed. And then the ramp that goes down to create the entrance for the cars to pull into
2 3 4	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out	2 3 4	masonry enclosed. And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the
2 3 4 5	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with	2 3 4 5	masonry enclosed. And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a
2 3 4 5 6	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with the building itself.	2 3 4 5 6	And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a berm. It's just going to have a little (indicating) at the edge of the property that will tie into the grading of the property to tie
2 3 4 5 6 7 8 9	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with the building itself. MR. MITCHELL: There's really easy ways to do that. One idea you just gave me, and Pastor is here, maybe this could be a gift from	2 3 4 5 6 7	And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a berm. It's just going to have a little (indicating) at the edge of the property that will tie into the grading of the property to tie into the grade at the step to get into the
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2 3 4 5 6 7 8 9	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with the building itself. MR. MITCHELL: There's really easy ways to do that. One idea you just gave me, and Pastor is here, maybe this could be a gift from Zion church, via the HOA to the community and it says, Gifted by Zion to the community of	2 3 4 5 6 7 8 9	And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a berm. It's just going to have a little (indicating) at the edge of the property that will tie into the grading of the property to tie into the grade at the step to get into the entrance, it will all be above the base flood elevation. So that's how it will be engineered.
2 3 4 5 6 7 8 9	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with the building itself. MR. MITCHELL: There's really easy ways to do that. One idea you just gave me, and Pastor is here, maybe this could be a gift from Zion church, via the HOA to the community and it says, Gifted by Zion to the community of Hinsdale, and it wraps whatever elements we put	2 3 4 5 6 7 8 9	And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a berm. It's just going to have a little (indicating) at the edge of the property that will tie into the grading of the property to tie into the grade at the step to get into the entrance, it will all be above the base flood elevation. So that's how it will be engineered. And we went to DuPage county, got
2 3 4 5 6 7 8 9 082331PM 10	understand that's there for them to enjoy as the public. I mean, I don't know if I'd go if there's an apartment or a condo building, I don't know if I'd just go and sit and hang out in a place if I thought it was associated with the building itself. MR. MITCHELL: There's really easy ways to do that. One idea you just gave me, and Pastor is here, maybe this could be a gift from Zion church, via the HOA to the community and it says, Gifted by Zion to the community of Hinsdale, and it wraps whatever elements we put in the center of it. I think there's ways that	2 3 4 5 6 7 8 9 0825:33PM 10	And then the ramp that goes down to create the entrance for the cars to pull into that level, the ramp will have I'll use the word berm but it's not going to look like a berm. It's just going to have a little (indicating) at the edge of the property that will tie into the grading of the property to tie into the grade at the step to get into the entrance, it will all be above the base flood elevation. So that's how it will be engineered. And we went to DuPage county, got permission from them, or direction from them, as
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54 56 don't have to pay flood insurance or are they we are going to have to get better educated on. 1 1 going to be required to pay flood insurance? 2 MR. WILLOBEE: Okay. That's helpful. 2 MR. O'CONNOR: I suppose that we would, 3 3 Then my last question. as it relates to the grading that I just 4 So I know there's mention are the 5 described, we would but their units are well 5 dumpsters also going in that basement are or 6 6 above. garage? 7 MR. WALSH: Yes. We would have a trash 7 MR. WILLOBEE: Right. I'm just saying from an HOA perspective of having to pay. room down in the basement, kind of hard to see, 8 9 MR. O'CONNOR: I'd have to research but it's to the left as you turn in that garage 9 that question, ask our engineer about the answer door right here. (Indicating.) 08:26:35PM 10 08:28:33PM 10 to that question and get back to you. But I 11 MR. WILLOBEE: So then they roll them 12 think there would be a minor modification to 12 out to the -that by our grading plan that I described. 13 MR. WALSH: Yes, the plan would be the 13 14 MR. MITCHELL: I'm just going to add to 14 garbage truck off the street back down the ramp that. When we first started exploring this they could roll out the dumpsters, throw them 15 15 project, we were like, there's something that's out and the garbage truck would pull away. 16 16 17 going to blow up on us and we initially thought 17 MR. WILLOBEE: Okay. All right. it would be being in the floodplain and that is That's all I have, Steve. 18 18 19 why our first stop was the DuPage county 19 CHAIRMAN CASHMAN: Okay. 08:27:04PM **20** stormwater. We got all those folks in a room 20 Anna? 08:28:52PM 21 and the objective is presented by the DuPage 21 MS. FIASCONE: It's a beautiful 22 county board member helped us set up the meeting 22 building, looks great and I know so many people 55 57 and how do we save this building. And it's are going to be so excited that you're actually like two inches of ramping gets us preserving the facade, it's going to be great. before the BFE. Where we are filling it in, it 3 The village board asked us to look will be brick to match the existing structure so at three things presumably. One specifically is 4 4 5 we are trying to not draw attention to it. that they be age restriction and I know it seems 6 We have an elevator going down like that's kind of agreed upon but I just 6 there, Mark, it's not that -- my understanding 7 wanted to go on the record stating that I think 7 was the mechanicals, like we could have electric that's putting undo pressure on the development 8 vehicle charging stations but they have to be making it 55-plus restricted. 9 9 08:27:36PM 10 above a certain height so they might feel a 08:29:21PM 10 Right now the market, yes, they 11 little weird, right, they are up here, we are will sell immediately, it will be gone in a 11 trying to adhere to that base flood elevation second, but we've been around long enough where 12 13 not having mechanicals put in below that. 13 that's not always the case and I think having 14 MR. WILLOBEE: Okay. I was thinking it -- it's 12 units. 14 about it when I kept hearing floodplain, 15 I do not think that's going to put 15 floodplain and then subgrade, electric car 16 16 any pressure on our schools whatsoever and if 17 the HOA puts rules into the bylaws or whatnot, storage. 17 MR. MITCHELL: My understanding is this 18 18 like we did at Hinsdale Meadows, I just don't 19 is going to be something that comes up if see it being an issue. 08:27:58PM **20** somebody is trying to get a mortgage and how it 08:29:47PM **20** I don't think it's going to be your affects their homeowner's insurance so there are 21 21 issue, I think it's going to be my issue as a things for sure that we don't know right now and realtor having to resell these one day and 22 22

60 58 making it 55-plus. So it's a little on the because I totally agree with you. I don't think 1 1 selfish side, I guess, but I think for the 2 you are going to have an issue with under 55 2 village as a whole we shouldn't do that. wanting to live here and then it creates some 4 I think the Clay town homes over by weird concerns like, for example, if mom is Kramers and Hinsdale Meadows those aren't getting older and son wants -- and he's 48 and restricted and that's never really been a huge wants to live here and now you have a neighbor 6 6 issue since I've lived here at least. So I know 7 7 calling on the neighbor or mom passes away and that the village has a strong opinion on that, 8 son is still there. You know it does to me 8 the board, but I just wanted to put my two cents actually create more potential down the road for 9 9 on that one. So I don't know if you have a 08:32:22PM 10 issues but I'm not -- I don't want to stick my 08:30:24PM 10 11 strong preference on that. 11 neck out on it and so I don't know how to MR. MITCHELL: So I'm pleased, really, 12 navigate that other than being able to reference thank you for bringing that up. that one of our plan commissioners brought this 13 This kind of falls in the up and questioned sort of the underlying thought 14 14 unnecessary handcuffs category and I think it's and I genuinely appreciate you bringing that up. 15 15 CHAIRMAN CASHMAN: Scott? really probably trying to get in front of the 16 16 potential of children living in this building, MR. MOORE: I like going last and being 17 17 which would almost certainly never happen. new. I just have a couple of questions. 18 18 Even at this price point, my sense And first of all, I do like it. We 19 19 08:30:47PM **20** is that there are single-family homes that are 08:32:53PM **20** have talked about all three sides outside. What 21 sub 700,000. I moved into one in a starter home 21 about the north side that's going to run along that was 30 percent less than that when I first 22 22 the fence, what are your plans on that and 59 61 fencing that area in and what's that going to moved to Hinsdale and so this just wouldn't be your first stopping point. It just doesn't make 2 look like for the neighbors? sense, it's not how families live. MR. WALSH: So we do have -- that 3 3 4 In our other TOD projects, you probably gets the most windows added to it to be know, it's really two demographics, it's your honest with you. It's in the bottom elevation, 5 millenials or your pre-household formation, so you see there, and you saw before what that 6 6 they are singles, professionals, maybe they are 7 looked like but it's pretty bad true. 7 engaged. The minute they have a baby, they are 8 MR. MITCHELL: Would you go to that, 8 out. They just don't want to live there. So I the one that shows it? 9 9 08:31:21PM 10 just can't imagine. 08:33:32PM 10 MR. WALSH: So that bottom right. 11 Now, I do think you are limiting 11 MR. MITCHELL: Bottom left to me is unfortunately divorcee population where there's perhaps the most informing. I mean, it's a lot 12 12 of gutters right now, no penetrations, it's a 13 family disruption, this might be a logical place 13 for dad to move. I also think it could create little dialed down brick, you're not getting 14 14 some consternation on the part of the buyer that red brick, which still it's a nice brick 15 15 knowing that their buyer pool is eventually but I think this does need some thought. 16 16 17 limited but we are trying to be agreeable 17 For us, we kind of want the 18 because our eye is on the prize of identifying I 18 building to sort of stop here and maybe this gets grass and sort of becomes, you know, maybe 19 the path of salvaging the Zion school. 19 08:31:50PM 20 So if that's going to be the major 08:34:01PM **20** there's an agreement with the neighbor we are issue, I would roll over on it, but I'm pleased mowing that strip. I don't think you need the 21 21 22 that professionally you offered that opinion sidewalk there anymore. 22

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- 1 MR. WALSH: So currently we have a
- 2 fence, you know, like a wood fence that will go
- 3 from that corner Drew just pointed to to the lot
- 4 line and then all the way down the lot line to
- 5 kind of break that neighbors' view of that whole
- 6 side there. And then, like I said, we would be
- 7 opening up a lot more openings of glass and then
- 8 there are a couple of balconies that will stick
- 9 out that way.
- The plan is to put trees, shrubs,
 - 11 you know, along the fence line to add additional
 - 12 screening. I believe there's something in the
 - 13 code about you have to have stone or something
 - **14** there, am I right, in that side yard?
 - MS. SALMON: I belive you need some
 - **16** sort of landscaping.
 - MR. WALSH: It is dictated in your code
 - 18 that that has to be landscaped and in our
 - 19 landscape plan there is, you know, the
- **20** beginnings or our thoughts on how that could be

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- 21 addressed. So that is the plan is really to
- 22 have a wood fence that would block the view

 - I along with shrubs and then a revamped
 - 2 presentation.
 - 3 MR. MITCHELL: There is a double --
 - 4 there is a stairwell, as Chris pointed out, on
 - 5 the north side that we will be removing and
- 6 filling in with brick. So right now there's
- 7 actually ingress/egress out on that part of the
- 8 site.
- **9** MR. WALSH: Now the brick on that side
- 10 is the common brick so it is a different color.
 - 11 Right now there is no plan to swap out all the
 - **12** brick and match the entire elevation but we
 - 13 wouldn't match the existing brick that way but
 - 14 this is just how they built buildings. The
 - 15 backside is always --
 - 16 MR. MITCHELL: I think it will look
 - 17 great with a bath. It needs a bath.
 - **18** MR. MOORE: So cleaning and
 - **19** tuckpointing all that.
- MR. MITCHELL: Yes. That's right.
 - 21 MR. MOORE: The second thing that I
 - 22 think I'm looking at is on the east elevation

- 1 where I know you are not looking at the stained
- 2 glass, the stained glass is on the left-hand
- 3 side of that element.
- **4** Can windows be put in there, into
- 5 that stairwell area to try and --
- **6** MR. WALSH: We did -- we got this
- 7 feedback late but there is an opportunity. So
- 8 the first portion of that is the stairwell and
- **9** we already have the stained glass on the one
- ossasspm 10 side but we do have the end of that hallway, so
 - 11 we are talking about we could probably add
 - 12 windows into that hallway.
 - MR. MOORE: Just to kind of make it not
 - 14 quite as flat and liven it up a little bit.
 - MR. MITCHELL: Perhaps at the end of
 - 16 this hallway and then you would have light
 - 17 coming in.
 - MR. WALSH: So right here I think there
 - 19 is an opportunity to add some more windows.
- OB:36:56PM **20** MR. MITCHELL: That's a good
 - 21 suggestion.
 - 22 MR. WALSH: So possibly. It's harder

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- 1 in the stairwell with just fire codes and things
- 2 like that, we would rather stay away from that.
- 3 The other thing we can look at is
- 4 maybe is there metal work or something that we
- 5 can add to the building, maybe vines or some
- **6** sort of landscaping or something like that.
- 7 MR. MOORE: Will there be a sprinkler
- 8 system for all the outside landscaping and all
- 9 of that?
- MR. MITCHELL: Yes, we would have an
 - **11** irrigation system.
 - **12** MR. MOORE: Thank you. All right. I
 - 13 don't have anything further.
 - 14 CHAIRMAN CASHMAN: Thanks, Scott.
 - **15** MS. CURRY: Could I just ask a quick
 - **16** question?
 - 17 CHAIRMAN CASHMAN: Yes.
 - **18** MS. CURRY: Have you looked at staining
 - 19 the brick?
- MR. WALSH: That is a possibility. I
 - 21 mean, there are some great companies that do
 - 22 that, you know, it's something we can definitely

68 66 look at. But like I said, currently that's -there. I don't really have a problem with that. 1 2 that's down the road. 2 I think if you end up somewhere between 8 and 9, CHAIRMAN CASHMAN: It's not very 3 it's fine. 3 visible. It almost looks like a plan for a 4 I'm pretty sure when we had the 5 future expansion or something with the common 5 District 86 and the high school we reduced the brick on that side because the building north of widths of the parking spaces there because 6 6 7 there is so close, it's not noticeable. 7 schools typically since you are coming in one 8 MR. MITCHELL: You are right. Why 8 time, leaving at the day, you can also go with don't you give us a chance to think about this 9 smaller parking spaces so I'm not concerned on 9 08:38:10PM 10 and talk to some masonry experts and we may come | 08.40:14PM 10 that item. 11 back and say we really think that brick should 11 The comment -- there's a thing in 12 stay and perhaps there's a staining approach, 12 here about the pocket park and it's like you're 13 perhaps we put a new skin on it but we will look 13 really close, maybe 300 feet, but I think it's 14 at that. 14 close enough and I do like -- I mean, we have 15 CHAIRMAN CASHMAN: I really like the pocket parks around town. Hinsdale Meadows put 15 concept. I think it's fantastic to take this in two of at least. Yes, I think there's two 16 16 there. And I do think it would be a nice 17 historic building and to repurpose it. It's 17 great for the environment. I do think it's amenity for that neighborhood. I'm not sure, 18 18 19 unique for this type of housing in Hinsdale, you 19 you know, envisioning myself living there I 08:38:45PM **20** know, it's not right in the downtown, it's very 08:40:43PM **20** don't know what that east parcel needs to be, I 21 close, it's close to Grant Square. I could 21 like the visuals and the idea of having space really see the attractiveness of that. for these people. I don't know that we need 22 22 67 69 1 It was interesting Anna's comment swing sets and things like that but I'm 2 about the age-targeted versus age-restricted. comfortable with the pocket park you show. If 3 I'm pretty sure the initial package we saw it the neighbors really had an issue, were looking was described as age-targeted and that was for more park space, that would be one thing but 4 before you met with the board and then you went 5 I defer to the neighbors. 5 to age-restricted. I think maybe as a 6 I think when we get to further down 6 7 commission we can talk about that separately. the road, illumination of the exterior would be A couple of things. There was one 8 kind of crucial. I like the aesthetic but I 8 little typo, I think I told I told you and it 9 would really want to look at it from the 9 08:39:17PM 10 kind of threw me off because it said you needed 08:41:15PM 10 neighbors' point of view because even though I 11 28 parking spaces, it should have been 18 and think it's important to highlight some of those you are providing 25 and you comply but it's details, I also don't want it glowing for the 12 12 13 just a typo. 13 neighbors because it's fairly dark and subdued 14 There was one comment about the in that neighborhood. It's a nice neighborhood. 14 15 15 width of the parking and I lived in a building So parking space size. We talked like this where you do get to know your parking about open space. The area that you have with 16 16 17 spaces, especially when you're paying for them, the English garden wall, which I really like 17 18 and a typical residential garage door for a 18 that concept, I do think even though it will 19 2-car is 16-feet wide. 19 require a variation to create that space, I 08:39:46PM **20** I think if you can't make it work, 08:41:46PM **20** think it's important because you need to have I think you are going to be fine and it's just a some space like that beyond a balcony and I 21 21 22 matter of structure and what you can accomplish think it's very tastefully done. I think it 22

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1	ties in really well with the architecture of the	1	there's anyone in the audience, any community
2	building and you're really not projecting any	2	members that would like to speak out on this
3	more to the south than the existing building	3	matter.
4	currently is so I think even the way you are	4	Yes sir. If you can come up here
5	showing it, I really like the detail you are	5	and just tell us your name and we'd love to hear
6	showing because it looks like it was always	6	what you have to say.
7	there and I do think they, the neighbors, should	7	MR. HEINZ: Thank you for the
8	have a spot like that. You basically would be	8	opportunity to speak. My name is Tom Heinz,
9	across the street from the backyard of that	9	H-e-i-n-z, and I live at 115 South Vine Street.
08:42:14PM 10	house that's being renovated. I could see them	08:44:15PM 10	So I'm across from the building, the home that
11	having their fire pit back there and putting in	11	has been converted into offices.
12	an outside TV so I think it fits in with the	12	I have lived there for 44 years now
13	residential nature of the neighborhood. So I do	13	and we raised our children there and I remember
14	think that pocket park is a nice public benefit.	14	when it was a school too, you know, the dropping
15	There was one question in here, I	15	off in the morning was something we hardly
16	think it was from staff that was about the	16	noticed at all. Of course we were getting our
17	existing planned development and whether these	17	own kids to school and getting off to work but
18	modifications we are talking about related to	18	now I'm retired and I can sit around and look
19	that, whether that's considered substantial	19	out my window and really check it out and see
08:42:45PM 20	conformity like the change. I think this is	08:44:48PM 20	what's going on.
21	kind of beyond that. Even though I know it's	21	First of all, Mr. Mitchell and
22	more paperwork and jumping through some hoops,	22	Holladay Properties have come up with a
	71		73
1	it would be one thing if we were just making	1	beautiful building I think. I love it and I
2	some slight modifications to the PUD, but we are	2	would happily look across the street at that
3	changing FAR, everything to the good, but we are	3	rather than the school that's there now.
4	changing a bunch of things. So my intention	4	I have two concerns and they both
5	would be to go with the staff's recommendation	5	have been addressed to some extent. Parking.
6	that that is a little bit beyond a minor	6	Not so much traffic but parking. And the
7	modification.	7	floodplain.
8	But it was interesting historically	8	So with the parking, when we moved
9	looking at all the things we did with the church	9	in it was called a buffer zone and those four
08:43:20PM 10	was the same thing when we basically had to	08:45:24PM 10	homes converted with offices that had to be low
11	create all these variances because this is an	11	traffic generating so they were a lawyer's
12	existing historic building from the 1915s and	12	office and architect, things you hardly noticed
13	there was no zoning code back then. It was	13	that they were having customers at all.
14	like, try to keep it on your property, don't	14	As things changed and they were
15	build in the street. So it all makes sense to	15	bought and turned into other businesses, at one
16	me.	16	point the village required them to pave there
17	With that, those are all the	17	behind the building so that their customers
18	comments I have. I really think you did a great	18	could park there and not be on Vine Street. So
19	job on the packet, it was very informative, very	19	they all have done that, however, in a couple of
08:43:46PM 20	well a lot of detail which we always	08:46:06PM 20	cases they turned into parking for the people
21	appreciate as commissioners.	21	who work there and the customers may or may not
22 19 of 43 sh	With that I'd like to hear if eets KATHLEEN W. BONO	22	even know they are allowed to park back there

	74		76
1	but I don't know how you solve that.	1	there's parking allowed on both sides of the
2	What happened though recently is	2	street because now the lawn services are there
3	the third building in has become a counseling	3	and they will park there because there's nowhere
4	center. There are, I believe, 24 counselors	4	on the other side of the street to park and it's
5	that work out of that office having hour	5	very difficult to get through when there's cars.
6	appointments that go all day long and into the	6	So I think I made that point.
7	evening on a couple of days. So you have people	7	CHAIRMAN CASHMAN: It's a narrow
8	coming and going every hour looking for parking.	8	street.
9	And there's almost always a full row of cars on	9	MR. HEINZ: So the two parking places
08:46:43PM 10	that side of the street. There's a sign that	08:49:03PM 10	per unit that they're recommending here, I mean,
11	says no parking here to corner that's no longer	11	I'm just hoping that that's like almost a
12	observed and two to three-hour parking, that's	12	requirement, you have to use those spots
13	not bad because appointments are only an hour,	13	because, like, there's no overnight parking.
14	but our side of the street is no parking and	14	Is there overnight parking on any
15	that's what I want to make sure does not change.	15	streets in Hinsdale?
16	I think Mr. Mitchell used the term	16	CHAIRMAN CASHMAN: No, not without
17	urban heartbeat and that's the urban heartbeat I	17	contacting the village hall.
18	do not want. My daughter and her family live in	18	MR. HEINZ: They can't have guests
19	river north and I know what it's like to just	19	parking on the street. That's one concern.
08:47:23PM 20	live with cars parked on both sides of your	08:49:27PM 20	The other concern is the flood zone
21	street and that's not why we moved to Hinsdale.	21	and I am in it; we have our house paid off, so I
22	So it was originally no parking on that side of	22	can no longer pay the insurance anymore but when
	75		77
1	75 the street because of the school zone but even	1	77 it rains heavily, that intersection of Vine
1 2		1 2	
	the street because of the school zone but even		it rains heavily, that intersection of Vine
2	the street because of the school zone but even after the school closed, it's remained that way.	2	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the
3	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of	3	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not
3	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no	2 3 4	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but
2 3 4 5	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our	2 3 4 5	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So
2 3 4 5	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on	2 3 4 5 6	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the
2 3 4 5 6 7	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so	2 3 4 5 6 7	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been
2 3 4 5 6 7 8	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because	2 3 4 5 6 7 8	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse.
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2 3 4 5 6 7 8 9	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because there's no room on the other side of the street. Well, since I'm retired and home all day long, I	2 3 4 5 6 7 8 9	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse. So, you know, I know you are going to deal with the drainage but I mean, it seems
2 3 4 5 6 7 8 9 08:47:58PM 10	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because there's no room on the other side of the street. Well, since I'm retired and home all day long, I can go out there and say, um, excuse me, but	2 3 4 5 6 7 8 9 08:50:11PM 10	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse. So, you know, I know you are going to deal with the drainage but I mean, it seems like people always want to get it done so that
2 3 4 5 6 7 8 9 08-47-58PM 10 11	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because there's no room on the other side of the street. Well, since I'm retired and home all day long, I can go out there and say, um, excuse me, but there's no parking on this side of the street.	2 3 4 5 6 7 8 9 08:50:11PM 10 11	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse. So, you know, I know you are going to deal with the drainage but I mean, it seems like people always want to get it done so that it doesn't have any negative effect on anybody
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2 3 4 5 6 7 8 9 0847-58PM 10 11 12 13 14 15 16 17 18 19	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because there's no room on the other side of the street. Well, since I'm retired and home all day long, I can go out there and say, um, excuse me, but there's no parking on this side of the street. And I always say, I wouldn't want you to get a ticket. So anyway, the point is it's just become very, very busy. So anything that this building generates in terms of visitor parking with people that live there for the people that live there no longer will they have	2 3 4 5 6 7 8 9 0850:11PM 10 11 12 13 14 15 16 17	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse. So, you know, I know you are going to deal with the drainage but I mean, it seems like people always want to get it done so that it doesn't have any negative effect on anybody but on the other hand, you never really know until it's done and then all of a sudden the retention pond the neighbor put in so their yard doesn't get wet anymore now your yard has a lake in it. But any ways. So if there's anything that can be required of that to where
2 3 4 5 6 7 8 9 08-47-S8PM 10 11 12 13 14 15 16 17 18	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because there's no room on the other side of the street. Well, since I'm retired and home all day long, I can go out there and say, um, excuse me, but there's no parking on this side of the street. And I always say, I wouldn't want you to get a ticket. So anyway, the point is it's just become very, very busy. So anything that this building generates in terms of visitor parking with people that live there for the people that live there no longer will they have those diagonal spots that you are going to	2 3 4 5 6 7 8 9 08:50:11PM 10 11 12 13 14 15 16 17 18	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse. So, you know, I know you are going to deal with the drainage but I mean, it seems like people always want to get it done so that it doesn't have any negative effect on anybody but on the other hand, you never really know until it's done and then all of a sudden the retention pond the neighbor put in so their yard doesn't get wet anymore now your yard has a lake in it. But any ways. So if there's anything that can be required of that to where no more water is directed onto Vine Street. I
2 3 4 5 6 7 8 9 0847-58PM 10 11 12 13 14 15 16 17 18 19	the street because of the school zone but even after the school closed, it's remained that way. However it used to say no parking this side of street. For some reason it changed to no parking and there's one no parking sign in our neighbors' on the left and two houses down on the right but my yard doesn't have one so there's people who come and park there because there's no room on the other side of the street. Well, since I'm retired and home all day long, I can go out there and say, um, excuse me, but there's no parking on this side of the street. And I always say, I wouldn't want you to get a ticket. So anyway, the point is it's just become very, very busy. So anything that this building generates in terms of visitor parking with people that live there for the people that live there no longer will they have	2 3 4 5 6 7 8 9 0850:11PM 10 11 12 13 14 15 16 17 18 19	it rains heavily, that intersection of Vine Street and Hinsdale Avenue water comes all the way up to my house, I'm the second house, not the corner house but I'm the second house in but it's come all the way up to my driveway. So anything and that has gotten worse over the years and I don't know why, what's been redirected there or not but it's gotten worse. So, you know, I know you are going to deal with the drainage but I mean, it seems like people always want to get it done so that it doesn't have any negative effect on anybody but on the other hand, you never really know until it's done and then all of a sudden the retention pond the neighbor put in so their yard doesn't get wet anymore now your yard has a lake in it. But any ways. So if there's anything that can be required of that to where

	78		80
1	those are the two concerns I have.	1	MS. SMITH: I'm sure the therapists are
2	I do think it's a beautiful	2	parked there but it's bigger than it looks.
3	building and you are really doing a great job of	3	MR. MITCHELL: I think what Ann is
4	restoring it. So I'm in favor of all that but	4	talking about is couldn't we just have regular
5	those are my two concerns.	5	parallel parking. And I think the answer is
6	CHAIRMAN CASHMAN: Thank you, Tom.	6	absolutely we could.
7	Anyone else? Ann?	7	CHAIRMAN CASHMAN: Right.
8	(No response.)	8	MS. SMITH: If you left it as a one-way
9	Just here to observe.	9	street, of course you could put parallel parking
08:51:29PM 10	MS. SMITH: I have a question.	08:53:04PM 10	on both sides but if you are going to make it
11	CHAIRMAN CASHMAN: Oh, sure. You can	11	two way, just one side.
12	come up.	12	CHAIRMAN CASHMAN: Being a neighbor,
13	MS. SMITH: Ann Smith, and I live on	13	what are your thoughts about one-way versus
14	Third Street, so I'm a block away. But same	14	two-way?
15	thing, I think most of the neighbors feel	15	MS. SMITH: I don't live on Second
16	positively about the building being reused and	16	Street.
17	re-loved.	17	CHAIRMAN CASHMAN: Tom would probably
18	Could you put parking on Second	18	have a good opinion on that.
19	Street so your guests can park in front of your	19	MR. HEINZ: I do have an opinion. I
08:51:46PM 20	house? You know, you are taking the parallel	08:53:23PM 20	think actually it would be better as a two-way
21	spots but can't they just park on Second Street	21	because if you think of all those people, the 24
22	like they park on Third Street and Fourth	22	cars that are parked in the basement, if they
	79		81
1	Street?	1	come out to leave and it's a one-way street,
2	CHAIRMAN CASHMAN: I don't see why not.	2	they have to turn right and come down my street
3	MS. SMITH: Usually it's on one side	3	or they can turn left and go down Grant Street.
4	because I have to agree with him, the traffic	4	CHAIRMAN CASHMAN: Okay.
5	now down across from Tom is pretty bad.	5	MS. SMITH: My only thought is if there
6	CHAIRMAN CASHMAN: Is that the third	6	is a preschool at the church, I don't know,
7	building, the one closest to this building that	7	there's a pretty hefty line. They go through
8	has all the traffic? Is that the counseling	8	your parking lot and stay off the street but I
9	building?	9	didn't know if that would affect the traffic.
08:52:12PM 10	MR. HEINZ: Next to this building is	08:53:55PM 10	CHAIRMAN CASHMAN: Thanks, Ann.
11	the building that's just been restored, the	11	MR. KRILLENBERGER: Is there any
12	yellow.	12	thought about the church and the development
13	MS. SMITH: And they have a full	13	making a parking arrangement. I don't know if
14	parking lot in their back and I'm kind of	14	Zion Lutheran has excess parking ever.
15		1 1 5	MD_MITCHELL: I promised Dactor it ho
16	interested why none of the parents, maybe it	15	MR. MITCHELL: I promised Pastor if he
	would be better for them to make their U-turn	16	came, we would avoid putting him on the spot.
17	would be better for them to make their U-turn back there so people can park there. Again,	16 17	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative
17 18	would be better for them to make their U-turn back there so people can park there. Again, maybe not enough space. Couldn't we put parking	16 17 18	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative with other communities.
17 18 19	would be better for them to make their U-turn back there so people can park there. Again, maybe not enough space. Couldn't we put parking on Second?	16 17 18 19	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative with other communities. So our Burlington Station project
17 18 19 085237PM 20	would be better for them to make their U-turn back there so people can park there. Again, maybe not enough space. Couldn't we put parking on Second? MR. HEINZ: On my way to this meeting	16 17 18 19 08:54:20PM 20	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative with other communities. So our Burlington Station project in downtown Downers Grove is adjacent to a Metra
17 18 19	would be better for them to make their U-turn back there so people can park there. Again, maybe not enough space. Couldn't we put parking on Second?	16 17 18 19	came, we would avoid putting him on the spot. What I'd like to do what's been collaborative with other communities. So our Burlington Station project

	82		84
1	are really generally pretty flexible.	1	MS. FIASCONE: It's the residential
2	There could be a world where	2	properties that put it to the street.
3	perhaps there's an annual donation to the church	3	CHAIRMAN CASHMAN: I know.
4	from the HOA and on an occasional basis there's	4	MS. FIASCONE: So just a note.
5	an evening stay and it occurs in their lot, you	5	MR. MITCHELL: This is actually my
6	know.	6	weakest part of my job is when I get into
7	And, Pastor, perhaps you want to	7	stormwater and civil engineering and Mike is an
8	talk to Suzanne or somebody else. But I'd be	8	engineer, that's why he jumped up right away to
9	reluctant to make you commit to anything today	9	help me on the BFE and raising that, so I don't
08:54:54PM 10	but our experience has been that you can be	08:56:51PM 10	know how to speak any further to that other than
11	neighborly and there are ways to just have	11	
12	conversations and kind of limit. We will make	12	MR. O'CONNOR: I think we would share
13	the pie bigger would be a different way to say	13	all these comments with our civil engineer who's
14	it and it works. So that's it.	14	going to design, create a hundred percent set of
15	MS. FIASCONE: So back to the flooding	15	engineering drawings.
16	point.	16	CHAIRMAN CASHMAN: The village will
17	Is there an extensive sump pump	17	review it and also the county but stormwater is
18	system down there right now? I mean, does that	18	pretty much we leave as much up to the village
19	building flood a lot?	19	and the county and DuPage is tough.
08:55:19PM 20	MR. MITCHELL: That building is bone	08:57:16PM 20	MR. O'CONNOR: It will get a lot more
21	dry. It really is. And I'm not I can't	21	scrutiny, continued scrutiny.
22	speak to the existing mechanical system. We	22	MR. MOORE: And the permeable though is
	83	_	85
1	know we are I mean, we are going to have a	1	pretty much the pocket park, that's the increase
2	ramp that even though it has a little berm in	2	on the permeable, right?
3	the front, it's going to need a trench drain	3	MR. MITCHELL: It's actually largely
4	because there's stuff that's going to melt and	4	coming from these angled parking spaces that are
5	then we are going to need to move that out.	5	going away and that's a big part of it as well.
6	I do think that where I'm	6	MR. O'CONNOR: And that parking lot.
8	disappointed we said it's a 12 percent increase of permeable because it's really going from	7 8	MR. MITCHELL: Of course, the parking lot, but you are adding impermeable here at the
9	27 percent of site to 40, and it's almost a	9	bottom of your ramp, and then this is pretty
08:55:54PM 10	50 percent increase. So I think the earth will	08:57:44PM 10	much was and remains permeable although the
	50 percent mercase. 50 I think the cartif will		
11	accept more water here. I also think with this	1 11	grade will change and then we can use permeable
11	accept more water here. I also think with this	11	grade will change and then we can use permeable payers here, which I think this is currently
12	garden use that will be they will be thirsty	12	pavers here, which I think this is currently
12 13	garden use that will be they will be thirsty plants that are in there as well versus what's	12 13	pavers here, which I think this is currently factoring into our impermeable calculation, and
12 13 14	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt.	12 13 14	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there.
12 13 14 15	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt. MS. FIASCONE: I would just say when	12 13	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there. So we are hearing this and I think
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12 13 14 15 16 17 18	garden use that will be they will be thirsty plants that are in there as well versus what's really been mulch and a playground in asphalt. MS. FIASCONE: I would just say when you start dealing with those where all that that water is going to drain, just make sure not to put it onto the street just because I've	12 13 14 15 16 17	pavers here, which I think this is currently factoring into our impermeable calculation, and we can use permeable materials there. So we are hearing this and I think you can just have smart design and even talk to the arborist about what trees will suck up the most water because that can really help out a
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88 86 and this is money, right, and now you are out, try to identify ways that we can help and 1 1 telling me how to spend money, but maybe a vault 2 certainly what I'm pleased about is one we are 2 could go back here and it's a collaboration with 3 saving this structure. public works and it sits back here and we put 4 I want to react quickly to the 5 something over it and --5 comment your appreciation of this residential amenity in front of our building. It's really 6 CHAIRMAN CASHMAN: Well, I was 6 7 wondering when you talk about raising the 7 important, we think, to our residents to have entries and stuff, will you need compensatory 8 that space and we were concerned that somehow 8 storage to offset that with the county? that may die on the vine and actually affect the 9 9 08:58:45PM 10 MR. O'CONNOR: We are talking about --10 utility and function of these units so I appreciate you mentioning that. So it's saving 11 CHAIRMAN CASHMAN: I know it's pretty 11 12 small and you might be under the threshold but 12 the building, not adding the storm problem so if you cross the threshold, then you have to add I'm very pleased we have identified a way to 13 13 14 something. 14 increase the amount of permeable surface by 15 MR. KRILLENBERGER: And that 40 percent, we are willing to continue to look 15 intersection, as Mr. Heinz mentioned, I have at ways to further improve this localized 16 16 17 seen cars actually flood out trying to drive 17 situation here as it relates to stormwater. through so it's a major problem. MR. WILLOBEE: On that note, I think 18 18 19 MR. WILLOBEE: I was just going to 19 the comment was made this is the lowest part of 20 mention I mean, obviously turning it permeable 09:01:06PM **20** Hinsdale and part of what comes with the 21 is great but, like, it sounds like a regional 21 territory. Well we have to take these 22 issue that we are dealing with here, so the more 22 opportunities, like yourself, coming in, great 87 you can make that functional storage, you know, opportunity to try to do some retrofits to solve could you make the parkway, you know, some type the problem and that's how you chip away at it of water retention system or something like in time and I know we don't incentivize that that, that's still not going to help it sounds through ordinances and things like that just my 4 like with the events we are dealing with. I'd 5 opinion to look for those opportunities to start 5 explore vaults too, but I'm not trying to spend 6 dealing with some of these flood problems. 6 7 your money but anything that you can help. 7 MR. MITCHELL: That's good planning and MR. O'CONNOR: It comes with the -we understand it and appreciate it. 8 8 9 MR. WILLOBEE: Is this combined sewer 9 CHAIRMAN CASHMAN: Commissioners, just 08:59:49PM 10 in the area? 09:01:37PM 10 one thing I did want to hear you chime in on is 11 MR. O'CONNOR: Chris points out the 11 this age-targeted versus age-restricted. entire site isn't a floodplain just the corner. 12 Anna brought that point up, I'd be 12 CHAIRMAN CASHMAN: Just the lower 13 13 curious what's your thoughts are. Maybe, Scott, you want to start with that? 14 corner, okay. 14 15 15 MR. MITCHELL: I also just wonder It's an interesting point, you aloud, you know, Mr. Heinz's comment where are 16 16 know, not only now but for future resale. 17 these businesses parking and then all of a Hinsdale Meadows that was age-targeted and I 17 18 sudden we have gravel lots that are getting 18 know people have moved in there and they are not 19 paved that are further aggravating the problem 19 moving in there with families. 09:00:11PM **20** and so you know, we have to be careful about 09:02:09PM **20** I would think the same thing I have making this building solve all of the a friend who lives in downtown Downers, trying 21 21 neighborhood issues but we are willing to figure to remember what her's is called but you 22 22

90 92 described it perfectly, it's either really young opinion. I like targeted, I don't like the 1 1 people with no kids or it's divorcees or 2 restricted. I don't like dictating the market 2 whatever, people that retire and you don't see value of these units through what we are doing. kids; there's not strollers bouncing around the I think what we did on Hinsdale Meadows through building, it's a different mindset, it's a looking at the covenants, through the HOA different target audience. 6 agreement, I think that's the way you limit what 6 MR. KRILLENBERGER: Would this be the 7 7 don't want, so that's my opinion. only age-restricted set of units in Hinsdale? 8 CHAIRMAN CASHMAN: Julie? 8 MS. CRNOVICH: I would like to see some Because as you mentioned, Hinsdale Meadows, we 9 9 went down this road and through their HOA and 10 data on that. I would like to see how many 09:02:39PM 10 11 their bylaws, made prohibitions no swingsets, no 11 children are living in Hinsdale Meadows and I'd 12 basketball courts. 12 also like a comparison maybe some of the new 13 CHAIRMAN CASHMAN: The one on Lincoln. condo developments in downtown Clarendon Hills. I don't remember what that was but that's not I can see it both ways but we do have to think 14 14 restricted. 15 of our schools too. 15 16 MS. SALMON: No. 16 CHAIRMAN CASHMAN: I thought when we 17 CHAIRMAN CASHMAN: That's not asked the schools in the past they were pretty 17 restricted either. noncommittal. I don't think they wanted to get 18 18 a horse in the race. 19 So what are your thoughts, Scott? 19 MS. CRNOVICH: I don't know. Is it 09:03:11PM **20** MR. MOORE: I could see both sides. I 09:05:22PM **20** 21 mean, I could see why it's property rights and 21 possible to get that information somehow, 22 you are owning it, it's a condo, it's not a 22 Bethany? 91 93 1 rental place so targeting that does affect 1 MS. SALMON: We did about a year ago when we started talking with Holladay Properties resale. So I think it goes to your point a 3 little bit further though I understand what the contacted Hinsdale Meadows and they were still objective of the project is and I understand not fully built out, but I do remember them 4 saying there were very few children in there. where you guys are trying to go. The guestion 5 is do we want to codify and, again, the handcuff We can once again ask them, I don't know if they 6 situation goes on. 7 are keeping that information now that the 7 8 I think I'd probably lean away from properties have sold but we can see if they do restricting it and probably target it and I 9 have that. 09:04:00PM 10 think the way you finish the units, the way you 09:05:48PM 10 MS. FIASCONE: I just think like, for 11 put this together will also be a guidance as far example, Briarwood Lakes where there's hundreds as that is concerned as well. So I'm sure you of units, right, that makes total sense to be 55 12 are thinking of that you would probably put into and older because that would (inaudible), they 13 13 it that would also have a draw to it to would have to build a new school, but this is 14 14 12 units. 15 particular age groups. 15 16 CHAIRMAN CASHMAN: That's a good point. 16 MS. CRNOVICH: That's true. 17 And like when we did Hinsdale Meadows when we 17 CHAIRMAN CASHMAN: I mean, you could 18 got to the detail approval we were into the 18 have two houses here with a bunch of kids. language of the HOA and everything to try to 19 19 Jim? 09:04:30PM **20** make sure that it delivered what we wanted. 09:06:14PM **20** MR. KRILLENBERGER: I don't like age-21 Mark? restrictions either. I think we did a very nice 21

22

job with Hinsdale Meadows.

MR. WILLOBEE: Yes, I'm of the same

22

	94		96
1	What's been your experience at	1	have unintended consequences.
2	Burlington Station? I know it's not exactly the	2	MR. KRILLENBERGER: Julie, you are the
3	same, but	3	closest person to taking the other side of this,
4	MR. MITCHELL: So it's a 94-unit	4	I think. What is the other side? You mentioned
5	building, so it's roughly 8 times larger. We,	5	a study or information or experience about the
6	to my knowledge, have had no net new children to	6	schools, is there anything else about the
7	the school district which is important because	7	neighborhood or anything that we don't want
8	there's a tip in the calculations that go into	8	children around?
9	that. I do know that we have a divorced dad who	9	CHAIRMAN CASHMAN: Most of the big
09:06:48PM 10	has two children who visit.	09:09:03PM 10	concerns is about Central because Central has
11	So our experience has been there	11	2,800 students, South has 1,400 and I think it's
12	are virtually none. And I think the reason why	12	really on the high school level that's the
13	is that these products actually kind of to some	13	biggest issue.
14	of the points that were made are not really	14	MR. KRILLENBERGER: So your question is
15	designed for that lifestyle and if you are	15	right on the point. When Hinsdale Meadows came
16	pursuing that life, there's a better value out	16	around, there was statistics, there was
17	there than this particular product.	17	information, but is the school showing up? This
18	You know, it's not just a condo,	18	is only a 12-unit development, I don't want to
19	there's HOA fees that are also going towards the	19	make a precedent so somebody comes in with a
09:07:14PM 20	upkeep so the perception is that this isn't a	09:09:35PM 20	300-unit place; I'm sure they would get a
21	value relative to what else is out there.	21	different reception, but I guess I don't see the
22	We have a really cool project on a	22	other side of it if this type of place is not
	95		97
1	tricky to develop site that's starting in August	1	encouraging to young families. The
2	of this year in downtown Glen Ellyn and a very	2	affordability because that's a pretty affordable
3	challenging community and entitlement agreement	3	joint might attract somebody who wants to just
4	that we would pay the school district \$16,000	4	put their kid in the school.
5	per student for any student that moves into our	5	CHAIRMAN CASHMAN: Could be just a
6	building which if you are getting \$2,000 a unit	6	onesie/twosie thing. Who knows.
7	it's \$24,000 a year it would take all the fun	7	MR. KRILLENBERGER: Welcome to
8	out. So we are putting our money where our	8	Hinsdale, I guess.
9	mouth is, so to speak, by making that	9	MS. CRNOVICH: That's why I'd like to
09:07:51PM 10	commitment.	09:10:11PM 10	see some data. Years ago I believe Hinsdale
11		11	Central had to start doing like when you
4.0	The last thing came out of our	4.0	
12	second neighborhood meeting, which was a comment		registered you had to show proof because so many
13	second neighborhood meeting, which was a comment that if a grandparent lives here and their	13	were sneaking in or they move here just for the
13 14	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the	13 14	were sneaking in or they move here just for the high school, which is fine. You might be
13 14 15	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I	13 14 15	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data
13 14 15 16	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if	13 14 15 16	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows.
13 14 15 16 17	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that	13 14 15 16 17	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the
13 14 15 16 17 18	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that we don't want young families here, or we are	13 14 15 16 17	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the Hinsdale Meadows package, there's some it was
13 14 15 16 17 18 19	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that we don't want young families here, or we are trying to prevent difficult dialogue perhaps	13 14 15 16 17 18	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the Hinsdale Meadows package, there's some it was a discussion. I mean that took a year and a
13 14 15 16 17 18 19 00:08:22PM 20	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that we don't want young families here, or we are trying to prevent difficult dialogue perhaps with the school district, and to me it's just	13 14 15 16 17 18 19 09:10:37PM 20	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the Hinsdale Meadows package, there's some it was a discussion. I mean that took a year and a half, I think so there's plenty of discussion
13 14 15 16 17 18 19	second neighborhood meeting, which was a comment that if a grandparent lives here and their grandson or daughter were to visit for the summer, would the neighbors start calling and I was flat-footed on that and so I just wonder if the intent is sort of misinformed, which is that we don't want young families here, or we are trying to prevent difficult dialogue perhaps	13 14 15 16 17 18	were sneaking in or they move here just for the high school, which is fine. You might be surprised. I would just like to see some data maybe from Hinsdale Meadows. CHAIRMAN CASHMAN: Look back to the Hinsdale Meadows package, there's some it was a discussion. I mean that took a year and a

	98		100
1	helpful to have.	1	town that are much more affordable that would be
2	MR. MITCHELL: I would like to offer	2	a more logical way to gain the system and
3	something. So there's Foxford Station, which is	3	there's home rentals that are available that
4	a pretty tasteful development in downtown	4	would be a much more likely way to gain the
5	Western Springs. It would be considered a comp	5	system than actually buying a three quarter of a
6	to this in some respect, it's walkable. Why	6	million dollar condominium building.
7	don't you let us try to identify how many. We	7	CHAIRMAN CASHMAN: And I think those
8	are in touch with the folks in Western Springs.	8	apartments across that are not in Hinsdale and
9	So let us try to identify if there's any	9	DuPage county across, that's a smart place to
09:11:06PM 10	schoolchildren there.	09:12:49PM 10	move if you want to get your kids in District 86
11	The second suggestion was the	11	and we've all seen that.
12	downtown Clarendon there's a 14-unit development	12	MR. MITCHELL: Your comment was be
13	at Prospect and Park and we know the developer,	13	prepared to be able to address this and have the
14	let us inquire about the number of	14	information and Julie's comment on the data and
15	schoolchildren.	15	I think that we can do a better job of
16	MS. CRNOVICH: That's District 86,	16	harvesting some of that and being able to speak
17	that's what I'm looking for.	17	to it.
18	MR. MITCHELL: I think that would	18	MS. CRNOVICH: Thank you.
19	inform the board perhaps even more than what	19	MR. MITCHELL: So thank you.
09:11:24PM 20	occurred with Hinsdale Meadows.	09:13:15PM 20	CHAIRMAN CASHMAN: Cynthia?
21	MS. CRNOVICH: Yes.	21	MS. CURRY: You have answered
22	CHAIRMAN CASHMAN: These questions	22	everything that was I agree with Julie, just
	99		101
1	might help you better with that group. They are	1	a little bit more information, be ahead of the
2	the handcuff group.	2	game. I'd hate to see a grandparent who's
3	MR. MITCHELL: I'm actually so	3	living there who wants to have their child come
4	encouraged that this came and I don't mean to	4	and spend a month in the summer be restricted
5	present ourselves as sheepish but we didn't want	5	from doing that, however you might not want to
6	to fall on our sword on this topic and we	6	have someone with five kids living next door.
7	vehemently disagreed with the underlying	7	So I think to take a look at that would be good.
8	rationale.	8	Thank you.
9	MR. O'CONNOR: We will still do the	9	CHAIRMAN CASHMAN: Thank you.
09:11:53PM 10	project with that restriction.	09:13:39РМ 10	Commissioners, other thoughts,
11	MR. KRILLENBERGER: Well, this is a	11	comments?
12	public meeting and representatives of District	12	So we have basically text amendment,
13	86 or 81 had the opportunity to show up and make	13	planned development concept plan, special use
14	comments. I think the Clarendon Hills	14	permit. So on all of these are these on a
15			
16	development would be useful information	15	conceptual level or is it just the planned
	anecdotally.	16	development that's a conceptual level?
17	anecdotally. MR. MITCHELL: We will track that down.	16 17	development that's a conceptual level? MS. SALMON: So it is just the planned
17 18	anecdotally. MR. MITCHELL: We will track that down. The last thing is people want their	16 17 18	development that's a conceptual level? MS. SALMON: So it is just the planned development that's conceptual level but they
17 18 19	anecdotally. MR. MITCHELL: We will track that down. The last thing is people want their children to go to Hinsdale schools and I would	16 17 18 19	development that's a conceptual level? MS. SALMON: So it is just the planned development that's conceptual level but they will be grouped into an ordinance and they will
17 18 19 09:12:22PM 20	anecdotally. MR. MITCHELL: We will track that down. The last thing is people want their children to go to Hinsdale schools and I would just say if there were gamesmanship around that	16 17 18 19 _{09:14:08PM} 20	development that's a conceptual level? MS. SALMON: So it is just the planned development that's conceptual level but they will be grouped into an ordinance and they will be conditioned on future approvals.
17 18 19	anecdotally. MR. MITCHELL: We will track that down. The last thing is people want their children to go to Hinsdale schools and I would	16 17 18 19	development that's a conceptual level? MS. SALMON: So it is just the planned development that's conceptual level but they will be grouped into an ordinance and they will

	102		104
1	future review. The final plan is administrative	1	think this could actually create issues in the
2	after that. Also, there will be a plat of	2	future to other planned development if we looked
3	subdivision to allow for that property line to	3	at this as being minor. Because we are actually
4	be moved over. And then as part of that, that	4	changing the map, we are changing the use of the
5	map amendment to rezone the property. And then	5	property, we are changing FAR, which helps the
6	the final exterior appearance and site plan	6	church out. I just think this is a bridge too
7	review.	7	far so that would be my thought on that.
8	So those will be done later when it	8	MS. CRNOVICH: So will this require a
9	comes back but this approval now would be null	9	map amendment, too, Steve?
09:14:37PM 10	and void without those in the future.	09:16:38PM 10	MS. SALMON: A map amendment will
11	So one other approval for right now	11	happen in the future. That's for future
12	though is that major adjustment to the existing	12	consideration. And the reason we can't do that
13	planned development.	13	map amendment right now to rezone the property
14	CHAIRMAN CASHMAN: So the first one,	14	is because we technically do the subdivision
15	the text amendment, is basically adding text	15	with the detail plan. Actually have to push the
16	amendment special use to the O-1.	16	entire rezoning back. We don't have the
17	MS. SALMON: Correct.	17	property yet to actually rezone it.
18	CHAIRMAN CASHMAN: Which when you look	18	MS. CRNOVICH: Okay.
19	at the zoning map and the idea this going from	19	CHAIRMAN CASHMAN: So I guess let's
09:14:57PM 20	institutional use to something else, I mean,	09:17:00PM 20	start with do I have a motion to approve the
21	just seems to make a lot of sense to me. I	21	text amendment as submitted to add this
22	don't know if any commissioners have an issue	22	lifestyle housing as a special use to the O-1
	103		105
1	103 with that but that seems to make a lot of sense.	1	district?
1 2		1 2	
	with that but that seems to make a lot of sense.	_	district?
2	with that but that seems to make a lot of sense. The planned development concept	2	district? MR. WILLOBEE: So moved.
3	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and	2	district? MR. WILLOBEE: So moved. MS. CRNOVICH: Second.
2 3 4	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think	2 3 4	district? MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll
2 3 4 5	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need	2 3 4 5	district? MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany.
2 3 4 5 6	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the	2 3 4 5	district? MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry?
2 3 4 5 6 7	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's	2 3 4 5 6 7	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger?
2 3 4 5 6 7 8 9	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we	2 3 4 5 6 7 8 9	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye.
2 3 4 5 6 7 8 9 09:15:28PM 10	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of	2 3 4 5 6 7 8 9 10	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich?
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2 3 4 5 6 7 8 9 00:15:28PM 10 11 12 13	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about.	2 3 4 5 6 7 8 9 10 11 12 13	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee?
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2 3 4 5 6 7 8 9 08:15:28PM 10 11 12 13 14 15	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about. And then the final one I made a comment earlier but not to make you jump	2 3 4 5 6 7 8 9 10 11 12 13 14	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone?
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2 3 4 5 6 7 8 9 09:15:28PM 10 11 12 13 14 15 16 17	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about. And then the final one I made a comment earlier but not to make you jump through more hoops, but I do think it's a pretty this is on Page 8 of Bethany's memorandum,	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore?
2 3 4 5 6 7 8 9 09:15:28PM 10 11 12 13 14 15 16 17 18	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about. And then the final one I made a comment earlier but not to make you jump through more hoops, but I do think it's a pretty this is on Page 8 of Bethany's memorandum, and I do think it's a pretty these issues	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye.
2 3 4 5 6 7 8 9 09:15:28PM 10 11 12 13 14 15 16 17 18 19	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about. And then the final one I made a comment earlier but not to make you jump through more hoops, but I do think it's a pretty this is on Page 8 of Bethany's memorandum, and I do think it's a pretty these issues come up administratively with some minor changes	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman?
2 3 4 5 6 7 8 9 08:15:26PM 10 11 12 13 14 15 16 17 18 19 08:16:01PM 20	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about. And then the final one I made a comment earlier but not to make you jump through more hoops, but I do think it's a pretty this is on Page 8 of Bethany's memorandum, and I do think it's a pretty these issues come up administratively with some minor changes to planned developments and I just think this is	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye.
2 3 4 5 6 7 8 9 00:15:28PM 10 11 12 13 14 15 16 17 18 19	with that but that seems to make a lot of sense. The planned development concept plan, I think expressed I think everyone and we'll ask for a motion on this, but I think everyone likes the concept and I think we need more details but so far it seems like the details are things that hopefully can be worked out. The age-restricted, I mean, that's ultimately going to come to the board, but we can maybe add a comment or recommendations of our thoughts on that and then the special use permit is something we can talk about. And then the final one I made a comment earlier but not to make you jump through more hoops, but I do think it's a pretty this is on Page 8 of Bethany's memorandum, and I do think it's a pretty these issues come up administratively with some minor changes	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	MR. WILLOBEE: So moved. MS. CRNOVICH: Second. CHAIRMAN CASHMAN: Can I have a roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman?

	106		108
1	concept plan with the suggestion that it be	1	MR. MOORE: Aye.
2	modified to age-targeted versus age-restricted?	2	MS. SALMON: Chairman Cashman?
3	MR. KRILLENBERGER: Krillenberger so	3	CHAIRMAN CASHMAN: Aye.
4	motions.	4	And I guess the fourth would be to
5	CHAIRMAN CASHMAN: Do I have a second?	5	follow the staff's recommendation that this
6	MS. CURRY: Second.	6	would be a major adjustment to the Zion Lutheran
7	CHAIRMAN CASHMAN: Can I have a roll	7	Church planned development and it would not be
8	call, please, Bethany?	8	within substantial conformity with the approved
9	MS. SALMON: Commissioner Curry?	9	plans.
10	MS. CURRY: Aye.	09:18:57РМ 10	MR. WILLOBEE: So moved.
11	MS. SALMON: Commissioner	11	CHAIRMAN CASHMAN: Is there a second?
12	Krillenberger?	12	MS. CRNOVICH: Second.
13	MR. KRILLENBERGER: Aye.	13	CHAIRMAN CASHMAN: Roll call, please,
14	MS. SALMON: Commissioner Crnovich?	14	Bethany.
15	MS. CRNOVICH: Aye.	15	MS. SALMON: Commissioner Curry?
16	MS. SALMON: Commissioner Willobee?	16	MS. CURRY: Aye.
17	MR. WILLOBEE: Aye.	17	MS. SALMON: Commissioner
18	MS. SALMON: Commissioner Fiascone?	18	Krillenberger?
19	MS. FIASCONE: Aye.	19	MR. KRILLENBERGER: Aye.
20	MS. SALMON: Commissioner Moore?	20	MS. SALMON: Commissioner Crnovich?
21	MR. MOORE: Aye.	21	MS. CRNOVICH: Aye.
22	MS. SALMON: Chairman Cashman?	22	MS. SALMON: Commissioner Willobee?
	107		109
1	CHAIRMAN CASHMAN: Aye.	1	MR. WILLOBEE: Aye.
1 2	CHAIRMAN CASHMAN: Aye. And then third, do I have a motion	1 2	MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone?
	And then third, do I have a motion to approve the special use permit to allow the		·
2	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station	2	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore?
3	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing	2	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye.
2 3 4 5 6	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted?	2 3 4 5 6	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman?
2 3 4 5 6 7	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved.	2 3 4 5 6 7	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye.
2 3 4 5 6 7 8	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second.	2 3 4 5 6 7 8	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck.
2 3 4 5 6 7 8 9	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote,	2 3 4 5 6 7 8 9	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again.
2 3 4 5 6 7 8 9	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany.	2 3 4 5 6 7 8 9	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all.
2 3 4 5 6 7 8 9 09:18:22PM 10	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry?	2 3 4 5 6 7 8 9 09:19:18PM 10 11	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion
2 3 4 5 6 7 8 9 09:18:22PM 10 11	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye.	2 3 4 5 6 7 8 9 09-19-19PM 10 11 12	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn?
2 3 4 5 6 7 8 9 09-18-22PM 10 11 12 13	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner	2 3 4 5 6 7 8 9 00:19:19PM 10 11 12 13	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn? MR. KRILLENBERGER: Krillenberger so
2 3 4 5 6 7 8 9 09:18:22PM 10 11 12 13 14	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner	2 3 4 5 6 7 8 9 09-19-18PM 10 11 12 13 14	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn? MR. KRILLENBERGER: Krillenberger so moves.
2 3 4 5 6 7 8 9 08-18-22PM 10 11 12 13 14 15	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye.	2 3 4 5 6 7 8 9 06:19:18PM 10 11 12 13 14 15	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn? MR. KRILLENBERGER: Krillenberger so moves. MS. CURRY: Second.
2 3 4 5 6 7 8 9 09:18:22PM 10 11 12 13 14 15 16	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich?	2 3 4 5 6 7 8 9 09:19:18PM 10 11 12 13 14 15 16	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn? MR. KRILLENBERGER: Krillenberger so moves. MS. CURRY: Second. CHAIRMAN CASHMAN: All in favor say
2 3 4 5 6 7 8 9 08-18-22PM 10 11 12 13 14 15 16 17	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye.	2 3 4 5 6 7 8 9 09:19:18PM 10 11 12 13 14 15 16 17	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn? MR. KRILLENBERGER: Krillenberger so moves. MS. CURRY: Second. CHAIRMAN CASHMAN: All in favor say aye.
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2 3 4 5 6 7 8 9 00:18:22PM 10 11 12 13 14 15 16 17 18 19	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye.	2 3 4 5 6 7 8 9 09-19-19PM 10 11 12 13 14 15 16 17 18 19	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn? MR. KRILLENBERGER: Krillenberger so moves. MS. CURRY: Second. CHAIRMAN CASHMAN: All in favor say aye. (WHICH, were all of the proceedings had, evidence
2 3 4 5 6 7 8 9 09:18:22PM 10 11 12 13 14 15 16 17 18 19 20	And then third, do I have a motion to approve the special use permit to allow the development of the Vine Street Station consisting of 12 age-targeted lifestyle housing units as submitted? MS. CRNOVICH: So moved. MR. WILLOBEE: Second. CHAIRMAN CASHMAN: Roll call vote, please, Bethany. MS. SALMON: Commissioner Curry? MS. CURRY: Aye. MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Crnovich? MS. CRNOVICH: Aye. MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. MS. SALMON: Commissioner Fiascone?	2 3 4 5 6 7 8 9 00:19:19PM 10 11 12 13 14 15 16 17 18 19 20	MS. SALMON: Commissioner Fiascone? MS. FIASCONE: Aye. MS. SALMON: Commissioner Moore? MR. MOORE: Aye. MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. Thank you very much. Good luck. We will see you again. MR. MITCHELL: Thank you all. CHAIRMAN CASHMAN: Do I have a motion to adjourn? MR. KRILLENBERGER: Krillenberger so moves. MS. CURRY: Second. CHAIRMAN CASHMAN: All in favor say aye. (WHICH, were all of the proceedings had, evidence offered or received in the
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STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 24th day of June, A.D. 2022.

KATHLEEN W. BONO C.S.R. No. 84-1423

Notary Public, DuPage County

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DATE: July 5, 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

RE: Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1)

Wall Sign

FOR: July 13, 2022 Plan Commission Meeting

Summary

The Village of Hinsdale has received a sign permit application from Every Day's a Sundae requesting approval to install one (1) new wall sign at 14 W. Hinsdale Avenue. Every Day's a Sundae is an ice cream shop that intends to locate their business within one of the ground floor tenant spaces in the multi-tenant building. The existing two-story building is located in the B-2 Central Business District and the Downtown Historic District.

Request and Analysis

The applicant is requesting to install one (1) wall sign facing Hinsdale Avenue. Based on the discussion at the Historic Preservation Commission (HPC) meeting on June 1, 2022, the applicant has submitted four (4) different design options for the Plan Commission to review. Please refer to the "Meeting History" section below for a summary of the discussion at the HPC meeting.

Under all four (4) design options, the existing vinyl signage for the former tenant on the black awning above the storefront window will be removed. No permanent window signs in the storefront windows are proposed.

A description and a summary table is provided below on the different design options:

	Sign Type	Plan Version	Height	Width	Sign Face Area
1	Internally Illuminated Sign with Push-Thru Letters and Rectangle Black Backer Panel	HPC – 6/1/2022	1.5'	10′	15 sq. ft.
2	Externally-Illuminated Sign - Stud Mounted Letters with Rectangle Black Backer Panel	PC – 7/13/2022	1.5'	10′	15 sq. ft.
3	Externally-Illuminated Sign - Stud Mounted Individual Letters Mounted Directly to Brick (No Border / Backer)	PC – 7/13/2022	0.7'	10′	7.08 sq. ft.
4	Externally-Illuminated Sign - Stud Mounted Individual Letters with Black Cloud Border Backer	PC – 7/13/2022	1.08′	10.75′	11.64 sq. ft.



- 1. Option 1 Internally-Illuminated Sign with Push-Thru Letters and Rectangle Black Backer Panel Option 1 was initially presented at the HPC meeting. The proposed wall sign consists of a black rectangular aluminum cabinet with push-thru acrylic white letters. The sign measures 1.5' tall and 10' wide, with an overall sign face area of 15 square feet. The applicant provided a night time rendering to show how the sign will look illuminated at night. The black background will be opaque, with only the sign copy (letters) transmitting light, as required by Section 9-106(E) of the Zoning Code. Under this option, existing gooseneck light fixtures will not be removed, but the bulbs will be removed so that the lights will not externally illuminate the sign.
- 2. Option 2 Externally-Illuminated Sign Stud Mounted Letters with Rectangle Black Backer Panel The proposed wall sign is visually similar to Option 1, but is not internally illuminated. Instead, the wall sign will be illuminated externally by the existing gooseneck light fixtures. The sign consists of a rectangle black metal backer panel with white stud mounted acrylic letters. The sign measures 1.5' tall and 10' wide, with an overall sign face area of 15 square feet.
- 3. Option 3 Externally -Illuminated Sign Stud Mounted Individual Letters Mounted Directly to the Brick The proposed wall sign consists of individual white acrylic letters that would be stud mounted directly to the brick façade and would be illuminated externally by the existing gooseneck light fixtures. Under this option, there is no sign backer or border. The sign measures 0.7' tall and 10' wide, with an overall sign face area of 7.08 square feet.
- 4. Option 4 Externally-Illuminated Sign Stud Mounted Individual Letters with Black Cloud Border Backer The proposed wall sign consists of individual white acrylic letters that would be stud mounted to a black aluminum backer panel, which then would be mounted to the brick façade. The sign would be illuminated externally by the existing gooseneck light fixtures. The sign measures 1.08' tall and 10.75' wide, with an overall sign face area of 11.64 square feet.

Per Section 9-106(J), in the B-2 District, two (2) awning valance, canopy valance, wall, or permanent window signs are allowed per user. A maximum gross surface area of all awning valance, canopy valance, wall, and permanent window signs for the entire building shall not exceed the greater of: 1) one square foot per foot of building frontage, up to a maximum of one hundred (100) square feet, or 2) twenty five (25) square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street, alley, courtyard, or parking lot. All of the proposed wall sign options meet the Village's code requirements.

Meeting History

Historic Preservation Commission Meeting – June 1, 2022 - At the HPC meeting, the business owner and the sign contractor provided an overview of the proposed wall sign. The applicant requested to install one (1) internally illuminated wall sign consisting of a black opaque aluminum cabinet panel with push-thru acrylic white letters, measuring 15 square feet in size (Option 1). The existing gooseneck light fixtures located above the sign and the other adjacent tenant spaces would remain, but the bulbs over the ice cream store will be removed so the lights will not be used to externally illuminate the proposed wall sign. The push-thru letters would be edge-lit and the black backer panel would not be illuminated. Every Day's A Sundae noted that the proposed sign would match signage installed in other towns.



Several Commissioners expressed concern over the existing gooseneck lighting, the design of the sign, and illumination. Other signage on the building was discussed. A non-illuminated black and white sign was recently approved by the Plan Commission (PC) for Silver Birch. The signs for Guaranteed Rate were approved several years ago by the PC and are also non-illuminated. The signs are externally illuminated by the continuous strip of gooseneck lights.

The HPC debated if the gooseneck lights could be removed for area above the tenant space or the entire building, or if the applicant could redesign the sign to include only individually illuminated letters or be non-illuminated. The HPC noted that they recently reviewed a sign for Zazu Salon & Day Spa where the applicant proposed a similar sign with a black aluminum background and illuminated push-thru letters. Following the recommendation by the HPC that the sign was not appropriate for the historic downtown, Zazu proposed a new sign where the background cabinet was removed and contained only internally illuminated letters, which was then approved by the PC.

Several Commissioners expressed concern over the visual appearance of having only some of the gooseneck lights above the sign and tenant space turned off, while the other lights on the building would remain turned on, noting that this would create an inconsistent look on the entire building. The sign contractor recommended that there should not be two light sources from both internal illumination and the gooseneck lights. It was also noted that removal of a section of the gooseneck lighting would create an asymmetrical appearance and impact the design of the building. There was a discussion if the lights were on a timer system. Staff noted that the Plan Commission has added conditions to other sign permits in the past that sign lights be turned off at 10 p.m.

The Historic Preservation Commission, by a vote of three (3) ayes and two (2) nays, with two (2) absent, recommended <u>denial</u> of the sign permit, Case A-09-2022 – 14 W. Hinsdale Avenue – Every Day's A Sundae – Installation of One (1) Wall Sign, as submitted.

The Commission recommended the applicant look at other solutions or an alternative sign design, such as signage on the existing awning or a sign that is only illuminated by the gooseneck lights.

Process

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Per Village Code Section 14-5-1(B), the Historic Preservation Commission shall review signage in the Historic District. The final decision of the Historic Preservation Commission shall be advisory only. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

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

- 1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

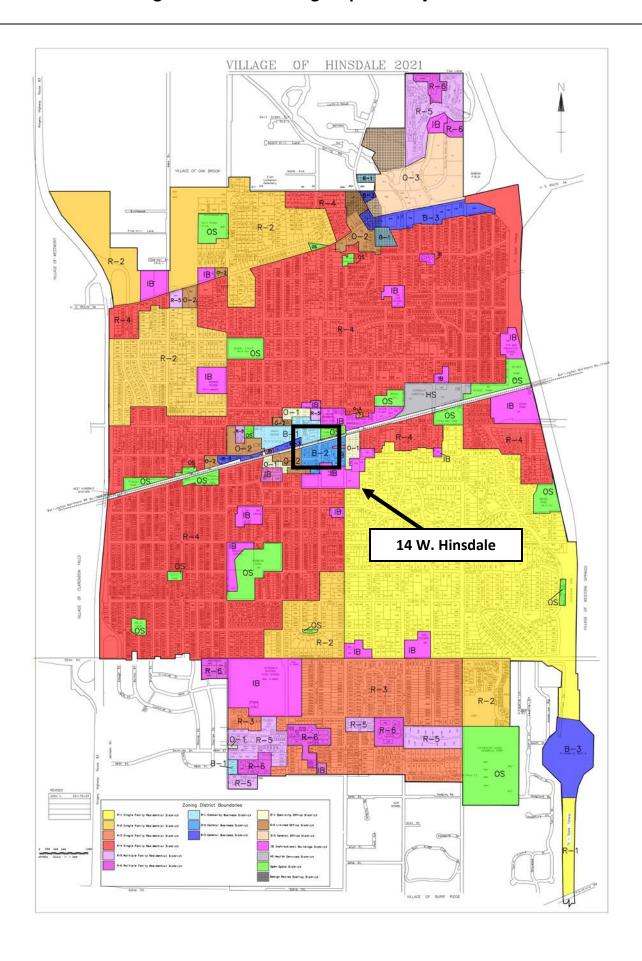


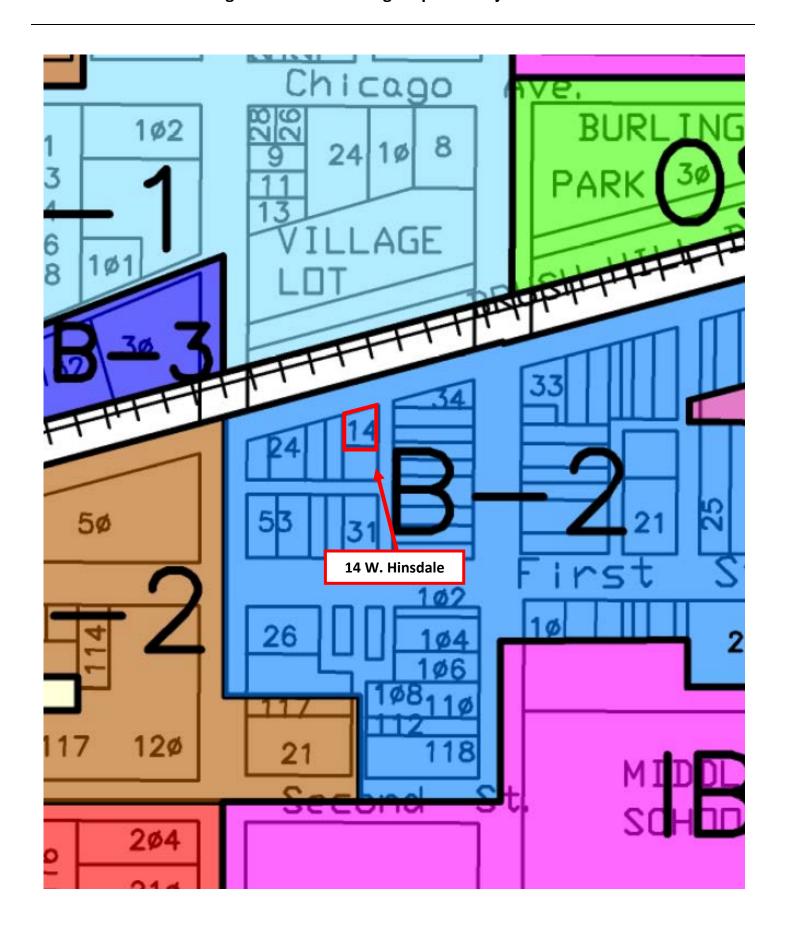
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments

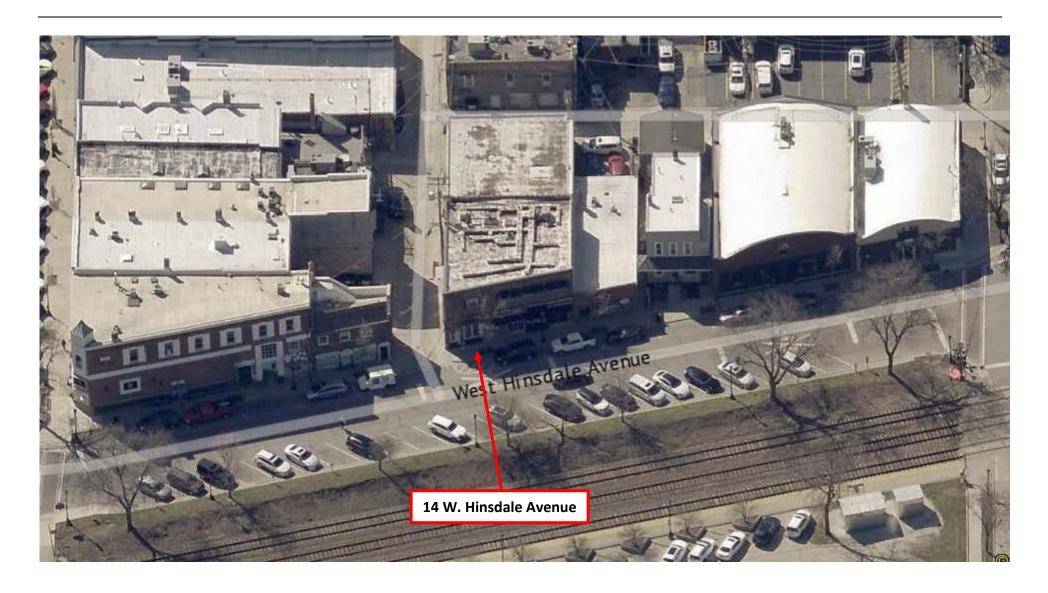
- 1. Zoning Map and Project Location
- 2. Birds Eye View
- 3. Street View
- 4. Sign Application and Exhibits Revised Plans and Original Plans Presented at the June 1, 2022 Historic Preservation Commission Meeting

Village of Hinsdale Zoning Map and Project Location

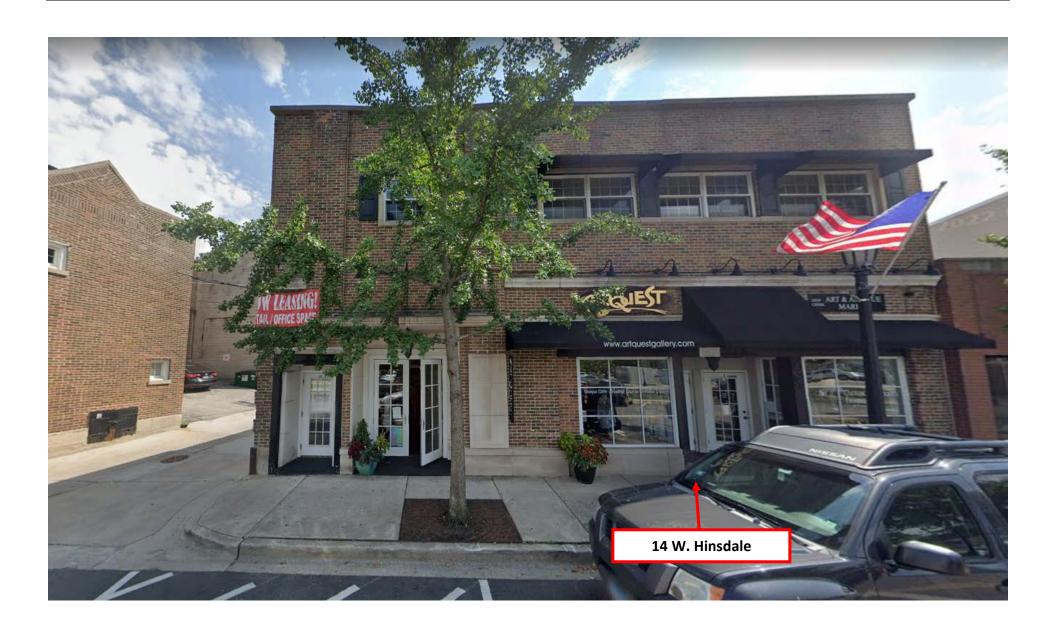




Birds Eye View – 14 W. Hinsdale Avenue



Street View – 14 W. Hinsdale Avenue





VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: Every Days A Sundae	Name: IC Signs & Graphics
Address: 14 W Hinsdale ave	Address: 417 Sheridan Rd
City/Zip: Hinsdale IL	City/Zip: Highwood IL 60040
and the second s	Phone/Fax: () 630-313-0286/
Phone/Fax: () 773.248.6266/	Phone/Fax: ()
E-Mail: edashinsdale@gmail.com	E-Mail: cory@icsignsinc.com
Contact Name; Jonathan N. Kaufman	Contact Name: Cory Hock
ADDRESS OF SIGN LOCATION: 14 W Hinsdale A	
	ve
ZONING DISTRICT: Please Select One SIGN TYPE: Wall Sign	_
OBEST CONTROL OF THE PART	
ILLUMINATION Internally Illuminated	
	Site Information:
Sign Information:	The state of the s
Overall Size (Square Feet): 15 (10ft x 18")	Lot/Street Frontage: 60
Overall Height from Grade: 11 Ft.	Building/Tenant Frontage: 37
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
• white	Business Name: guaranteed rate
	Size of Sign: 8 Square Feet
€	Business Name: guaranteed rate
	Size of Sign: 3 Square Feet
I hereby acknowledge that I have read this application and	I the attached instruction sheet and state that it is correct
and agree to comply with all Village of Hinsdale Ordinand	
	29/2022
Digitature of Aspertant	29/2022
111/1/1977	2912000
Signature of Building Owner Date	
FOR OFFICE USE ONLY - DO NOT WRITE BELO	W THIS LINE
Total square footage: $0 x $4.00 = 0$	(Minimum \$75.00)
Plan Commission Approval Date: Admi	inistrative Approval Date:

Client Signature Approval

Client Print Name

Date



Make Changes & send NEW Proof Option 1 - Internally Illuminated Sign - Push-Thru Letters / Rectangle Black Backer Panel

Illumination Notes:

- Not to exceed fifty (50) foot-candles when measured with a standard light meter
- Business to turn signage lighting off at 10PM and/or close of business
- Black background is OPAQUE only

Every Day's a Sundae

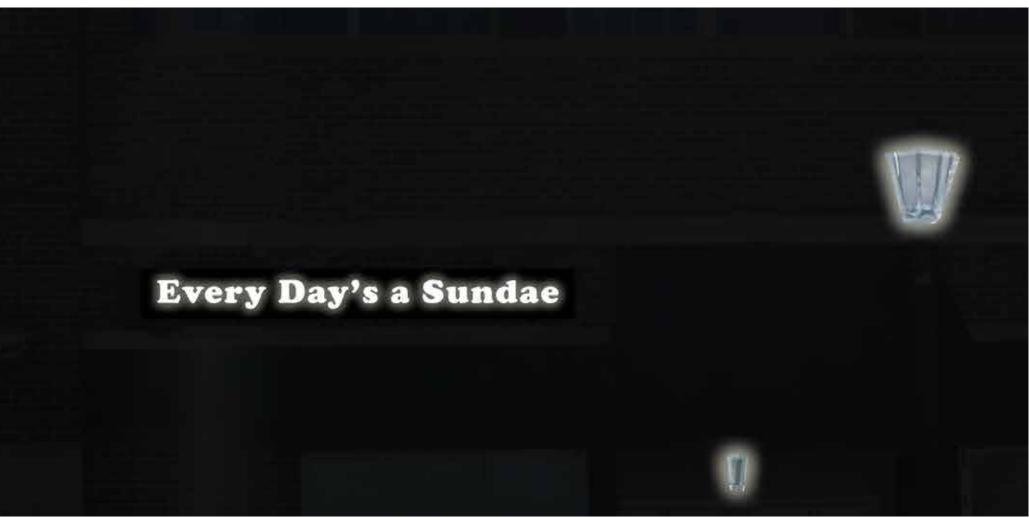
6.75" H Uppers / 4.75" H Lowers w/ Warm white LED - Letter Faces opaque white Push Thru Cabinet w/ 1/2" acrylic past face - LED Edge Lit white cabinet 18x120" overall - Depth 4"

side view

OPT 1: LED Lit Push Thru Lighting

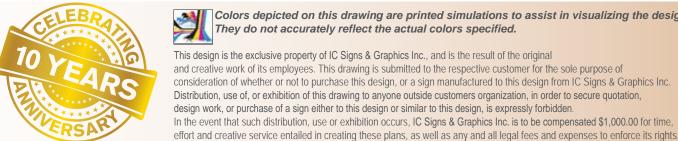








417 Sheridan Rd. Highwood, IL 60040 O: 708-669-7177 C: 630-313-0286 E: Cory@icsignsinc.com W: www.icsignsinc.com



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Contact: JOn

Location: Hinsdale

Date:3-24-22

Design By: CLH

Manufacturer: IC Signs & Graphics Inc.



Sales Person: **CLH**

Client Signature Approval

Client Print Name

Date



Make Changes
& send NEW Proof

Option 1 - Internally Illuminated Sign - Push-Thru Letters / Rectangle Black Backer Panel





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Job Name: Everydays Sundae

Contact: JOn

Location: Hinsdale

Date:3-24-22

Design By: CLH

Manufacturer: IC Signs & Graphics Inc.



Sales Person: CLH

Client Signature Approval

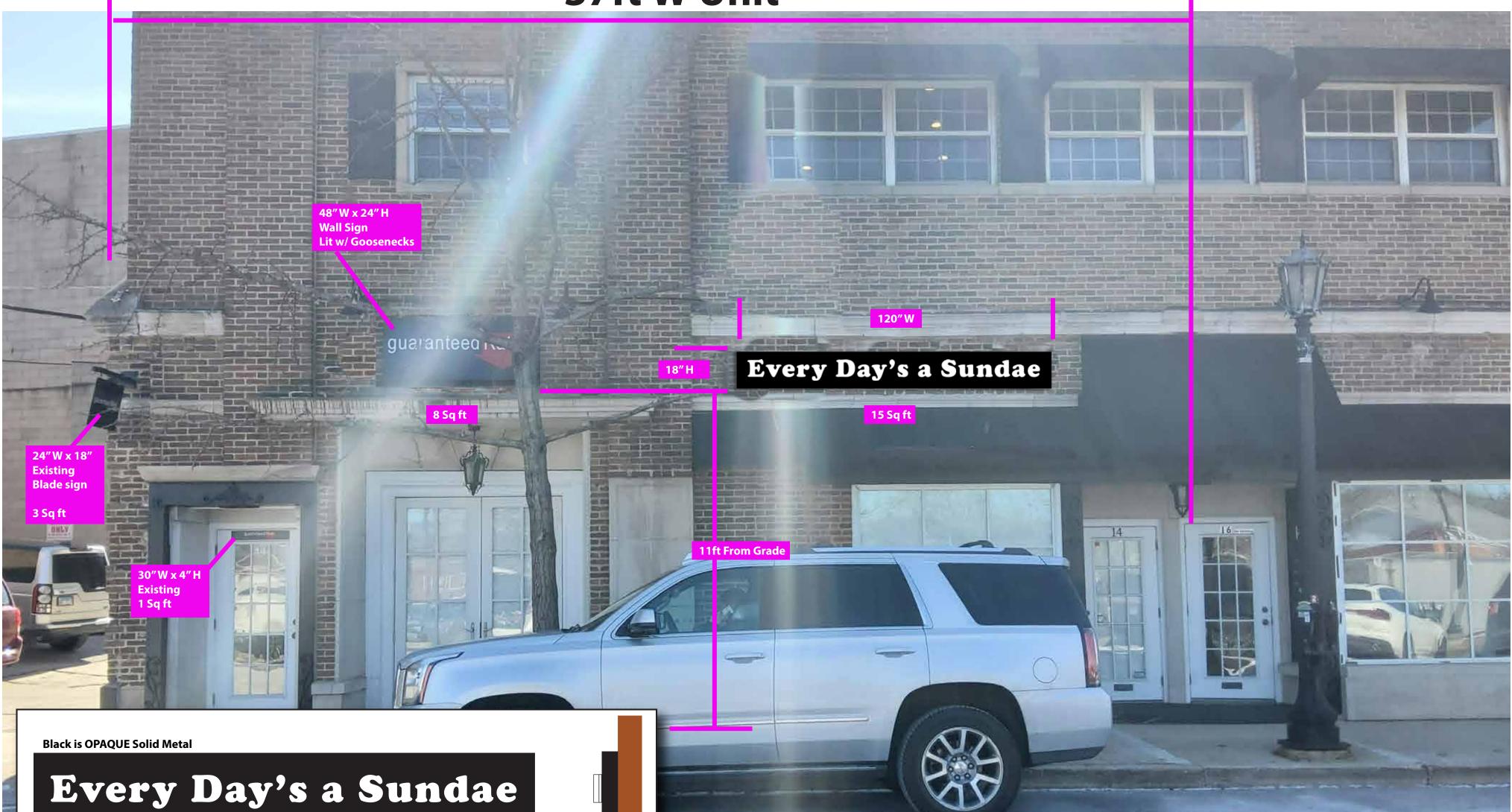
Client Print Name

Date



Make Changes & send NEW Proof Option 1 - Internally Illuminated Sign - Push-Thru Letters / **Rectangle Black Backer Panel**





w/ Warm white LED - Letter Faces opaque white

Push Thru Cabinet w/ 1/2" acrylic past face - LED Edge Lit white cabinet 18x120" overall - Depth 4"

6.75" H Uppers / 4.75" H Lowers side view

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Contact: JOn

Location: Hinsdale

Date:3-24-22

Design By: CLH

Manufacturer: IC Signs & Graphics Inc.



Sales Person: **CLH**

Client Signature Approval

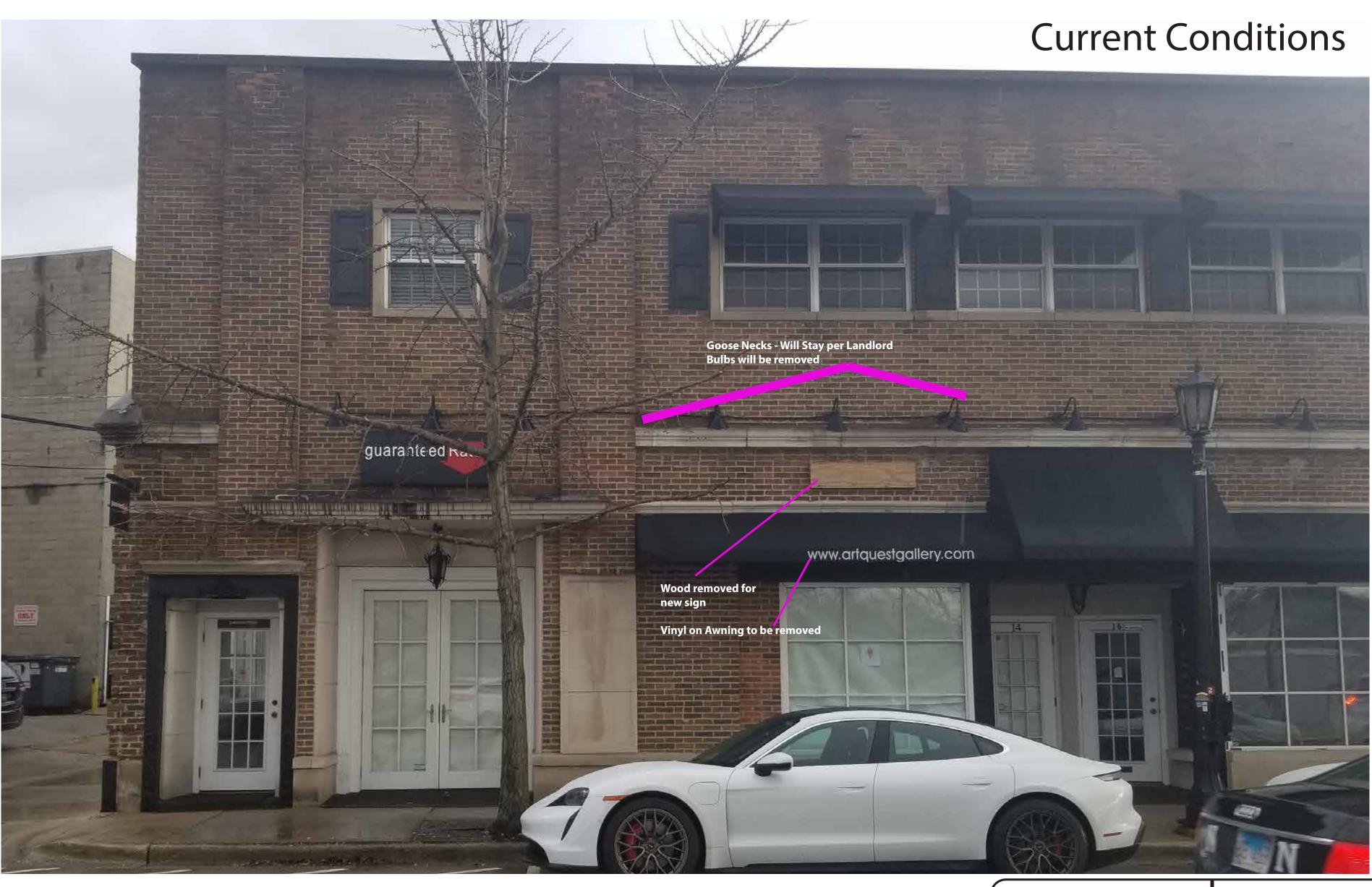
Client Print Name

Date



Make Changes
& send NEW Proof

Option 1 - Internally Illuminated
Sign - Push-Thru Letters /
Rectangle Black Backer Panel





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Job Name: Everydays Sundae

Contact: JOn

Location: Hinsdale

Date:3-24-22

Design By: CLH

 $Manufacturer: IC\ Signs\ \&\ Graphics\ Inc.$



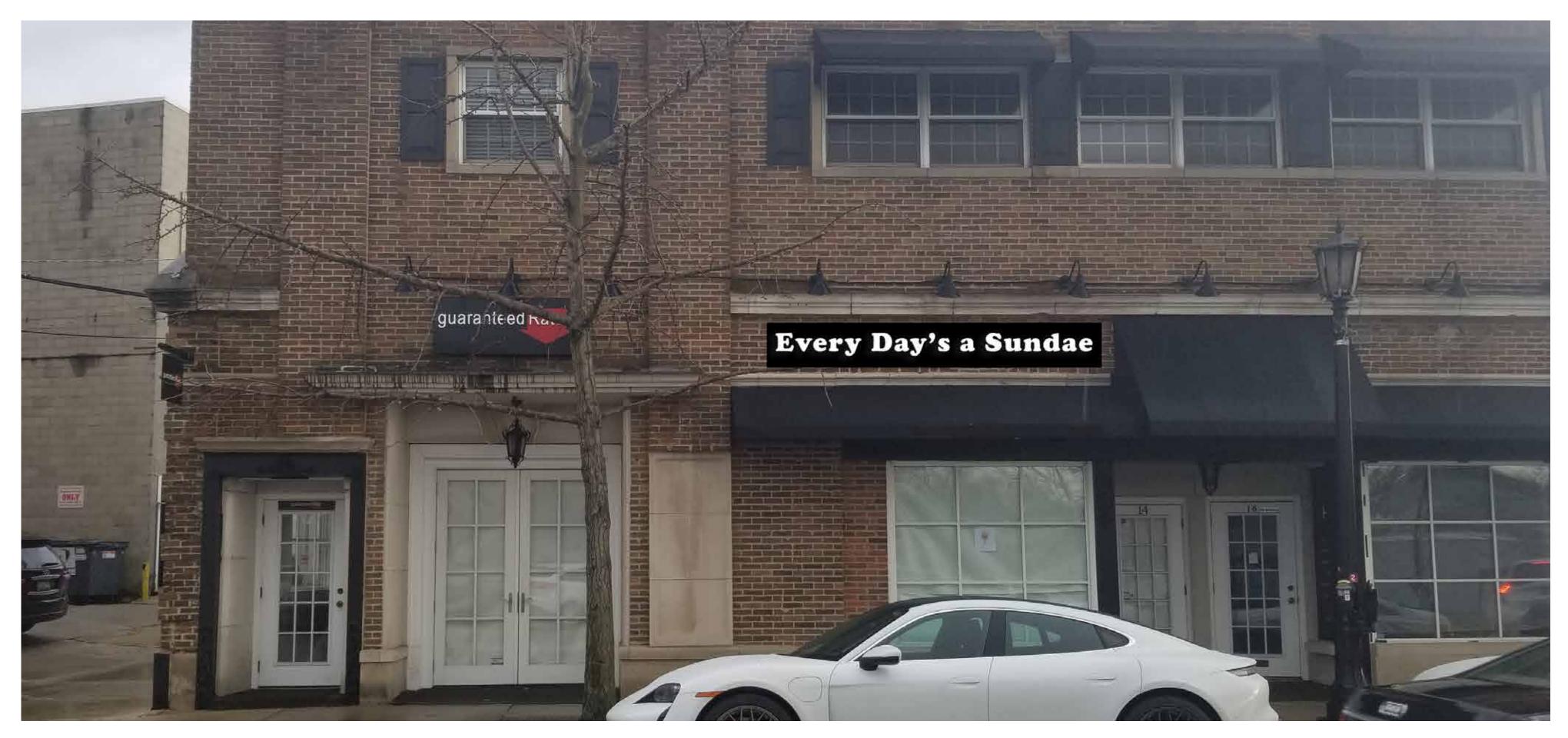
Sales Person: CLH

Client Signature Approval	Client Print Name	Date

Artwork is APPROVED Proceed with order

Make Changes
& send NEW Proof

Option 2 - Externally-Illuminated
Sign - Stud Mounted Letters with
Rectangle Black Backer Panel





Every Day's a Sundae

120"x18" overall - 1/2" Thick Acrylic - Painted White Satin Finish
Stud Mounted on 1" Deep Shoebox Backer - Painted satin black - NON LIT - Lit w/ Goosenecks



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Job Name: Everydays Sundae

Contact: JOn

Location: Hinsdale

Date:6-27-22

Design By: CLH

Manufacturer: IC Signs & Graphics Inc.



Sales Person: CLH

Drawing #: v3 orig non lit

Client Signature Approval Client Print Name Date	Artwork is APPROVED Proceed with order	Make Changes & send NEW Proof	Make Changes & Proceed with order
	guarante ed No.	Every Day's a Sundae	

Every Day's a Sundae

120"x8.5" overall - 1/2" Thick Acrylic - Painted White Satin Finish Stud Mounted on Brick Wall - NON LIT - Lit w/ Goosenecks

Option 3 - Externally-Illuminated Sign - Stud Mounted Individual Letters Mounted Directly to Brick (No Border / Backer)





Every Day's a Sundae

Every Day's a Sundae

129"x13" overall w/ black backer - 1/8" Aluminum Metal Backer w/ Weled Rear Studs (1/2" Off wall) w/ 1/2" Thick Acrylic Letters - Painted White Satin Finish - Mounted 1/2" off Backer Stud Mounted on Brick Wall - NON LIT - Lit w/ Goosenecks

Option 4 - Externally-Illuminated Sign - Stud Mounted Individual Letters with Black Cloud Border Backer



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Job Name: Everydays Sundae

Contact: JOn

Location: Hinsdale

Date:6-23-22

Design By: CLH

Manufacturer: IC Signs & Graphics Inc.



Sales Person: CLH

Drawing #: non Lit versions

VILLAGE OF Linsdale Est. 1873

MEMORANDUM

DATE: July 8, 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-14-2022 - 14 W. First Street - Elevare MD - Exterior Appearance and Site Plan

Review to allow for façade improvements to the existing building located at 14 W. First

Street in the B-2 Central Business District

FOR: July 13, 2022 Plan Commission Meeting

GENERAL APPLICATION INFORMATION

Applicant: Michael and Kelly DeWolfe

Subject Property: 14 W. First Street (PIN: 09-12-122-004)

Site Area: 0.05 acres

Existing Zoning & Land Use: B-2 Central Business District – First Floor: Vacant Commercial / Second Floor:

Apartments

Surrounding Zoning & Land Use:

North: B-2 Central Business District – (across First Street) Bakery / Restaurant / Office / Apartments

South: B-2 Central Business District - Commercial Retail / Office

East: B-2 Central Business District – Commercial Retail

West: B-2 Central Business District – Commercial Retail / Service / Office

APPLICATION SUMMARY

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade of the existing building and site plan located at 14 W. First Street in the B-2 Central Business District. The existing two-story, 4,000 square foot building consists of vacant commercial space on the first floor and four apartments on the second floor. Elevare MD proposes to utilize the first floor as a beauty salon and the second floor as a medical office.

The building is classified as a Contributing Structure in the Downtown Hinsdale Historic District according to the 2006 National Register of Historic Places Nomination and is Potentially Significant according to the 2003 Architectural Resources in the Downtown Survey Area.

The building features Two-Part Commercial Block architecture in a Classical Revival style. It was designed by architect R. Harold Zook in 1941. The building is one of four commercial buildings in the Downtown Hinsdale Historic District designed by Zook. The original storefront and windows have been reconfigured and replaced. The Hinsdale Historical Society provided staff with an old photo of the storefront. The date of the photo date is unknown, but it shows an older design of the storefront that what currently exists.



REQUEST AND ANALYSIS

The applicant is proposing various improvements to the existing building and site plan, including several improvements to the front façade facing First Street, the replacement of all windows and doors on the building, and the installation of an elevator shaft, rooftop mechanical unit screening, and a dumpster enclosure. The proposed exterior improvements are detailed below:

- Architectural Details on the Front Elevation The shutters on the second floor windows and the
 existing wood sign band above the primary entrance door and storefront windows will be painted
 black. A new wood sign band painted black will be constructed over the secondary entrance door that
 matches the primary sign band in terms of height, color, and detail, including the mouldings and
 dental patterns. There are no changes proposed to the existing limestone trim or the parapet wall.
- Windows & Doors All of the windows and doors on the building will be replaced. On the front façade, the existing storefront windows on the first floor and windows second floor will all be replaced with new windows, each with 9 divided lites. Within the entrance alcove, the 2 existing display cabinet windows will be replaced with 2 new black fixed windows. The 2 existing doors will be replaced with new doors with a black finish. The existing tile flooring in the alcove will be replaced with black exterior porcelain pavers. On the rear and side elevations, all of the existing windows (23) will be replaced with fixed windows. The rear door will also be replaced with a new black door with divided lites.

Based on the discussion at the Historic Preservation Commission meeting, discussed below under the Meeting History Section, the applicant has agreed that all second floor windows will be an off-white color and all first floor windows will be a black color.

- <u>Light Fixtures</u> The existing light fixtures on both sides of the entrance alcove will be replaced with two (2) new gas lamp fixtures with a live flame. The light fixture inside the entrance alcove will also be replaced. The applicant has included a photo of the black gas wall-mounted fixtures.
- Elevator Shaft A new elevator and elevator shaft, with a footprint of about 10 feet by 10 feet, is proposed near the northwest corner of the building. The elevator shaft will have an overall height of 3 feet 8 inches measured from the roof and will extend 1 foot 8 inches in height above the existing parapet wall. As proposed, the existing parapet wall and building height will not be altered. Elevator shafts and screening for mechanical equipment are excluded from building height calculations in accordance with Section 12-206 of the Zoning Code. The applicant has submitted renderings showing the visibility of the elevator shaft from First Street for review.
- Rooftop Mechanical Unit Screening A proposed rooftop mechanical unit will be installed roughly in the center of the roof and will be screened with black vertical aluminum paneling measuring about 4 feet 5 inches in height. As shown on the submitted elevations, the screening panels will measure about 3 feet 5 inches in height above the side parapet walls. Per Section 9-107, the panels must be opaque and fully screen the height of the rooftop units. Screening must be constructed of the same materials as, or materials architecturally and aesthetically compatible with the principal building façade. Per the applicant and the submitted renderings, the rooftop screening will not be visible from the street. Rooftop mechanical equipment and screening are excluded from building height per Section 12-206 of the Zoning Code.

VILLAGE OF Hinsdale

MEMORANDUM

- <u>Dumpster Enclosure</u> There is currently no dumpster enclosure located on site. The applicant intends
 to construct a new enclosure measuring 9 feet 4 inches long and 5 feet 6 inches wide in the existing
 asphalt area at the rear of the building. The enclosure will be constructed of a charcoal gray, opaque
 composite fence with metal posts and will measure 6 feet 7 inches in height.
- <u>Signage</u> The proposed renderings show conceptual wall signage on the front of the building. The
 applicant will be required to submit a separate sign permit application for review by the Historic
 Preservation Commission and Plan Commission at a later date.

MEETING HISTORY

<u>Historic Preservation Commission Meeting – July 6, 2022</u> – Ken Just, representing RWE Design Build, and the building owners, provided an overview of the proposed changes to the building and answered questions from the Commissioners. No public comment was made at the meeting.

There was a discussion on the location and design of the elevator shaft, where the applicant confirmed that the existing parapet wall will not be altered and the new brick elevator shaft will extend 1'8" above the height of the existing parapet wall. Mr. Just confirmed that elevator was located toward the front of the building to better service clients and staff accessing the front entrance. The applicant also confirmed that the building, including the brick and limestone features, will not be painted.

Commissioners expressed concern over the use of black cladding on the windows and noted that black windows on the second floor were not consistent with the historic design of building in the downtown, particularly for buildings designed by R. Harold Zook. The applicant stated that all windows were to be of black cladding to be consistent on the entire building. The Commission recommended that the second floor windows be of a lighter color or white color, but were okay with the use of black on the first floor windows and the shutters.

The Historic Preservation Commission recommended approval of Case A-14-2022, an Exterior Appearance and Site Plan Review to allow for façade improvements to the existing building located at 14 W. First Street in the B-2 Central Business District, by a vote of 5-0 (2 absent), subject to the condition that a lighter color or white color be used on all second floor windows.

Since the meeting, the applicant has informed staff that they have agreed that the second floor window cladding can be of an off-white color, in the Stone While color swatch submitted in the Plan Commission packet for review.

REVIEW PROCESS

Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

VILLAGE OF Linsdale

MEMORANDUM

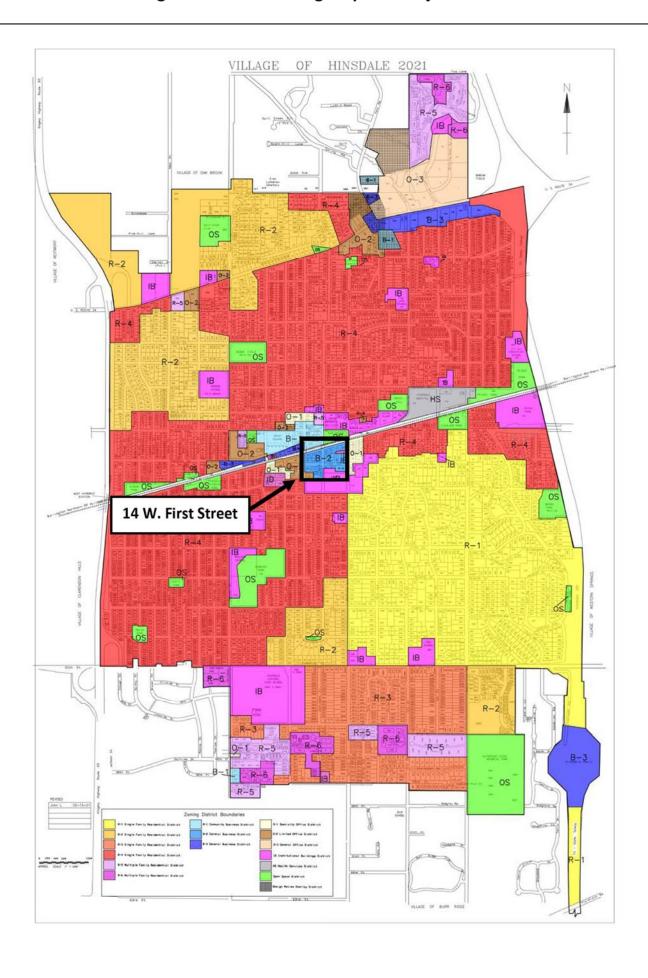
Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

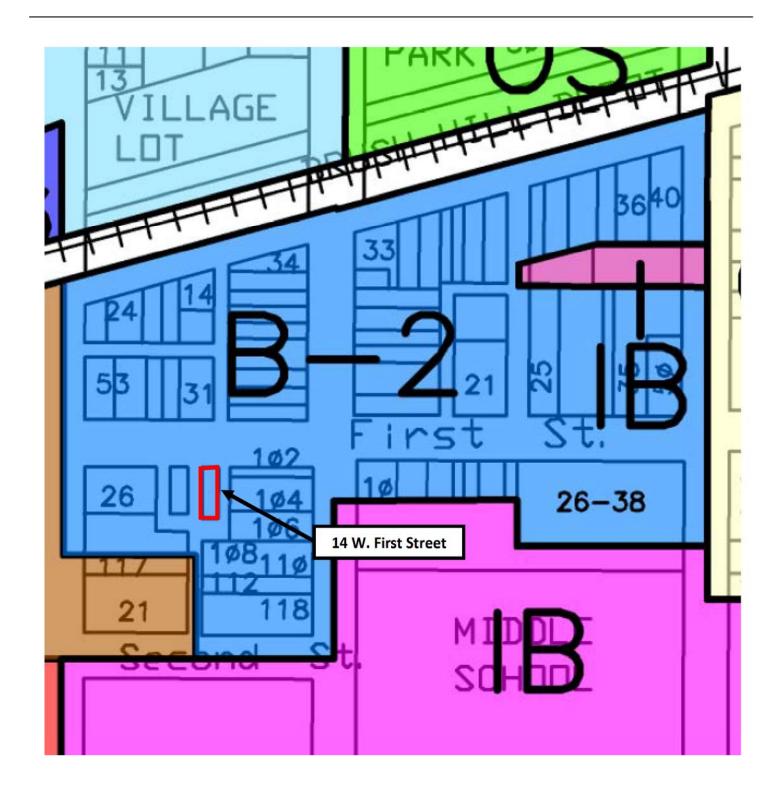
The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

ATTACHMENTS

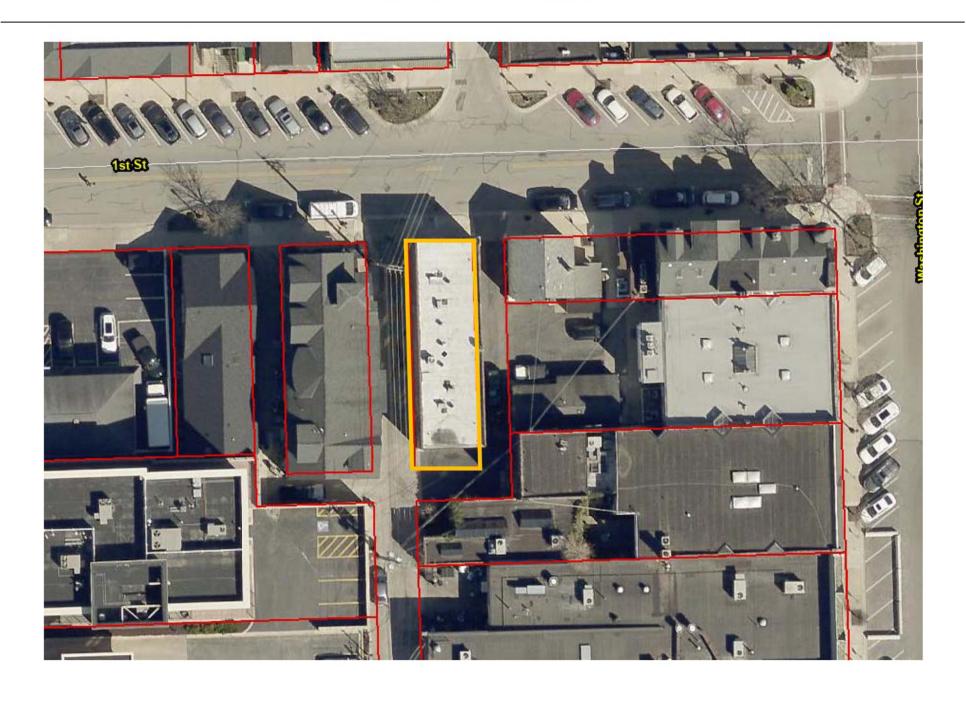
- 1. Zoning Map and Project Location
- 2. Aerial View
- 3. Birdseye View
- 4. Street View
- 5. Certificate of Appropriateness Review Criteria Village Code Title 14, Section 14-5-2
- 6. Downtown Historic District Map
- 7. National Register of Historic Places Nomination Sheet (2006)
- 8. Architectural Resources in the Downtown Survey Area Survey Sheet (2003)
- 9. Exterior Appearance & Site Plan Review Application and Exhibits

Village of Hinsdale Zoning Map and Project Location





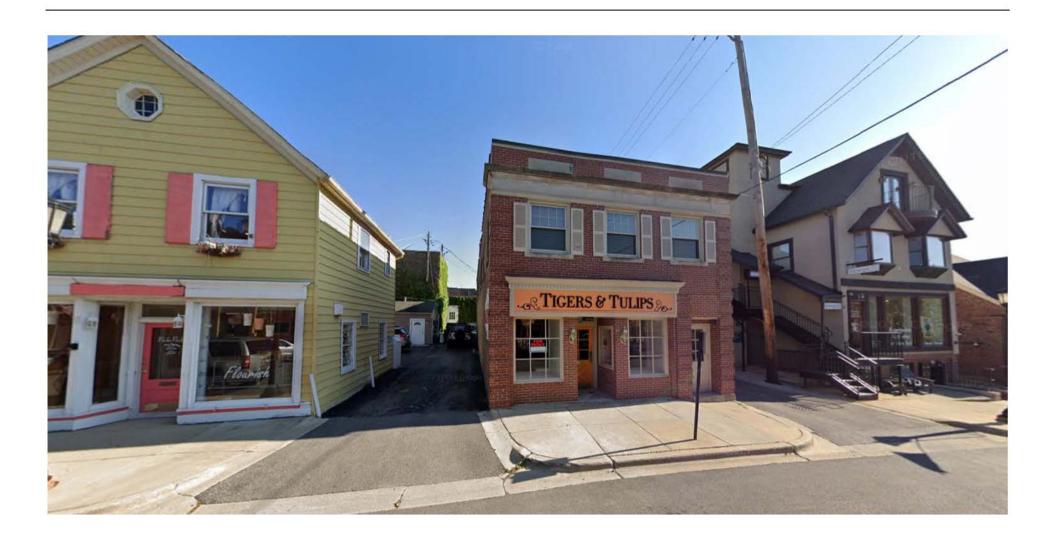
Aerial View - 14 W. First Street



Birds Eye View – 14 W. First Street



Street View – 14 W. First Street



CERTIFICATE OF APPROPRIATENESS REVIEW CRITERIA VILLAGE CODE TITLE 14, SECTION 14-5-2

14-5-2: CRITERIA:

All applications for a certificate of appropriateness shall conform to the applicable standards in this section.

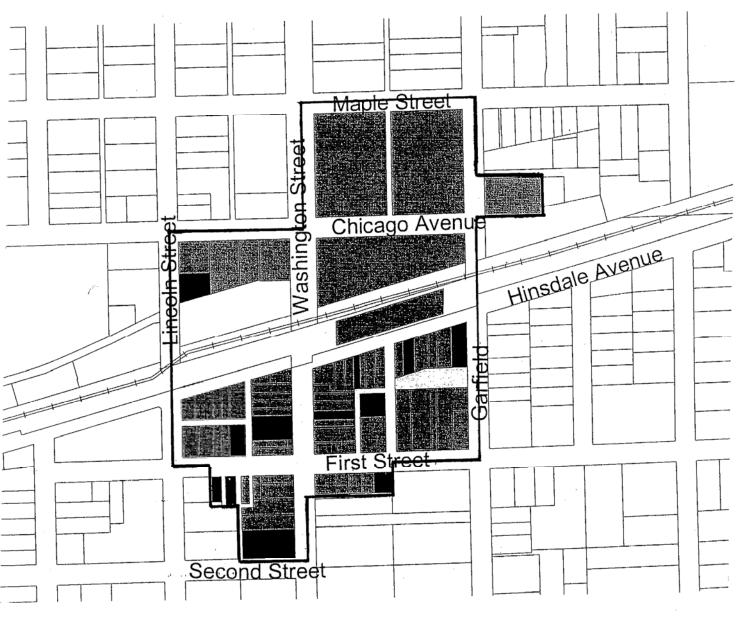
A. General Standards:

- 1. Alterations that do not affect any essential architectural or historic features of a structure or building as viewed from a public or private street ordinarily should be permitted.
- The distinguishing original qualities or character of a structure, building, or site and its
 environment should not be destroyed. No alteration or demolition of any historic material or
 distinctive architectural feature should be permitted except when necessary to assure an
 economically viable use of a site.
- 3. All structures, buildings, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, site, or area should ordinarily be maintained and preserved.
- 6. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7. The surface cleaning of structures and buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures and buildings should be avoided.
- 8. New structures or buildings, or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical or architectural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
- 9. Whenever possible, new structures or buildings, or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, site, or area would be unimpaired.
- 10. Any permitted alteration or demolition should promote the purposes of this Title and general welfare of the Village and its residents.
- 11. Demolition should not be permitted if a structure, building, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.

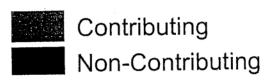
B. Design Standards:

- Height: The height of a landmark after alteration should be compatible with the height of the
 original landmark. The height of a structure or building and adjacent open spaces after any
 proposed alteration or construction within an historic district should be compatible with the style
 and character of the structure or building and with surrounding structures and buildings in an
 historic district.
- 2. Relationship Between Mass And Open Space: The relationship between a landmark and adjacent open spaces after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure or building and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces within such historic district.
- 3. Relationship Among Height, Width And Scale: The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure or building after an alteration within an historic district should be compatible with the relationship among height, width, and scale of surrounding structures and buildings within such historic district.
- 4. Directional Expression: The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure or building after alteration within an historic district should be compatible with the directional expression of surrounding structures and buildings within such historic district.
- 5. Roof Shape: The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures and buildings within such historic district.
- 6. Architectural Details, General Designs, Materials, Textures, And Colors: The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure or building after alteration within an historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings within such historic district.
- 7. Landscape And Appurtenances: The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure or building after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures and buildings within such historic district.
- 8. Construction: New construction in an historic district should be compatible with the architectural styles, design standards and streetscapes within such historic districts.
- C. <u>Additional Standards</u>: In addition to the foregoing standards, the commission may consider the secretary of the interior's standards for rehabilitation guidelines for rehabilitating historic buildings (revised 1983), and any amendments thereto, in reviewing any application under this section.

MAP OF DOWNTOWN HINSDALE NATIONAL REGISTER HISTORIC DISTRICT









NPS Form 10-900-a (8-86)

OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Downtown Hinsdale Historic District Hinsdale, DuPage County, IL

7	W	FIRST	ST	Two Part Commercial Block		1922	С	Reineke, Henry Building		
8	W	FIRST	ST	Two Part Commercial Block	Gable Front	1888	C	Papenhausen Building		
13- 15	W	FIRST	ST	Two Part Commercial Block	Renaissance Revival	1895	С	Buchholz Block	-	
14	W	FIRST	ST	Two Part Commercial Block	Classical Revival	1941	С	John Reineke Building/The Squire Shop	Zook, R. Harold	William Soltwisch & Sons
17	W	FIRST	ST	Two Part Commercial Block	Gable Front	1887	С			
18	W	FIRST	ST	Two Part Commercial Block	Gable Front	1894	NC	Hinsdale Laundry Building		
19	W	FIRST	ST	Two Part Commercial Block	Gable Front	1887	С			
22	W	FIRST	ST	One Part Commercial Block	Colonial Revival	1972	NC	Riccardo's Tailor Shop	Nemoede, Albert	Dressler, Phil & Assoc.
50	S	GARFIELD	ST	Gas Station	Colonial Revival	1929	C	Brewer Brothers Filling Station	Zook, R. Harold	
8	E	HINSDALE	AV	Temple Front	Classical Revival	1910	С	Hinsdale Trust and Savings Bank	Rawson, Lorin A.	Mercury Builders- (1953)
10	E	HINSDALE	AV	Two Part Commercial Block		1920	С	Dieke Building		
12	E ,	HINSDALE	AV	Temple Front		1909	NC	Western United Gas and Electric Company		
14	E	HINSDALE	AV	One Part Commercial Block	Art Deco	c. 1940	С	LaGrange Gas Company		
16	E	HINSDALE	AV	Two Part Commercial Block	Gable Front	1890	С			
18	E	HINSDALE	AV	Two Part Commercial Block	Prairie School	1907	С	Neidig, Edward F. Building		
21- 25	E	HINSDALE	AV	Railroad Station	Renaissance Revival	1898- 99	С	Brush Hill Train Station	Krausch, Walter Theodore	Grace & Hyde Company

Village of HINSDALE - COMMERCIAL

ILLINOIS URBAN ARCHITECTURAL AND HISTORICAL SURVEY

STREET#	14									
DIRECTION	W				i		The state of the s			
STREET	FIRST				4	AL				
ABB	ST									
PIN					1					
LOCAL SIGNIFICANCE RATING	PS			7777711						
POTENTIAL IND NR? (Y or N) N						Worline Studio				
CRITERIA										
Contributing to a NR DISTRICT?	С					1				
Contributing secon	ndary str	ructure	? -							
Listed on existing SURVEY?								1		
				_	GENERAL INF	ORI	MATION			
CATECORY	ب بالطائم م				CURRENT FUNCTION Commerce/Trade - professional					
	uilding				Commission (Commission Commission					
	excellent		99		HISTORIC FUNCTION Commerce/Trad					
	ninor alte				REASON for SIGNFICANCE			ement and reconfiguration of an architecturally significant		
STOREFRONT IN	NTEGRI	TY n	najor alteratio	ns			ding.			
SECONDARY STRUCTURE				<u> </u>						
				A	RCHITECTURA	LD	ESCRIPTION			
ARCHITECTURA				0.7				rectangular		
CLASSIFICATIO	100000		Commercial	Block	:k		NO OF STORIES	2		
DETAILS	Cla	assical	Revival				ROOF TYPE	Flat		
BEGINYEAR	19	41					ROOF MATERIAL	Not visible		
OTHER YEAR							FOUNDATION	Concrete - poured		
DATESOURCE	bu	ilding p	ermit				PORCH	outline pourou		
WALL MATERIA	AL (curre	ent)	Brick				WINDOW MATERIA	L wood		
WALL MATERIAL 2 (current)										
WALL MATERIAL (original)					WINDOW MATERIA					
WALL MATERIAL 2 (original)					WINDOW TYPE	double hung/display				
							WINDOW CONFIG	8/8; multilight		
SIGNIFICANT FEATURES			ssical style st I brick at fron			uoins	; stone sills; louvered sh	utters; common brick on		
ALTERATIONS			been replac			he st	yle (not historic); three st	one panels may have had		

STOREFRONT FEATURES	One storefront with side entry	to 2nd floor						
STOREFRONT ALTERATIONS		Entire storefront has been reconfigured with non-historic materials; may be similar to original configuration with recessed central entry and flush display windows						
HIST	ORIC INFORMATION							
HISTORIC NAME	John Reineke Building/The Squire Shop							
COMMON NAME	Worline Studio							
COST	\$19,432							
ARCHITECT ARCHITECT2	Zook, R. Harold							
BUILDER	Soltwisch, William & Sons							
ARCHITECT SOURCE								
HISTORIC INFO	Built by owner John Reinecke, 1967 following his death. Othe (1967-1978) and William and L	r owners include Velma Steben	LANDSCAPE	Midblock on con alleys on either s	side of building;			

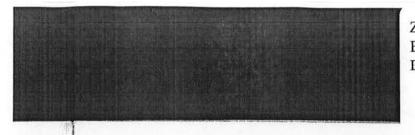
building faces north

PHOTO INFORMATION

ROLL1 4 FRAMES1 14 ROLL2 FRAMES2 ROLL3 FRAMES3 d:\first014w.jpg DIGITAL PHOTO ID

SURVEY INFORMATION

PREPARER Jennifer Kenny PREPARER Historic Certification ORGANIZATION Consultants SURVEYDATE 7/2/03 SURVEYAREA **DOWNTOWN**



Ziegweid, John T. Historic Downtown Hinsdale. Expansion by Mary Sterling and Architectural Notes by Bob Dunham. Hinsdale, IL: John T. Ziegweid: 1993.

on the so here Chintz

ilding is



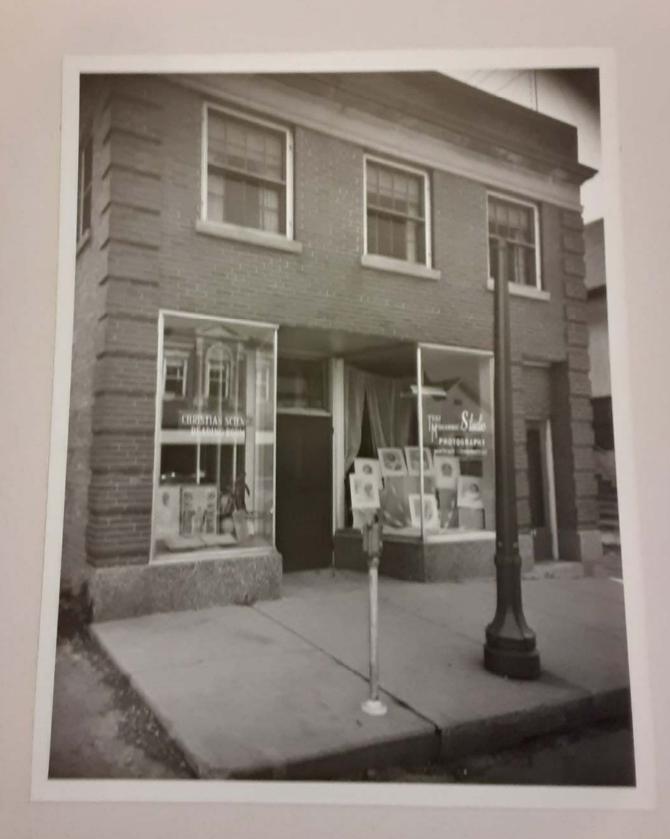
14 WEST FIRST STREET Worline's Studio

The first building on this site was erected in 1894 for Magdelaine Wright (wife of G. K. Wright), who had subdivided most of the city block two years earlier.

Subsequent owners of the first building were Henry T. Bowers; Henry and Kate Reineke (Henry, originally from Germany, was a local grocer); and Henry's son, John Reineke, who had the building you see today erected in the 1940s. John, justly proud of his integrity, had a story told about him. When weighing prunes one day in his grocery store, a lady customer admonished him to give her the full pound and not 14 ounces as he had done the last time. He was so shocked at her accusation that he dumped all the prunes back into the bin and refused to sell her any. Even when she admitted she'd been shortchanged at another store, he still refused to sell her any prunes.

John Reineke died around 1967 and Jeanette Reineke sold the new building that same year to Velma Steben, the wife of Roy E. Steben, another local grocer. In 1978 the current owners, William and Louise Worline, entered into an agreement for deed.

Brick, corbel blocks at the corners, a stone cornice below the roof line, and "cross-buck"-style doors are architectural features.



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Downtown Hinsdale Historic District Hinsdale, DuPage County, IL

called Philip West, Donald Bergstrom & Associates. This firm designed the Hinsdale Police Station at 121 Symonds Drive (1969) and the Hinsdale Fire Station at 123 Symonds Drive (1969). In 1967, he retired to Palm Desert, CA, where he died seven years later. Philip West was a prominent member of the Hinsdale community and also served on the Hinsdale Plan Commission beginning in 1950. 45

R. Harold Zook (1889-1949) was a Hinsdale resident, and is known to have designed 31 homes and six commercial buildings in Hinsdale. His buildings are charmingly unique and superbly crafted. They often display signature features including thatched roofs, spiderweb windows and leaded-glass, V-shaped windows that protrude like the prow of a ship, chevron-patterned doors, and layered moldings. He also designed some Tudor Revival-style homes with slate roofs.

Born in Indiana in 1889, he received his degree in architecture from the Armour Institute of Technology (now IIT). He began his career with Howard Van Doren Shaw and later opened his own offices in Chicago. In 1924, Zook and his family moved to Hinsdale to a home he designed at 327 S. Oak Street (now relocated). From 1932 until his death in 1949, he was chairman of the architectural committee of the Hinsdale Plan Commission. In that position he implemented a master plan for the village. Although few of his architectural records have survived, 92 buildings have been authenticated as Zook designs, among them 80 homes and 12 municipal/commercial structures.

Zook designed four commercial buildings in the Downtown Hinsdale Historic District and one remodelling. These include 8 E. and 14 W. First Street, the gas station at 50

Obituary. "Philip Duke West." Chicago Tribune. Thursday, November 21, 1974, Sec. 4, p. 17, col. 4. "Philip West, Donald Bergstrom & Associates, Inc." in Gane, John F., editor. American Architects Directory, Third Edition, 1970. New York: R. R. Bowker Company, 1970, p. 980.

NPS Form 10-900-a (8-86)

OMB No. 1024-0018

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Downtown Hinsdale Historic District Hinsdale, DuPage County, IL

S. Garfield Street, 14-16 W. Hinsdale Avenue, and the remodelling at 49-51 S. Washington Street.

CONCLUSION

For over 140 years, Downtown Hinsdale has been the historic heart of the community. It is a retail and municipal center, locus for civic meeting and events, place for informal gatherings, and transportation hub. At a time when many other suburban downtowns have emptied out and been seriously eroded by demolition and parking lots, downtown Hinsdale is remarkable. It retains the historic vision of its early civic leaders as a compact, pedestrian-oriented community center that is just as vital today as it was then. Hinsdale's downtown represents an image and identity for this suburban community to residents and outsiders alike that is clearly linked to its architectural and historic significance as a historic district.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Name: Luigi Randazzo

Phone/Fax: (847) 529

Address: 418 Clinton Place

City/Zip: River Forest, IL 60305

E-Mail: Luigi@KeystonePlanningDesign.com

Title: Architect

Applicant	Owner
Name: Michael & Kelly DeWolfe	Name: Michael & Kelly DeWolfe
Address: 626 W FULLET ON PARKWAY	Address: 626 W FULGETON PARKWAY
City/Zip: CHICAGO, IL GOBIY	City/Zip: CHICA 60, 12 60614
Phone/Fax: (312) 890-8198/	Phone/Fax: (312) 890-8198/
E-Mail: mo 4 success e TAHOU com	E-Mail: MD +5 WR 6 GRT @ YAHOO COM

Name: Ken Just

Phone/Fax: (630) 601

Title: Preconstruction Director

Address: 1303 Ogden Avenue

City/Zip: Downers Grove, IL 60515

E-Mail: ken@rwedesignbuild.com

0115

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

of the Village wi	Village Personn th an interest in the the nature and exten	owner of record	, the Applicant		
)					
)	*				
Δ					

II. SITE INFORMATION

Address of subject property: 14 W 1st Street	Address of subject property: 14 W 1st Street							
Property identification number (P.I.N. or tax number): 09 - 12 - 122 - 004								
Brief description of proposed project: Existing to remain historic property in downtown Hinsdale. All new interior layouts on first level								
with medical use on upper level. Introducing new elevator internal to the building, and cosmetic updates to front elevation.								
General description or characteristics of the site: Down	ntown district, dense setting, two-level building taking up most of the site boundary							
main downtown road and sidewalk in front of the building, with alleyway/secondary road to the side of the building								
Existing zoning and land use: B-2 zoning, Retail/Apartments								
Surrounding zoning and existing land uses:								
North: B-2 retail/mixeduse	South: B-2 retail/mixeduse							
North.	South.							
East: B-2 retail/mixeduse	East: B-2 retail/mixeduse West: B-2 retail/mixeduse							
Proposed zoning and land use: Existing B-2 to remain, 1st level spa / 2nd level med spa								
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	Amendment Nequested.							
■ Exterior Appearance 11-606E	D. Dissert Description and 44 0005							
☐ Special Use Permit 11-602E	☐ Planned Development 11-603E							
Special Use Requested:	 Development in the B-2 Central Business District Questionnaire 							

TABLE OF COMPLIANCE

Address of subject property: 14 W 1st Street		
The following table is based on the B-2	Zoning District.	

î r.	Topical and the second	
	Minimum Code	Proposed/Existing
	Requirements	Development
Minimum Lot Area (s.f.)	2,500 sf	existing 2,200 sf
Minimum Lot Depth	125 ft	existing ~88 ft
Minimum Lot Width	20 ft	existing ~25 ft
Building Height	30 feet	ex ~24 ft, 25'-8" T/new elevator
Number of Stories	2 stories	existing 2
Front Yard Setback	0	existing 0 ft
Corner Side Yard Setback	0	existing 0 ft
Interior Side Yard Setback	0	existing 0 ft
Rear Yard Setback	20	existing 9 ft-6 in
Maximum Floor Area Ratio	2.5, or 5,500 sf	ex 2.21, 4,852 sf
(F.A.R.)*	2.3, 01 3,300 81	EX 2.21, 4,002 SI
Maximum Total Building	80%	ex 89%
Coverage*	00 76	EX 09 76
Maximum Total Lot Coverage*	100%	existing 100%
Parking Requirements		existing on-street
	1 for each 175 square feet of	downtown parking
	net floor area	
Parking front yard setback		N/A
Parking corner side yard		N/A
setback		IN/A
Parking interior side yard		N/A
setback		IN/A
Parking rear yard setback		existing
Loading Requirements	(i) Panel truck: 10W x 30L x 15H (ii) Standard: 10W x 25L x 14H	existing
Accessory Structure		N/A
Information		IN/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: Existing conditions, no proposed changes to site plan or exterior design						

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

	PAYMENT.	THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR
On the	0 - 1	, I/We have read the above certification, understand it, and agree
to abid	e by its conditions.	
	mix	Holly Come Dewlese
	Signature of applicant or authorized agent	Signature of applicant or authorized agent
	MICHAEL DEWOLFE	KELLY ANN DEWOLFE
	Name of applicant or authorized agent	Name of applicant or authorized agent
to befo	CRIBED AND SWORN re me this 2 day of W, 7.077	AMANDA VANDERBOK

Notary Public

4

Official Seal

Notary Public - State of Illinois My Commission Expires Nov 4, 2025

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

be given to owners of record of property	, being first duly sworn on oath, do hereby filing of my application for a public hearing and or meeting to within 250 feet of any part of the subject property. I further in required by the Village (Certified Mail) and that I gave such
Attached is a list of all of the add receipts of mailings.	resses of property to whom I gave such notice and the
By:	14 WEST 1st Street, LLC
Name:	MICHAEL DEWOLFE
Address:	14 WEST 15t STREET, HINSDALE, 12 60521
Subscribed and sworn to before	me
This day of By: day of Notary Public	1 auf , 2022.
	AMANDA VANDERBOK Official Seal Notary Public - State of Illinois My Commission Expires Nov 4, 2025

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:	Michael & Kelly Dewolfe					
Owner's name (if different): Same as above						
Property address:	14 W. 1st Street	and the state of the state of				
Property legal description:	[attach to this form]					
Present zoning classification	on: B-2, Central Business	District				
Square footage of property	2,200	St.				
Lot area per dwelling:	N/A	Sill de la que de la casa de la				
Lot dimensions:	25 x 88	- Unit to take C				
Current use of property:	Mixed retail + apartment	S				
Proposed use:	Single-family detached dwelling Other: retail/beauty 1st level + medical 2nd level					
Approval sought:	 ☑ Building Permit ☐ Special Use Permit ☑ Site Plan ☑ Design Review ☑ Other: Historic Buil 	☐ Variation ☐ Planned Development ☑ Exterior Appearance ding				
Brief description of reques Historic building, updating facade,	The Control of Steel of Control of Section 2018 Section 2018 Section 2018	. Interior alterations				
Plans & Specifications:	[submit with this form]	by Code:				
Yards:	ovided. Required	a by Code:				
	ov 01 01					
front: interior side(s)	ex. 0' 0' 0'	<u>/0'</u>				

Provided:

Required by Code:

corner side rear	n/a 9'-10"	0'	
Setbacks (businesses and front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	offices): 0' 0' /0' n/a 9'-10"	0' <u>/0'</u>	
Building heights:			
principal building(s): accessory building(s):	24' n/a	30'	
Maximum Elevations:			
principal building(s): accessory building(s):	25'-8" n/a	30'	
Dwelling unit size(s):	n/a		
Total building coverage:	89%	80%	
Total lot coverage:	100%	100%	
Floor area ratio:	1.79	2.5	
Accessory building(s):	n/a		
Spacing between buildings	:[depict on atta	ched plans]	
principal building(s): accessory building(s):	12' n/a	12' 12'	_
Number of off-street parkir Number of loading spaces		ired: <u>22</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.

Ву:	M.	
	Applicant's signature	
	MICHAGE DSWOLFE	
	Applicant's printed name	
Dated:	6/1/2, 2022.	-2-



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

14 W. 1st Street

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.
 - off-site drive lanes or alleys separate adjacent neighboring buildings. Existing street frontage, existing facade, existing setback from neighbors
- 2. *Materials*. The quality of materials and their relationship to those in existing adjacent structures.
 - Existing historic district, brick facade with limestone trim to remain. Replacement of existing windows, change to black refinished ex shutters. Replace ext sconces to gas
- 3. General design. The quality of the design in general and its relationship to the overall character of neighborhood.

Downtown B-2 district, existing facade relates to materials and scales of the neighboring buildings. Historical elements remain, replaced windows (black), replaced doors (black), refinished signage plane (black), refinished shutters (black), new black wall sconces with natural gas open flame.

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.

Existing to remain, no changes. This downtown site is 25'x88' and the building is 25'x78'-6", covering most of it. Existing driveway, right of way, and sidewalk access.

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

Existing to remain and in scale of neighbors, 24' top of existing parapet. The west side of the building receives new elevator shaft rising to 25'-8"

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.

Existing to remain, historic facade in downtown district, similar scale and density to existing neighbors.

- 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.

 Existing to remain, historic facade, replacement of windows but in existing openings
- 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.

Existing to remain, historic facade

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.

Existing to remain, historic facade

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.

Existing to remain, historic facade, 2 entry doors at the sidewalk remain with replacement doors

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.

Existing to remain, historic facade. Update existing elements to have black accents just as the western neighbor has, and is the client's preference. All limestone and masonry remains untouched.

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

Existing to remain, historic facade. Addition of elevator unit with raised parapet in only one area on western side of the building

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.

Existing to remain, historic facade

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.

Existing to remain, historic facade. Replacement of windows to new black finish windows, same classic style, with refinished existing black shutters.

- 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.
 - Existing to remain, historic facade. Front faces public sidewalk for direct access into the building. The western brick facade faces a public alley. The remaining two sides face neighboring driveways separating this building to the neighboring buildings.
- 16. Special consideration for existing buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

Existing to remain, historic facade. Same style of windows, new double pane units, black color with refinished black existing shutters. Change existing wall sconces in place. Replacement of sign to backlit signage. Remove existing marketing displays (not facing front), replace with side windows in entry pocket.

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REVIEW CRITERIA – Site Plan Review

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

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

 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.

Existing to remain, no site plan changes. Uses are allowed by code in the B-2 district - skin care/beauty on 1st level, with medical on 2nd level

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

Existing to remain, no site plan changes. No known interferences.

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.

Existing to remain, no site plan changes.

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

Existing to remain, no site plan changes. The building is in line with adjacent downtown district structures and offers the same access and visibility for all neighbors.

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.

Existing to remain, no site plan changes. No additional traffic in the right of way.

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

Existing to remain, no site plan changes. No site screening. New Rooftop mechanical unit placed on center of the roof, so as not to be visible from street level

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

Existing to remain, no site plan changes.

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.

N/A

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.

Existing to remain, no site plan changes.

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.

Existing to remain, no site plan changes. Proposed uses will reuse nearby utilities, modernizing the services into the building. No unreasonable burden anticipated.

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

Existing to remain, no site plan changes. Uses internal to the building will meet the B-2 zoning district.

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

Existing to remain, no site plan changes. All services contained in building, and no adverse affects to community health, safety, or welfare.



ElevareMD/DeWolfe Aesthetic Services, SC

Dr. Michael DeWolfe

17W300 22nd ST, Suite 360

Oakbrook Terrace, IL 60181

Good afternoon,

I am writing to clarify the proposed usage and staffing models for the first and second floors at 14 W 1st St., Hinsdale, IL 60521.

Our first floor would be dedicated to skin care and beauty. Our plan is to have a large retail section complete with multiple skin care lines. Our four first floor spa rooms would allow for beauty treatments that will be staffed by estheticians. The treatments offered will be superficial treatments to the skin. Examples of such treatments include skin assessments, facials, Hydrafacials, skin peels, laser facials, hair removal, waxing and brow tinting.

Our second floor would be dedicated to medical services delivered under the direction of Dr. Michael DeWolfe M.D., a board-certified Plastic and Reconstruction Surgeon. The second floor exam rooms will offer medical consultations for both cosmetic surgery and medical Plastic Surgery including breast cancer care. Dr. Michael DeWolfe is an active staff member at Hinsdale Hospital. The second floor will also offer injectable services such as Botox and facial fillers. Other examples of services offered include micro needling, ablative laser treatments, thread-lifting, laser body contouring and minor procedures under local anesthesia. We will not use any sedation or perform any procedure requiring general anesthesia in the office setting.

Our staffing model would consist of 4 estheticians for the 4 spa rooms on the first floor. We would also have 2 front desk concierge to assist clients with their services and retail products. We would also have a dedicated spa manager for the first floor. Our second-floor staff model would consist of myself. I will have Plastic Surgery clinic hours 2-3 days per week. Our advanced practice nurse, Kelly DeWolfe, would also have clinic hours 1-2 days per week. The second floor would also have a dedicated manager as well as a dedicated front desk concierge. Other staff members dedicated to the second floor would include one or more advanced practice nurses for cosmetic injectables and ablative laser services.

Michael DeWolfe, MD

Plastic and Reconstructive Surgeon



aesthetics and skin care

ElevareMD/DeWolfe Aesthetic Services, SC

Dr. Michael DeWolfe

17W300 22nd ST, Suite 360

Oakbrook Terrace, IL 60181



Keystone Planning + Design, PLLC

Luigi Randazzo, AIA

418 Clinton Place

River Forest, IL 60305

As requested, below is a written narrative to summarize and compliment the drawing package for both Historic and Plan Commission reviews by Hinsdale. This review is focused on the exterior updates to the existing historic building who's most recent documented owner within the Hinsdale historic archives is Worline Studios circa 1978. Much of our revisions to existing building elements, in place, will be similar. For example, we are updating to black signage band, black window trimwork, black shutters, black doors, and black wall sconces such as seen in the original Worline Studio Photo.



Below is a list of edits to the building that are documented and specified within our drawing package:

- Retaining both entry doors, and locating new internal elevator shaft near the side entry door, near the front of the building. For the proposed functionality and maximizing space within the building, the elevator makes the most sense to be located here, upon entry and flow to 2nd floor.
- Retaining all window masonry openings, and replacing to new low-e double pane windows in the same historic glass lite pattern, in black
- Retaining main entry door pocket, and updating floor material within the pocket to new black and dark gray porcelain outdoor slip-resistant tiles
- Replacing, in place, the exterior wall sconces, to live flame gas lamps
- Painting existing shutters and signage band in place to a black color
- Adding new matching black signage band over secondary side entry door
- All brick and stone trim, cornice, and accents to remain. They may be cleaned to freshen them

- All existing parapet heights and caps will remain without any changes. A new elevator shaft will rise above the side parapet wall by 1'-8", and be inset to sit inside of the parapet wall instead of building on top of the parapet wall
- Adding 1 rooftop unit and fully screening it, even though it sits centered to the building and is not visible from street or car eye level
- Adding screening refuse area to the rear of the building to upgrade the current condition of dumpsters sitting out in the open

We thank you for your consideration, review, and commentary on this proposed project.

ALTERATIONS & FITOUT TO EXISTING BUILDING HINSDALE MED SPA 14 W. 1ST ST., HINSDALE, IL





GRAPHIC SYMBOLS



ABBREVIATIONS

	NOT ALL USE)		
C. C	SCESS FLOOR SCHOOL MORNANCE TILE ADJUST AND THE ADJ	MAN AND CARD OF THE RESERVE AND	MANAGEM STATES OF STATES O

CONSTRUCTION NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY BUILDING CODES AND ALL OTHER CODES WHICH MAY HAVE AUTHORITY OVER THIS PROJECT.

2. TYPICAL DIMENSIONS ARE NOTED TO FINISH FACE OF PARTITIONS, UNLESS OTHERWISE NOTED.

3. ALL WALLS ARE TO BE BUILDING STANDARD INTERIOR DRYWALL PARTITIONS, UNLESS OTHERWISE NOTED.

4. PROVIDE TWO HOUR FIRE-RATED PARTITION WHERE REQUIRED BY CODES

5. ALL PARTITIONS OF PUBLIC CORRIDORS, HALL PASSAGES AND DOORS PENETRATING THOSE PARTITIONS SHALL HAVE A FIRE-RESISTIVE RATING CONFORMING WITH LOZAL BUILDING COBES OR THE STANDARDS OF THE BUILDING, WHICHEVER IS GREATER. ALL INTERIOR DOORS TO BE OF NON-COMBUSTIBLE MATERIAL.

6 ALL FIRE RATED WALLS AND PARTITIONS SHALL RUN UNINTERRUPTED FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE TO ACQUIRE COMPLETE SEPARATION. VERIFY EXISTING CONDITIONS IN FIELD AND REVISE FIRE-RATED CONSTRUCTION ACCORDINGLY.

7. WHERE EXISTING DEMISING PARTITIONS DO NOT EXTEND TO DECK, REWORK WALL AS REQUIRED TO BE A ONE HOUR-RATED DEMISING WALL.

8. ALL FIRE-RATED WALLS SHALL BE CONSTRUCTED USING U.L. RATED ASSEMBLIES.

9. ALL EXISTING OR REMAINING WALL SURFACES AND PARTITIONS TO REMAIN ARE TO BE PATCHED, SPACKLED AND SANDED SMOOTH SO AS NOT TO LEAVE ANY EVIDENCE OF DEMOLITION OR REPAIR WORK. PREPARE SURFACES FOR NEW FINISHES AS REQUIRED.

10. PROVIDE WATER-RESISTANT GYPSUM BOARD AT ALL WET AREAS.

11. INCREASE DEPTH OF PARTITION TO ACCOMMODATE RECESSED F.E.C. WHERE REQUIRED.

12. PROVIDE FIRE EXTINGUISHER CABINETS, SMOKE DETECTORS, FIRE ALARM PULL STATIONS 12. FIXURUS PIRE EX INTROJUNET SOME IS, SINCHE DELECTORS, PIRE ADMINIFICATION AND ALL OTHER ADMINIFICATION OF AND ALL OTHER LIFE SAFETY DEVICES AS REQUIRED BY CODE. LOCATIONS (FOR A ESTHETIC INTENT) TO BE APPROVED BY ANDERSON MIKOS ARCHITECTS. FINAL DETERMINATION OF QUANTITY AND LOCATION IS SUBJECT TO APPROVAL OF THE FIRE DEPARTMENT OF THE MUNICIPAL AGENCY HAVING JURISDICTION.

13. WHERE ANY PARTITION MEETS A WINDOW MULLION, A SOUND ATTENUATED FILLER PANEL SHALL BE USED INSIDE THE METAL ENQLOSURE, TO PREVENT TRANSMISSION BETWEEN OFFICES.

14. WHERE NEW PARTITION IS TO ALIGN WITH THE FACE OF AN EXISTING FURRED COLUMN OR CORE WALL, REMOVE CORNER BEAD, TAPE AND SPACKLE NEW PARTITION TO EXISTING GYPSUM

15. ALL WORK THAT NECESSITATES THE SHUTTING DOWN OF A BUILDING SYSTEM FOR TIE-IN OR ALTERATION PURPOSES SHALL BE COORDINATED WITH THE OWNER ANDICR GENERAL CONTRACTOR AS PER THEIR DIRECTION.

16. CONTRACTORS ARE TO UTILIZE THE REUSE OF BUILDING MATERIALS SUCH AS, BUT NOT LIMITED TO, DOORS, FRAMES AND HARDWARE, ELECTRIC AND TELEPHONE RECEPTACLES, DIFFUSERS, SPEAKERS, EXIT SIGNS, LIGHTING FIXTURES, AND PLUMBING FXTURES WHERE

17. EXISTING BLOCK WALLS ARE TO BE FURRED OUT WITH GYPSUM BOARD TO A MINIMUM OF 6" ABOVE CEILING GRID.

18. ALL VAPOR BARRIERS SHALL BE ON THE ROOM SIDE OF THE INSULATION.

19. CONTRACTOR SHALL PERFORM CORRIDOR WORK ADJACENT TO THE PROJECT AREA AS NECESSARY TO COMPLETE THE CONTRACT WORK.

20. CONTRACTOR SHALL PROVIDE AND INSTALL ALL DOOR ASSEMBLIES REQUIRED TO PROVIDE ACCESS TO REMAINING UNOCCUPIED SPACE UNDER THIS CONTRACT.

21. CONTRACTOR SHALL PROVIDE AND INSTALL ALL DOOR ASSEMBLIES TO REQUIRED TO PROVIDE ACCESS TO REMAINING UNOCCUPIED SPACE UNDER SEPARATE CONTRACT.

22. GENERAL CONTRACTOR SHALL CUT EXISTING CONCRETE SLAB AS REQUIRED FOR UNDER-22, GENERAL CONTROLTOR SHALLOU EXISTING CONFICE IS SLAS AS REQUIRED FOR WINDER-SLAS WORK, LOCATE ALL EXISTING UNDER-SLAS PIPING AND CONDULT PROST TO BUILDOUT WORK TO AVOID DAMAGE. IF UNDER-SLAS PIPING OR CONDULT IS DAMAGED. THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE THE ADMAGED TIEMS, AT THEIR OWN EXPENSE. AFTER UNDER-SLAS WORK IS COMPLETED, PATCH SLAS AS REQUIRED WITH A NON-SHRINKING CONCRETE PATCH TO A SMOOTH, UNDET CRISIALE FINISH.

23. THE CONTRACTOR SHALL PROVIDE OPENINGS IN NEW AND EXISTING CONSTRUCTION AS REQUIRED ON DRAWINGS FOR PENETRATION OF MECHANICAL, ELECTRICAL, PLUMBING AND OTHER WORK.

24. INCREASE THE DEPTH OF EXISTING INTERIOR PARTITIONS AS REQUIRED FOR NEW PLUMBING

25. FILL ALL VOIDS WITHIN FIRE-RATED WALLS AND FLOOR SLABS WITH U.L.RATED FIRESTOPPING MATERIAL AND ASSEMBLIES.

26. TOPS OF MASONRY WALLS AND PARTITIONS SHALL BE LATERALLY BRACED TO UNDERSIDE OF

27. PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD SHEET ON WALL FOR TELEPHONE EQUIPMENT. PAINT TO MATCH ADJACENT WALL. VERIFY SIZE AND MOUNTING HEIGHT WITH TENANT'S TELEPHONE/DATA CONTRACTOR.

28. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING AS REQUIRED FOR INSTALLATION OF CABINETS, COUNTERS, MILLWORK, AND ADJUSTABLE SHELVING, UNLESS OTHERWISE SHOWN.

29. UNLESS OTHERWISE NOTED, ALL CONDUITS AND PIPING (NEW OR EXISTING) ARE TO BE CONCEALED. CONTRACTOR SHALL VERIFY EXISTING CONDITION IN FIELD AND REMEDY CONDITION ACCORDINGLY WITH THE REVIEW OF THE ARCHITECT.

> I HEREBY CERTIFY THAT I HAVE PREPARED OR CAUSED TO PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY NOWLEDGE AND BELIEF AND EXTENT OF MY CONTRACTUAL OBLICATION, THEY ARE NO COMPLIANCE WITH THE REQUIREMENTS OF THE LCCAL. JURISDICTION. THE ENVIRONMENTAL BARRIERS ACT (410)LCS 25) AND THE STATE ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

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	ARCHITECT + DESIGN
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	PLANNING DESIGN
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	DOWNERS GROVE, IL 60515
	(630) 734 - 0883

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	Description	Date
	CLIENT MTG	4/15/2022
2	IFZ DRAFT	5/16/2022
}	IFZ-HPC-PC	6/08/2022

GENERAL NOTES

G001

6" = 1'-0" COPYRIGHT KEYSTONE PLANNING + DESIGN, PLLC (KP+D) 2022

ALTA/NSPS LAND TITLE SURVEY PROFESSIONAL LAND SURVEYING, INC.

Q cruis SITE

VICINITY MAP

SURVEYOR'S NOTES

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ARROW GROUND GESTENABLE EVIDENCE ONLY. THE SUPETION MAKES NO DUARNET FIRST THE LOPERFORMOUN UTILITIES SHOWN COMPRES ALL SUCH UTILITIES IN THE AREA, ETHER IN SERVICE OR ABMOONDED. THE SUPPLYFOR PRINTERS ORDS NOT AWARDEN THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AS TROUBLY OF STATE. SHOWN ARE IN THE EXACT LOCATION INDICATED AS TROUBLY FROM INFORMATION AVAILABLE. THE SUPPLYFOR HAS NOT PRINTERSLAY LOCATED THE UNDERGROUND UTILITIES.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED COORDINATE SYSTEM.

4. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS

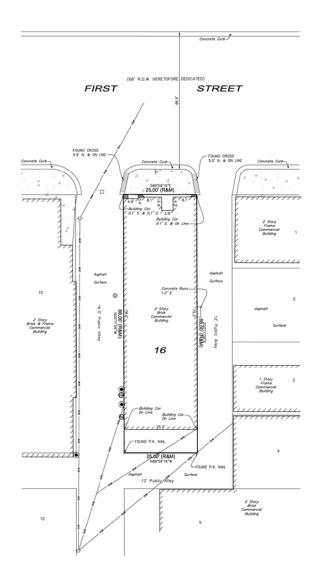
 EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY ATTORNEY'S TITLE GUARANTY FUND, INC. IDENTIFIED AS MUNICIPAL BOTHLESGED WITH AN EFFECTIVE DATE OF JUNE 20, 2018, A REVIEW OF WHICH INDICATES THAT; 6a. THE GENERAL EXCEPTIONS ALONG WITH ITEMS 1-17 ARE NOT SURVEY RELATED.

B. AREA OF SURVEY= 2,200 SQ. FT., OR 0.051 ACRES, MORE OR LESS. PROPERTY DESCRIBED HEREON LIES WITHIN ZONE X AS DELINEATED ON THE NATIONAL FLOOD INSURANCE RATE MAP 17043C0903H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.

11. PROPERTY CONTAINS NO REGULAR PARKING SPACES.

SCALE ~





SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 WIMMAUM STANDARD DETAIL RECOURSEMENTS FOR ALTA/MSS LAND THILL SURVEYS, JOINTLY ESTABLESED AND ADOPTED BY ALTA AND NSPS, AND INCLUCES ITEMS.

THERIOT, THE FILLED WORK MAS COMPLETED ON AUGUST 77, 2018.

DATE OF PLAT OR MAP: AUGUST 7, 2018

LEGAL DESCRIPTION



PREPARED FOR CALGAN (ATIORNEY)
ADDRESS 14 M. DRST STREET, HANDALE, LLINDOS
BOOK & POR 206/42 DATE #2/7/2018 JOB NO: 1816074.
REVISED.
REVISED.

SYMBOL LEGEND

O - MANHOLE
O - CATCHBASIN (R) - RECORD DATA
(M) - MEASURED DATA

- INLET

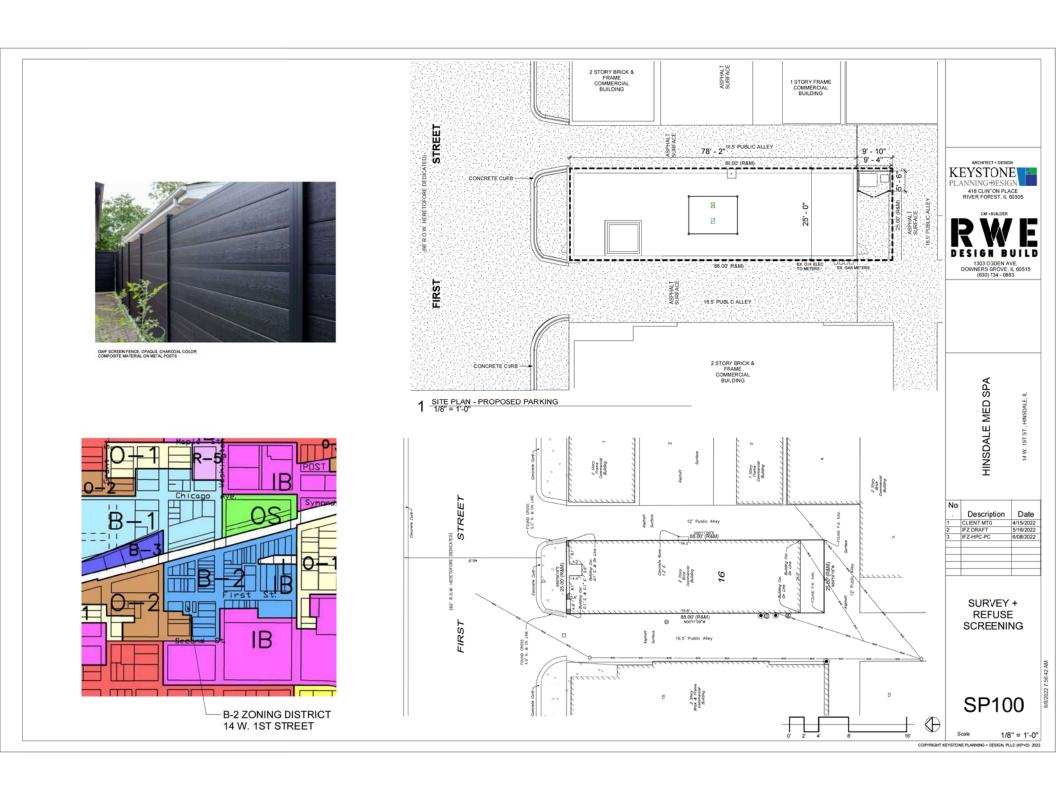
⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)

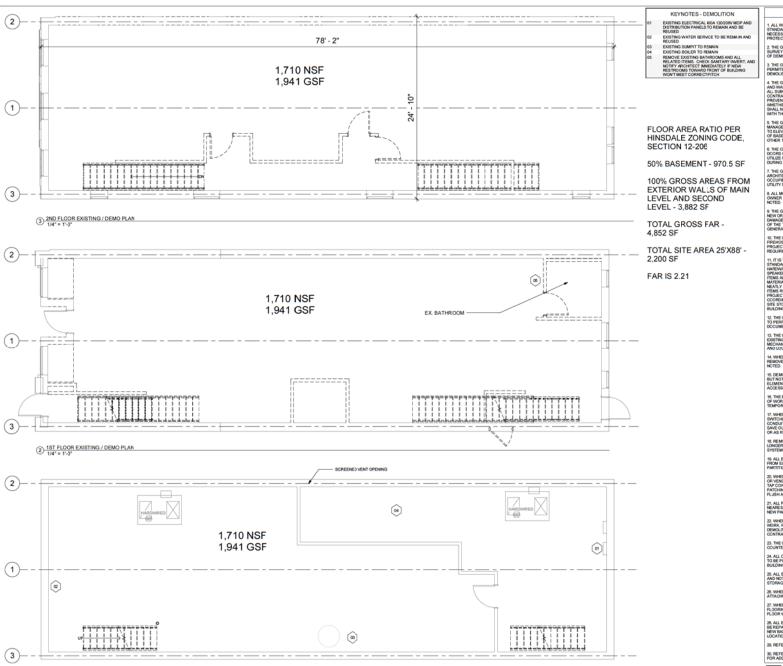
 BOLLARD
 STREET SIGN = CONCRETE SURFACE

-OHW-- OVERHEAD WIRES ⊕ - BUFFALO BOX



IPLS No. 3483 MY LICENSE EXPIRES 11/30/18





1/4" = 1'-0"

GENERAL NOTES - DEMOLITION

ALL WORK IS TO BE IN ACCORDANCE WITH BUILDING CODES AND STANDARDS THAT MAY HAVE AUTHORITY OVER THIS PROJECT. PROVIDE ALL NECESSARY SAFEGUARDS, BARRIEFS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC. AS REQUIRED DURING DEMOLITION.

4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RUB SISH AGO WASTE MATERIAL REMOVAL OF THEIR OWN WORK. AS WELL AS THAT OF CONTRACTOR WASTE MATERIAL REMOVAL OF THEIR OWN WORK. AS WELL AS THAT OF CONTRACTOR WAS DELECTABLE OF THE CONTRACTOR OF CONTRA

S THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE BUILDING MANAGEMENT FOR REGULATIONS SCLUDING BUT NOT NECESSARY LAMTE TO ELEVATION IN RECESSARY LAMTE OF EASE BUILDING CONSTRUCTION, AND ANY WORK WICH WILL AFFECT OTHER TEMANTS OR OTHER PARTS OF THE BUILDING.

6. THE CONTRACTOR IS TO PERFORM ALL DEMOUTION WORK BEHIND CLOSES DOORS OR BARRICADES UNDER NIGATIVE PRESSURE. OR OTHERWISE UTILIZE METHODS TO PREVENT THE TRANSMISSION OF MOISE AND DUST DURING DEMOUTION AND CONSTRUCTION.

7. THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT ALL PHASING OF DEMOLITION WORK REQUIRED WITHIN ADJACEN OCCUPIED NEEDS SO AS TO MAINTAIN USE OF ALL CRITICAL FUNCTIONS AND UTILITY SERVICES.

10. THE GENERAL CONTRACTOR IS TO MAINTAIN AND TEST ALL SPRINKLERS, FIREHOSE CABINETS AND FIRE ALARA EQUIPMENT AFFECTED BY THE PROJECT AT THE END OF EACH WORK DAY, PROVIDE FIRE EXTINGUISHERS A REQUIRED.

REQUIRED.

I. IT IS THE INTENT OF THIS DOCUMENT TO UTILIZE THE RELIES OF BUILDING STRANDARDS, SUCH AS, BUT NOT LIMITED TO, DOORS AND FRAMES. FOR STRANDARDS, SUCH AS, BUT NOT LIMITED TO, DOORS AND FRAMES. FOR STRANDARDS AND FRAMES. FOR STRANDARD AND FRAMES.

14. WHERE EXISTING PARTITIONS ARE TO REMAIN, THE CONTRACTOR IS TO REMOVE ALL FINISH MATERIALS AND WALL-MOUNTED ITEMS, EXCEPT AS NOTED. PATCH PARTITIONS AS REQUIRED TO MAKE AS NEW.

15. DEMOLISH ALL CONSTRUCTION INDICATED TO BE REMOVED, INCLUDING, BUT NOT LIMITED TO: FLOORING, PARTITIONS, FINISHED CIELRIGS, INCLUDIN ELIMENTS OCCURRING ABOVE, SUCH AS HANGERS, STRAPS AND OTHER ACCESSIONY OLICITS CONNECTED WITH THE ITEMS BEING REMOVED.

17. WHERE PARTITIONS ARE BEING FEMOVED, ALL ELECTRICAL OUTLETS AND SYSTICHES SHALL BE DISCONNECTED AT SUPPLY JUNCTION BOX. ALL CONDUITS. WINING AND BOXES IN DEMOLISHED WALLS ARE TO BE REMOVED. SAVE OUTLETS AND SYSTICHES, AND STORE ON SITE FOR REUSE F FEASIBLE OR AS REQUIRED.

19. ALL EXISTING ELECTRIC/VOICE/DATA DEVICES NOTED TO BE REMOVED FROM EXISTING PARTITIONS SHALL BE REMOVED COMPLETELY AND THE PARTITIONS REPAIRED AS NECESSARY TO LOOK NEW.

20. WHERE WATER LINES OR DRAINS TO ELECTRIC WATER COOLERS, SINKS OF VENDING MACHINES ARE DISCONNECTED, THEY SHALL BE CAPPED AT THE TAP CONNECTION, AND ADEQUATELY RECESSED TO ACCOMMODATE PATCHING OF FINISHED WALL, FLOOR OR CEILING PLANE FOR A SMOCTH FLUSH APPERAINCE.

22. WHERE PLUMBING IS TO BE REMOVED IN CONJUNCTION WITH CABINET WORK PLUMBING CONTRACTOR IS TO COORDINATE ALL WORK WITH DEMOLITION CONTRACTOR. IF NEW PLUMBING IS SPECIFIED, PLUMBING CONTRACTOR SHALL CAP IN A WAY TO EASE LATER WORK.

23. THE GENERAL CONTRACTOR IS TO REMOVE ALL EXISTING CABINETS AND COUNTERS AND REPAIR WALLS AS NECESSARY.

24. ALL CABINETRY REMOVED, NOT RELOCATED AND IN GOOD CONDITION IS TO BE PLACED IN BUILDING STOCK, VERIFY STORAGE LOCATION WITH BUILDING OWNERMANAGEMENT. 25. ALL SIDELIGHTS AND BORROWED LIGHTS (GLASS AND FRAMES) REMOVED AND NOT RELOCATED ARE TO BE PLACED IN BUILDING STOCK. VERIFY STORAGE LOCATION WITH BUILDING OWNER/MANAGEMENT.

27, WHERE GLUE DOWN CARPET, RESLIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH

29. REFER TO OTHER SHEETS FOR GENERAL NOTES FOR THE PROJECT.

30. REFER TO ANY MECHANICAL AND ELECTRICAL ENGINEERING DRAWINGS FOR ADDITIONAL DEMOLITION WORK REQUIRED.

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1303 ORDEN AVE DOWNERS GROVE, IL 60515 (630) 734 - 0883

> SPA HINSDALE MED

1ST ST.

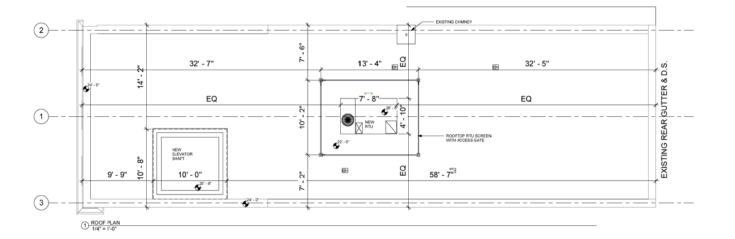
No		
	Description	Date
1	CLIENT MTG	4/15/2022
2	IFZ DRAFT	5/16/2022
3	IFZ-HPC-PC	6/08/2022

EXISTING+ DEMOLITION

A000

1/4" = 1'-0"

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GENERAL ROOF PLAN NOTES:

1. SEE MEP DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS.
PROVIDE MANUFACTURER'S STANDARD DETAILS @ ALL PENETRATIONS U.N.O.

ROOF SYSTEM LEGEND

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ROOF SYSTEM T:
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DECK ON FABRICATED LT GACE METAL TRUSSES. PROVIDE SELF
ADHERING LAMMATED RUBBERING ASPHALT ROOFING
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SPECIFICATIONS.

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ROOF SYSTEM SHATCH EXPENSION AND CONSTRUCTION.

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PROTECTION ON HOOF FRANKED MEMBERS THAT CONNECT DIRECTLY
TO COLUMNS UL DESS.





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ROOF PLAN

A150

1/4" = 1'-0"



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Google

VIEW FROM WEST



VIEW FROM NORTH



AERIAL VIEW

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RIVER FOREST, IL 60305

RWE

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HINSDALE MED SPA

No . Description Date . IFZ DRAFT . 5193/2022 . IFZ-HPC-PC . 6093/2022

EXISTING EXTERIOR CONDITIONS

A298

cale



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RWE DESIGN BUILD

DESIGN BULLI 1303 O3DEN AVE. DOWNERS GROVE, IL 60515 (630) 734 - 0883

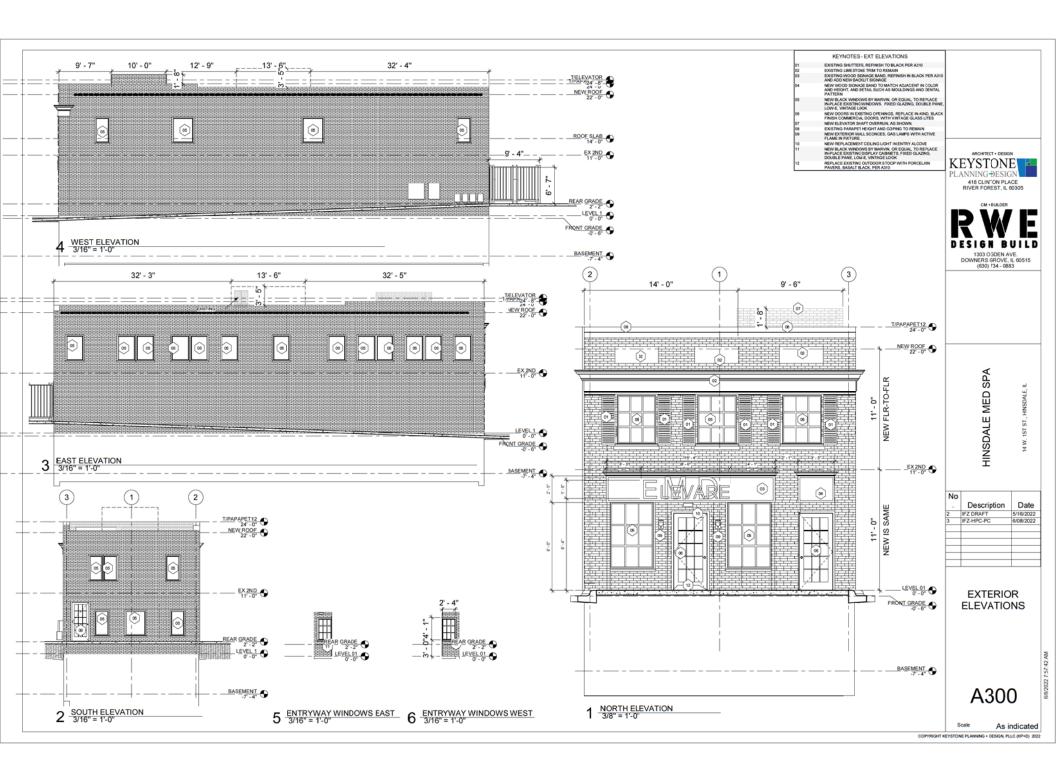
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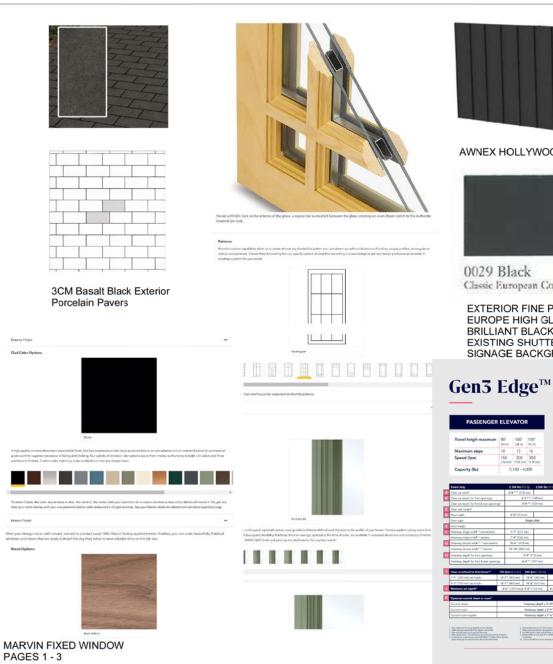
> EXTERIOR COLOR ELEVATIONS

> > A299

Scale

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AWNEX HOLLYWOOD RTU SCREEN



0029 Black Classic European Colors

PASSENGER ELEVATOR

EXTERIOR FINE PAINTS OF **EUROPE HIGH GLOSS** BRILLIANT BLACK- REFINISH EXISTING SHUTTERS AND SIGNAGE BACKGROUND



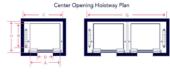
Phone: 724-274-7131 x100 Fax: Email: sales@americangaslamp.com



NATURAL GAS, OPEN FLAME WALL SCONCE

What size gas line fitting is needed for the actual installation of a gas lamp?

Open Flame Lamps are available in Single Straight or Maple Leaf Flames







EXTERIOR SPECIFICATIONS

A310

OTIS GEN3 EDGE ELEVATOR - REQUIRED SHAFT DIMENSIONS

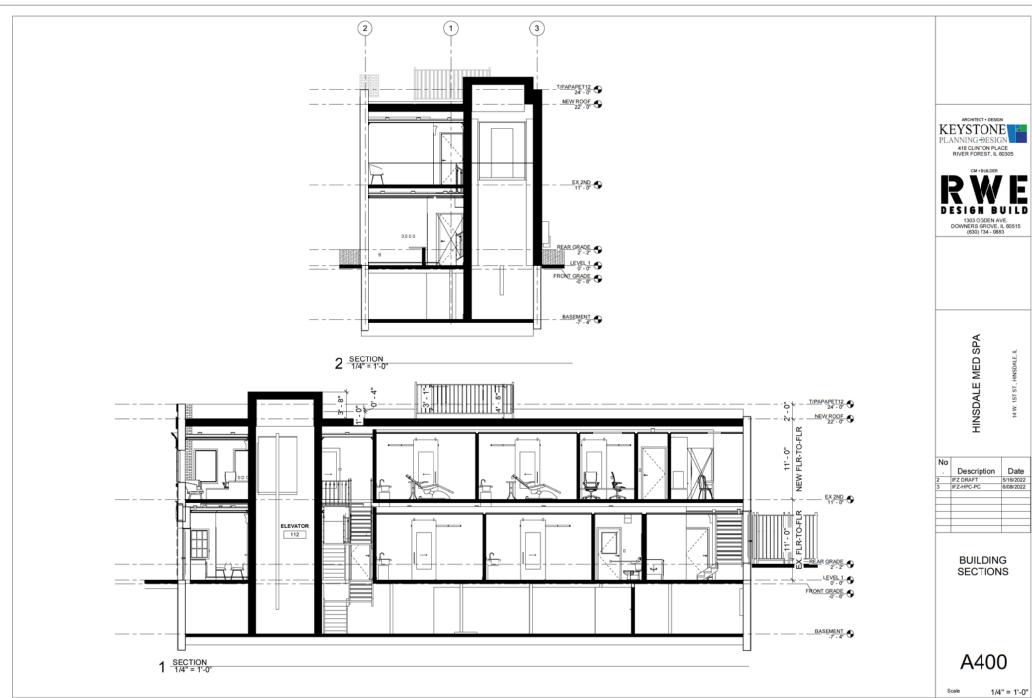
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Date

6/08/2022

Description



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Second Floor Window Cladding Color

MARVIN:

Clad Color Options

Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking even in harsh sun or extreme weather conditions. A palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA verification provides independent verification that our finishes are best-in-class.

