



## MEETING AGENDA

**MEETING ACCESS AND PUBLIC COMMENT PROCEDURES:** While members of the Board of Trustees may be present in person at the meeting location, due to the ongoing public health emergency, and consistent with various Executive Orders entered by the Governor, and amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. At the meeting location, physical spacing will be observed, and masks will be required unless an individual is at the dais addressing the Board. Public access to the physical meeting site may be limited, with priority given to Village Officials, Village Staff and Consultants. While access to the meeting location for public commenters will be facilitated, the public is welcome and encouraged to listen and participate in the meeting via the submission of written comments, or via electronic means through Zoom as follows. Public comments are welcome on any topic related to the business of the Village Board at Regular and Special Meetings, and can be submitted by email to the Village Clerk at [cbruton@villageofhinsdale.org](mailto:cbruton@villageofhinsdale.org), or in writing to the Village Clerk at 19 E. Chicago Avenue, Hinsdale, IL 60521. While emailed or written comments are encouraged, **public comment may also be made using Zoom** following the instructions below:

From a PC, Mac, iPad, iPhone or Android device, please click on the following URL or copy and paste to your browser.

<https://tinyurl.com/nys2wdk3>

Passcode: 419662

or join by phone:

1 312 626 6799

Webinar ID: 870 8460 2790

Passcode: 419662

If you have questions regarding communication to the Board during the meeting, please contact Assistant Village Manager/Director of Public Safety Brad Bloom at 630.789.7007.

### **SPECIAL MEETING OF THE VILLAGE BOARD OF TRUSTEES Wednesday, May 26, 2021 6:30 P.M.**

**This meeting will be conducted electronically, and in Memorial Hall, 19 East Chicago Avenue, Hinsdale, IL. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website**  
(Tentative and Subject to Change)

#### **1. CALL TO ORDER/ROLL CALL**

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. CITIZENS' PETITIONS\* (Pertaining to items appearing on this agenda)**

#### **4. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION**

*These items require action of the Board. Typically, items appearing for Second Reading have been referred for further discussion/clarification or are zoning cases that require two readings. In limited instances, items may be included as Non-Consent items and have not had the benefit*

*of a First Reading due to emergency nature or time sensitivity, or when the item is a referral to another Board or Commission\*\*\*\**

**Zoning & Public Safety (Chair Stifflear)**

- a) Approve a referral of a Text Amendment to Section 3-106(B)(1), and concurrent Planned Development Concept Plan, Special Use Permit, and Site Plan and Exterior Appearance Review for Heather Highlands by McNaughton Development for consideration by the Plan Commission, **OR**;  
Deny a Text Amendment to Section 3-106(B)(1) and concurrent Planned Development Concept Plan, Special Use Permit, and Site Plan and Exterior Appearance Review for Heather Highlands by McNaughton Development

**5. TRUSTEE COMMENTS**

**6. CLOSED SESSION– 5 ILCS 120/2(c) (1)/(2)/(3)/(5)/(8)/(11)/(21)**

**7. ADJOURNMENT**

\*The opportunity to speak to the Village Board pursuant to the Citizens' Petitions portions of a Village Board meeting agenda is provided for those who wish to comment on an agenda item or Village of Hinsdale issue. The Village Board appreciates hearing from our residents and your thoughts and questions are valued. The Village Board strives to make the best decisions for the Village and public input is very helpful. Please use the podium as the proceedings are videotaped. Please announce your name and address before commenting.

***\*\*The Village Board reserves the right to take final action on an Item listed as a First Reading if, pursuant to motion, the Board acts to waive the two reading policy.***

***\*\*\*Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously budgeted items that fall within budgetary limitations, has been competitively bid or is part of a State Contract, and have a total dollar amount of less than \$100,000.***

***\*\*\*\*Items included on the Non-Consent Agenda due to “emergency nature or time sensitivity” are intended to be critical business items rather than policy or procedural changes. Examples might include a bid that must be awarded prior to a significant price increase or documentation required by another government agency to complete essential infrastructure work.***

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 promptly contact Brad Bloom, ADA Coordinator, at 630-789-7007 **or by TDD at 630-789-7022** to allow the Village of Hinsdale to make reasonable accommodations for those persons.

**Website <http://villageofhinsdale.org>**





**REQUEST FOR BOARD ACTION**

Community Development

**AGENDA SECTION:** Second Reading – ZPS

**SUBJECT:** Planned Development Concept Plan, Special Use Permit, Site Plan and Exterior Appearance Review, and Text Amendment for Heather Highlands to allow for the development of 26 single-family detached homes on 19.4 acres of the “IBLP” site located north of W. Ogden Avenue, east of Adams Street and west of Madison Street, in the R-2 Single Family Residential District – Request by McNaughton Development – Case A-08-2021

**MEETING DATE:** May 26, 2021

**FROM:** Bethany Salmon, Village Planner

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**Recommended Motion**

Approve a referral of a Text Amendment to Section 3-106(B)(1) and concurrent Planned Development Concept Plan, Special Use Permit, and Site Plan and Exterior Appearance Review for Heather Highlands by McNaughton Development for consideration by the Plan Commission;

OR

Deny a Text Amendment to Section 3-106(B)(1) and concurrent Planned Development Concept Plan, Special Use Permit, and Site Plan and Exterior Appearance Review for Heather Highlands by McNaughton Development.

**Project Overview**

Applicant: McNaughton Development

Addresses / PINs: 4S010 N. Madison Street (09-02-205-001); 930 Brook Lane (09-02-205-002); 16W070 Birchwood Road (09-02-205-003); 942 N. Madison Street (09-02-206-001); 918 Brook Place (09-02-206-002); 920 Brook Place (09-02-206-003); Brook Place Private Access Drive Easement (09-02-206-004)

Parcel Size: 19.4 acres (25.6 acres total, with 6.2 acres located in the Village of Oak Brook)

Existing Zoning & Land Use: R-2 Single Family Residential District - Institutional Buildings, Open Space, Single-Family Homes

Surrounding Zoning & Land Use: Single-family detached homes, vacant land, and a cemetery in the Village of Oakbrook are located to the north and the west of the subject property. To the south, the property is bordered by a portion of the IBLP property, which is zoned R-2 Single-Family Residential District. Single-family detached homes in the R-2 Single-Family Residential District are located to the east across Madison Street. Salt Creek Club, a private sports and recreational club, is located to the south and east of the site in the Open Space District.

**Project Description**

The applicant is seeking approval of a Planned Development Concept Plan, Special Use Permit, Site Plan and Exterior Appearance Review, and Text Amendment to allow for the construction of 26 lots for single-family detached homes on a 19.4-acre site located at the northwest corner of the Village, north of Ogden Avenue and between Adams Street and Madison Street.

The proposed site area consists of seven (7) parcels, which includes the north portion of the Institute of Basic Life Principles (IBLP) property and single-family homes. The site consists of mature trees and is bisected by a tributary to Salt Creek, rendering a portion in the floodway/floodplain.

Two (2) lots for single-family homes and detention/open space are also proposed on the north 6.2 acres in the Village of Oak Brook. With land located in the Village of Oak Brook factored in, the total site measures approximately 25.6-acres in size.

According to the applicant, there are currently three separate owners of the site, including the not-for-profit organization Institute of Basic Life Principles (IBLP), Kevin McClear, and McNaughton Properties. McNaughton Development will be the primary owner and general contractor for the project. Kevin McClear will continue to own the existing home and garage located at 942 N. Madison Street, which is located on the proposed Lot 3 and Lot 4.

**Background**

On September 9, 2020, a public hearing was held at the Plan Commission to review the application request from McNaughton Development for a Planned Development Concept Plan, Special Use Permit, and Exterior Appearance/Site Plan to develop 20.9 acres (of 37.1 acre site) located at 4S010 Madison Street with a 46 single-family detached homes in the R-2 Single Family Residential District (Case A-20-2020). By a vote of six (6) in favor and (0) against, the Plan Commission recommend disapproval of the Planned Development Concept Plan. The Findings of Fact and Recommendations were approved by the Plan Commission on October 14, 2020. The applicant withdrew their application and the project did not move forward for review by the Board of Trustees.

Since the previous submittal, McNaughton Development has reduced the total site area in both the Village of Hinsdale and the Village of Oak Brook from 37.1 acres to 25.6 acres. Within the proposed development area located in Hinsdale, the number of single-family homes has been reduced from 46 to 24, the lot sizes have been increased to be in compliance with the R-2 Single-Family Residential District bulk requirements, and the applicant has made changes to the proposed road network.

**Text Amendment**

In the R-1, R-2, R-3, and R-4 Single Family Residential Districts, Planned Developments require approval of a Special Use Permit subject to the condition that the minimum lot area for a Planned Development shall be twenty (20) acres. McNaughton Development is proposing a Text Amendment to Section 3-106(B)(1) to allow a minimum lot area of 15 acres for Planned Developments applications in these residential districts, versus the current 20-acre lot minimum.

**Detailed Project Description**

The proposed site plan consists of a total of 26 single-family detached homes on approximately 19.4-acres in the Village of Hinsdale. Due to the Salt Creek tributary bisecting the site, the project has been divided into two areas based off of separate road access from Adams Street and Madison Street.

**Madison Street – East Side (Lots 1-11, Outlot A)**

Eleven (11) lots for single-family homes are proposed on the east side of the site and will be accessible from a new private road off of Madison Street. The private road is proposed within a 50 foot wide access easement, has a sidewalk on one side of the street, and includes a pavement width of 28 feet wide measured back of curb to back of curb.

Of the eleven (11) lots, McNaughton will secure ownership over nine (9) lots for the construction of custom homes. As indicated in the submitted project narrative and on the site plan, Lots 3 and 4 will be created with the existing property at 942 N. Madison Street plus an additional 10 feet from the properties located directly to the south along Brook Place. Mr. McClear, the current property owner of 942 N. Madison Street, intends to retain ownership of both lots. The existing home and garage are proposed to remain on a new subdivided lot. At this time, detailed survey information and changes to the lot lines have not been provided. If the project is referred to Plan Commission for consideration, the applicant will need to provide additional information showing how the proposed subdivision compares with the existing lot lines and provide an analysis on if the existing structures meet the bulk requirements of the Village's Zoning Code for the R-2 Single-Family Residential District.

**Adams Street – West Side (Lots 12-26, Outlot B, Outlot C)**

Fifteen (15) lots for age-restricted single-family detached homes are proposed to the west side of the Salt Creek tributary and will be accessible from a new private road off of Adams Street. The new privately-owned road will be located in a 42 foot wide access easement and generally aligns with the existing street, Birchwood Road, to the west. A sidewalk is proposed on one side of the street and the road pavement width will measure 28 feet wide back of curb to back of curb. A landscaped island with eight (8) parking spaces is located at the end of the cul-de-sac to provide shared parking on site.

The lots will be age-restricted and developed with semi-custom and custom homes with first floor master bedrooms that are marketed to empty nester buyers. The applicant has submitted conceptual renderings of the building elevations to be constructed in the age-restricted portion of the project located on the west side of the site off of Adams Street.

As indicated on the submitted site plan, a 33-foot wide strip of land along the west side of the site will be dedicated to provide additional right-of-way for Adams Street. The applicant will need to provide additional information on the right-of-way dedication and any improvements in the future if the project is referred to Plan Commission.

**Parks / Open Space / Detention**

A 0.7-acre privately-owned park (tot lot) is proposed on Outlot C at the southwest corner of the site adjacent to Adams Street. A portion of the park appears to include detention or pond area. At this time, it is unclear if any parking is proposed adjacent to the private park.

An 8-foot wide walking path, open space, naturalized detention ponds, and the Salt Creek tributary areas are proposed within easements on the private rear yards of approximately 15 of the 26 single-family lots. As part of the preliminary plans, the overall area for open space, detention, or pond areas has not been included, however, additional information on required versus proposed open space requirements, pond access points for future maintenance, floodplain and floodway areas, and any proposed common access easements should be provided if the project receives a referral to the Plan Commission.

#### Proposed Modifications to Code Requirements

Per the applicant and as shown on the proposed concept plan, all of the proposed lots will meet the minimum lot size requirement of 20,000 square feet for the R-2 Single Family Residential District. Due to the level of detail provided at the concept plan level, additional information is needed from the applicant for staff to confirm all bulk requirements are met with future submittals. Village staff will complete a comprehensive review of the proposed plans and confirm Village code requirements are met if the project is referred to the Plan Commission for review.

The applicant is requesting several modifications from the Village's code requirements as part of the Planned Development. The full list of requested modifications identified by the applicant at this time are included in the attached application packet and are summarized below:

- Construct private roads in place of public roads that meet the required right-of-way width
- Construct sidewalks on only one side of the road
- Increase to the maximum building height, building elevation, maximum number of stories and maximum floor area ratio for specific lots
- Reduction to the minimum lot width for specific lots
- Reduction the required front, interior side, corner side, and rear yards for specific lots
- Allow for a single performance bond for the entire development
- Allow for park land and open space as shown on the site plan
- Reduction to perimeter landscaped open space along each of its boundaries, where a minimum depth equal to the minimum front yard required in the R-2 Single-Family Residential District (35 feet) is required for Planned Developments (70 feet total)

#### Process

This application has been submitted for preliminary consideration by the Board of Trustees for a determination as to whether the application packet merits a hearing and consideration by the Plan Commission.

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. This review serves as an initial step prior to scheduling any public hearings for the applicant to present the plan and allow for changes based on the input received throughout the process of approval. Approval of a Concept Plan binds both the applicant and the Village with respect to various basic elements of the development listed in Section 11-603(D) of the Zoning Code, such as categories of uses to be permitted, general location of uses, density, architectural style, general location of public and private open space, vehicular and pedestrian circulation, and the scope of public dedications and improvements.

Contingent on an approved Concept Plan, a subsequent Planned Development Detailed Plan would be submitted to refine the elements of the Concept Plan. A Tentative Plat reflecting the subdivision would also be submitted in accordance with Title 11 of the Village Code and Section 11-603 of the Zoning Code.

### **Discussion & Recommendation**

Should the Board feel the request merits a hearing and consideration by the Plan Commission, the Board may refer the application packet to the Plan Commission to schedule a public hearing for review and recommendation.

Should the Board find the request does not merit a hearing and consideration by the Plan Commission, the vote of four (4) members of the Board shall be necessary to summarily deny the application.

### **Village Board and/or Committee Action**

Per Village policy, this item appears without benefit of a First Reading, as it is a preliminary application and a referral to another Board for further review.

### **Village Board Meeting – May 18, 2021**

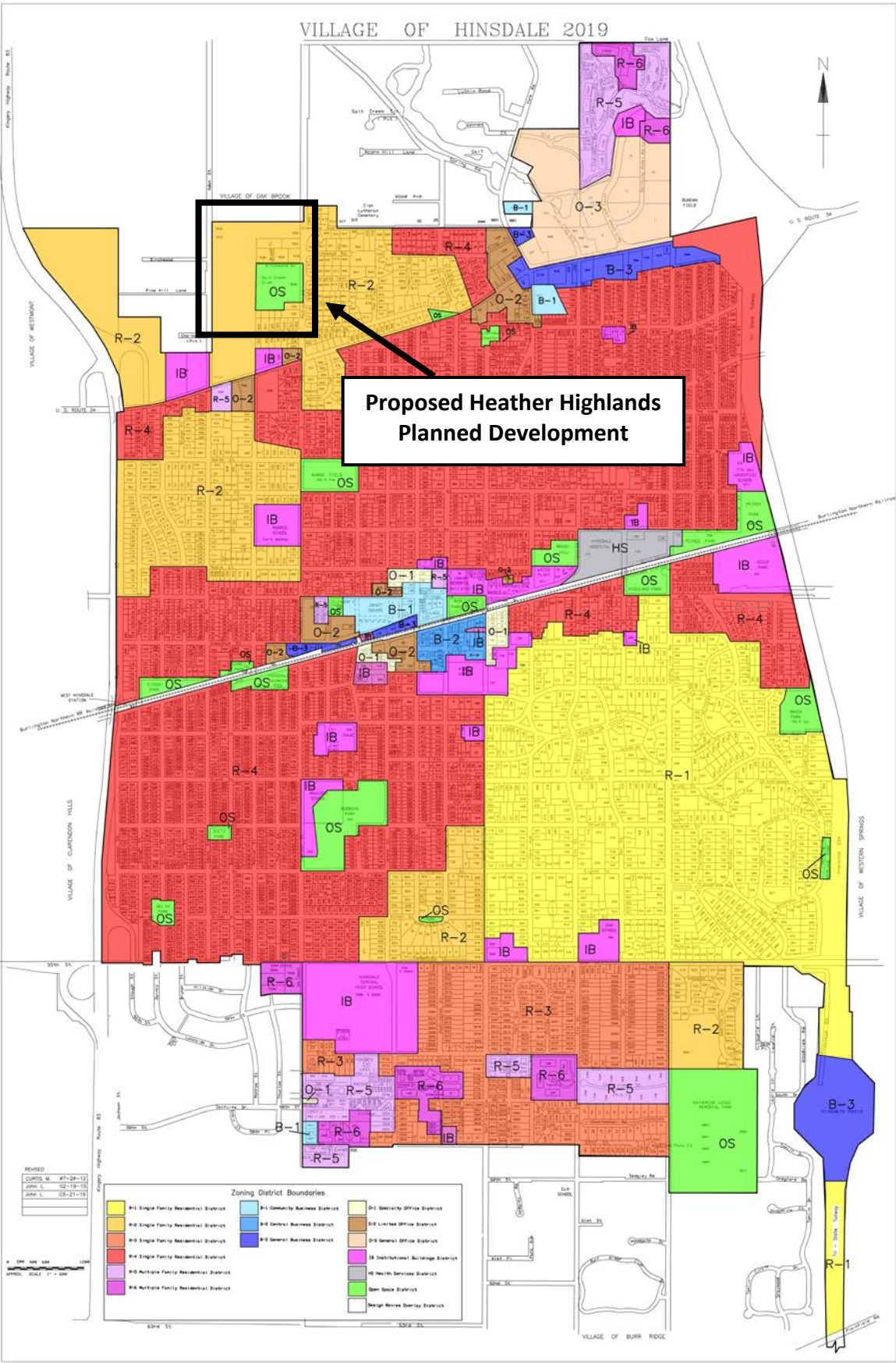
The application request for a referral was originally scheduled to be brought before the Village Board on May 18, 2021. At the meeting, it was determined that the incorrect Zoom meeting information and link was included on the Board agenda. As a result, the Village Board determined it would be best to reschedule the project for a special meeting on Wednesday, May 26 at 6:30pm to ensure the public would be provided an opportunity to comment on the project and attend the meeting.

### **Documents Attached**

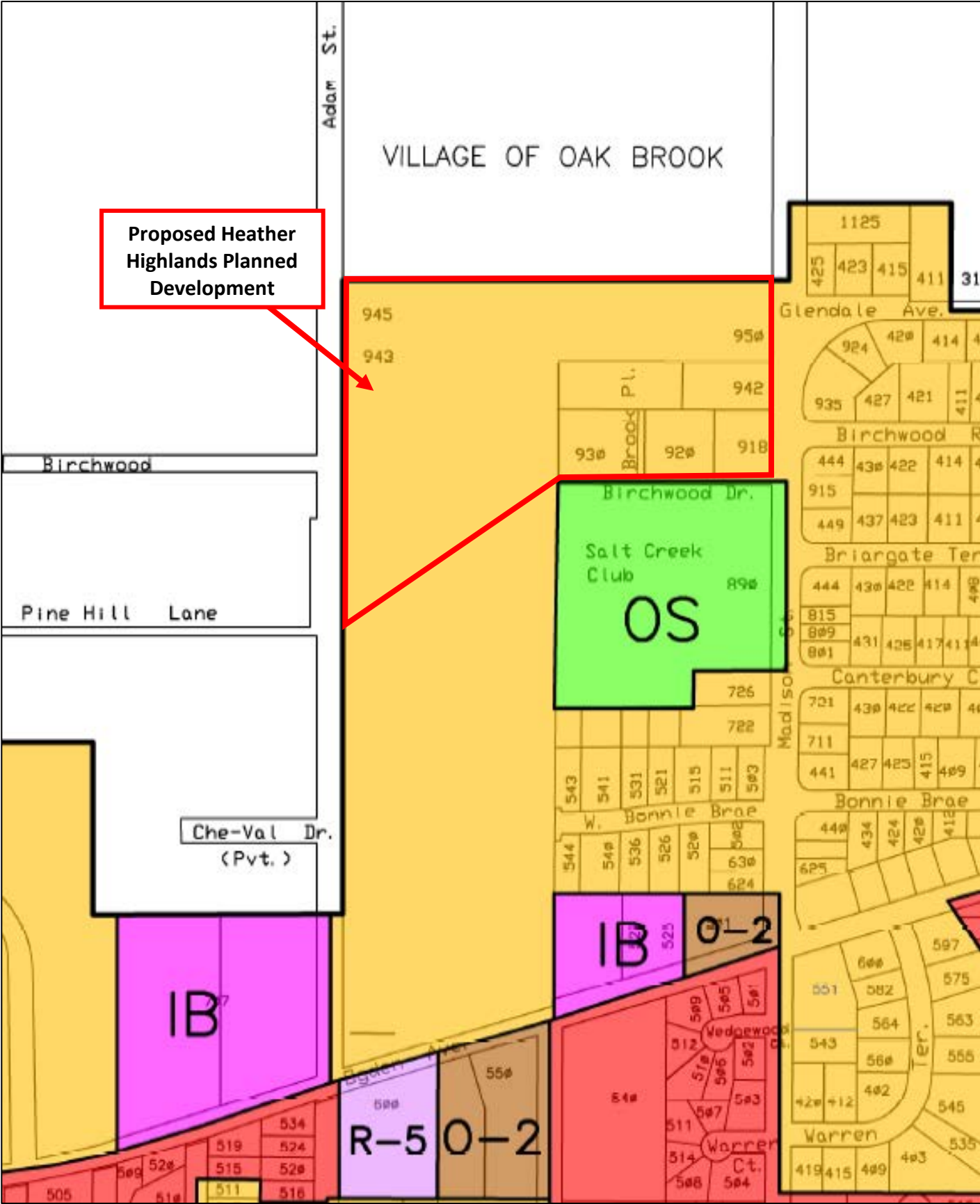
1. Zoning Map
2. Aerial Map
3. Original Site Plan – Presented at the September 9, 2020 Plan Commission Meeting
4. Project Applications and Exhibits
  - Project Narrative
  - Site Aerial
  - Preliminary Site Plans
  - Conceptual Building Elevations and Floor Plans – Adams Street Portion Only (Lots 12-26)
  - Preliminary Traffic and School Impact Estimates
  - List and Tables of Code Modifications Requested
  - Applications for Plan Commission, Text Amendment, Special Use Permit, Planned Development Concept Plan, Site Plan and Exterior Appearance Review, and Certificate of Zoning Compliance



# Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location





## Aerial View – Heather Highlands Planned Development





## Aerial View – Heather Highlands Planned Development





Site Plan

# HEATHER HIGHLANDS

HINSDALE, ILLINOIS

Original Site Plan -  
Presented at the  
September 9, 2020  
Plan Commission  
Meeting



**SITE PLAN DATA**

TOTAL AREA	37.1-Acres
R.O.W. DEDICATION	1.1-Acres
BUILDABLE OR FUTURE DEVELOPMENT LAND	13.4-Acres
DETENTION AREA	2.8-Acres
TOTAL OPEN SPACE	19.8-Acres

<b>SINGLE FAMILY BUILDING SEPARATION</b>	
Front to B.O.C or Walk	20'
Side to Side	15'
Side to Rear	35'
Rear to Rear	50'
Exterior R.O.W.	35' min
Property Line to Side	8' min
Property Line to Rear	25' min

**DEVELOPER:**  
MCNAUGHTON DEVELOPMENT INC.  
11 S, 220 S JACKSON ST., STE 101  
BURR RIDGE, IL 60527  
T: (630) 325-3400  
[www.mcnaughtondevelopment.com](http://www.mcnaughtondevelopment.com)



826 East Maple Street  
Lombard, Illinois 60148  
PH: 630.561.3903  
Email: [metz\\_landarch@comcast.net](mailto:metz_landarch@comcast.net)



**CIVIL ENGINEER:**  
V3 COMPANIES  
7325 JANES AVE.  
WOODRIDGE, IL 60517  
T: (630) 724-9200  
[www.v3co.com](http://www.v3co.com)



Site Plan

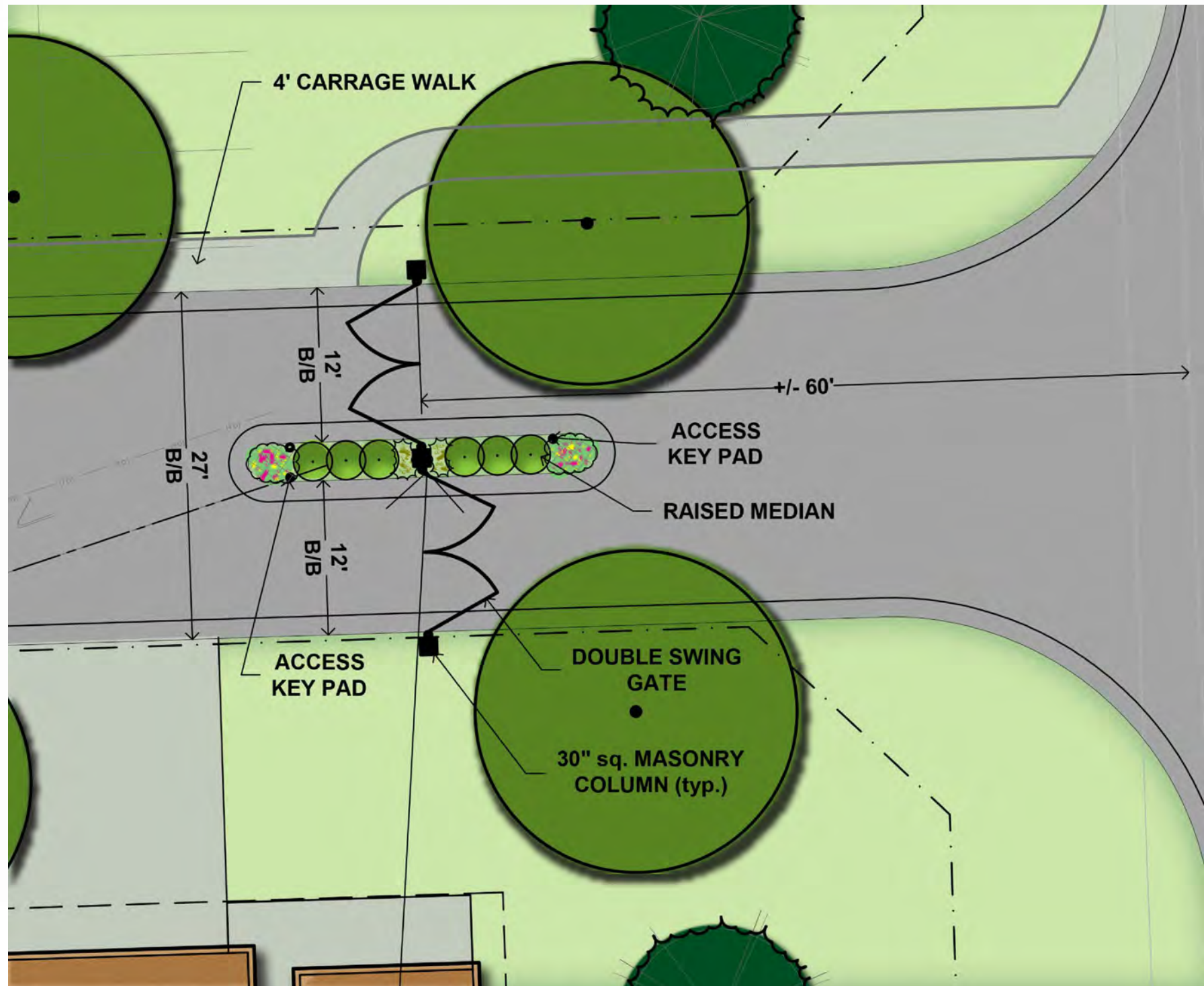
# HEATHER HIGHLANDS

HINSDALE, ILLINOIS

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TOTAL AREA	37.1-Acres
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TOTAL OPEN SPACE	19.8-Acres

SINGLE FAMILY BUILDING SEPARATION	
Front to B.O.C or Walk	20'
Side to Side	15'
Side to Rear	35'
Rear to Rear	50'
Exterior R.O.W.	35' min
Property Line to Side	8' min
Property Line to Rear	25' min



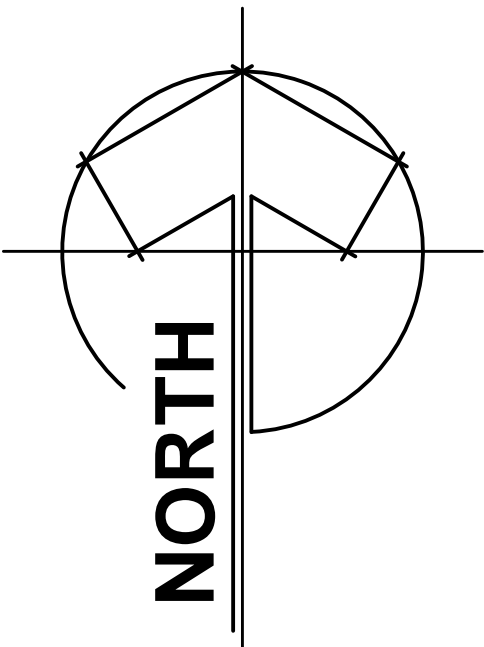
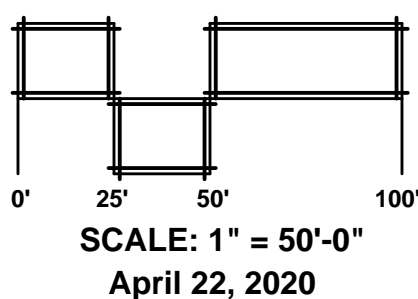
PRIVATE ENTRANCE GATE PLAN

SCALE: 1" = 10'-0"

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www.v3co.com

**NETZ & COMPANY**

LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street  
Lombard, Illinois 60148  
PH: 630.561.3903  
Email: metz\_landarch@comcast.net

This plan is conceptual nature and was prepared to illustrate development potential. Plan is subject to modification pending an accurate property survey, site engineering and architecture.



*"Everyone needs beauty. A place  
to play in... where nature may heal  
and cheer and give strength to the  
body and soul alike."*

John Muir - Naturalist, author & conservationist



*Welcome to our vision.*



# **Heather Highlands of Hinsdale**

## **Hinsdale, Illinois**

### **Section One**

Project Narrative

Site Aerial

### **Section Two**

Color Concept Plan

B & W Concept Plan

Concept Plan Age Restricted with Building Footprints

Concept Plan Age Restricted with Buildable Areas

### **Section Three**

Character Elevations Age Restricted Product

Sample Floor Plans Age Restricted Product

### **Section Four**

Preliminary Traffic Estimates Comparison

Preliminary School Impact Comparison

Modification & Relief Tables

### **Section Five**

Zoning Applications

# **PROPOSED DEVELOPMENT**

## **HEATHER HIGHLANDS OF HINSDALE**

**HINSDALE, ILLINOIS**

### **PROJECT NARRATIVE**

**May 11, 2021**

## **I. PROJECT DESCRIPTION**

McNaughton Development is pleased to present to the Village of Hinsdale our revised concept for a new single family residential development at the northwest corner of the Village. The property at Ogden Avenue and Adams Road is currently owned and operated by the not-for-profit organization Institute of Basic Life Principles (IBLP). McNaughton has the northern portion of the IBLP property on the east side of Adams Street under contract. That property is currently improved with three institutional use buildings and two single family homes. As part of the proposed development, all five structures will be demolished. In addition to the IBLP properties our revised concept also includes the property at 942 N. Madison which is currently owned by Mr. Kevin McClear. Mr. McClear's property is currently improved with a single-family home and detached garage, Though Mr. McClear has no intentions of moving from the home we have agreed to incorporate his parcel within our proposed concept plan presentation.

It is our intention to develop the property for a mixture of traditional single-family homes on R-2 compliant lots along with some age restricted master bedroom first floor living product. This proposal is a rework of the proposal McNaughton presented and the plan commission denied in September of 2020.

A few key points regarding this development:

- Quality Sponsorship: McNaughton Development will deliver high quality; attractive homes that current and future residents will demand. The product will preserve the character of the community and ultimately result in a development that all residents of Hinsdale will be proud of upon completion.
- Market Need: There is demand for a limited amount of unique R-2 lots in a new subdivision environment north of Ogden Avenue. In addition, there is also a need for a properly scaled maintenance free community of first floor master living product for move down buyers in the marketplace.
- Zoning: The proposal is for a planned development with special uses under the existing R-2 zoning.

## **II. OWNERSHIP**

McNaughton will be the owner and general contractor for this portion of the IBLP properties McNaughton Development is a custom home builder and land development company that builds architecturally exciting high-end, distinctive homes. McNaughton Development is a family owned and operated company deeply rooted in Chicago's southwest and western suburbs since 1981. McNaughton believes a custom home is the product of the customers ideas and dreams and our commitment to making it a reality. Mr. McClear will retain ownership of the property at 942 N. Madison Street. The existing home and garage at 942 N. Madison, on the proposed Lots # 3 & # 4, are to remain. Lots # 3 & # 4 are made up of the existing property at 942 N Madison plus an additional ten feet from the properties along Brook Place. The bulk regulations for Lots # 3 & # 4 shall be determined prior to the plan commission.

## **III. BUILDING DESCRIPTIONS**

Along Madison Street, McNaughton is proposing to construct nine custom single-family homes on R-2 compliant lots. In the case of these nine R-2 homesites, the homes will be geared to individuals that are looking for a custom home on large lots that are not relatively available in the central part of Hinsdale. The architecture for each of these homes will be customized to the individual home buyers. These custom homes will be geared to the general custom home buying market. Mr. McClear's

property will be subdivided into two R-2 compliant lots. The existing home, located along Madison Street, will remain on the property. The rear portion of the property could be sold as a conforming lot at some time in the future.

West of the Salt Creek tributary along Adams Street, McNaughton is proposing to construct fifteen semi-custom and custom first floor master bedroom homes that will comply with federal age restriction regulations. The product will be marketed to the empty nester buyers that want maintenance free living and all the high-end finishes that they have come to expect in their existing property.

In both cases, the exterior of these homes will be built in the same character as other new construction throughout the village. The homes will be built in accordance with the highest quality material with special attention to exterior materials including but not limited to masonry, stone, siding, decorative trim and architectural grade shingles.

#### **IV. SITE DESIGN**

The proposal has been redesigned to pay special attention to the residents of Hinsdale in the neighborhoods to the east of Madison Street. The proposed includes R-2 compliant lots between a tributary of Salt Creek and Madison Street, north of Salt Creek Tennis Club and south of the Butler Cemetery. These homesites will provide for a like character as compared to the neighboring properties east of Madison Street. The homesites will be improved with a private street built to village specifications within a fifty-foot private road easement along with sewer, water and a private stormwater detention facility.

The additional fifteen lots along Adams Street, which is the western most boundary of Hinsdale, will include varied lot sizes, all of which will be 20,000 square feet in size. These homesite will be improved with a standard village street in a forty-two-foot private access easement along with sewer, water and a private stormwater detention facility. The development will be maintenance free with the homeowner's association being responsible for common area landscape and snow removal. The association will also own and maintain the street within the private access easement.

Common site design features shared throughout the development include naturalized detention facilities, an eight-foot-wide asphalt walking path and a private park site with park improvements. Easements will be granted in favor of the public for the use of the pathway system and the park.

#### **V. ZONING**

The entire Heather Highlands development encompasses 25.6 acres, of which, approximately 19.4 acres are within the Village of Hinsdale. The site is proposed as a planned development with special uses under the existing R-2 zoning district and the benefits include the following. We anticipate a text amendment will be required due to the site area.

- Creating a more desirable living environment from a community building and environmental standpoint.
- The development does not alter any of the purposes, goals and objectives and standards of the village zoning code. The development overall is consistent with the standards for residential uses throughout the village. The attached exhibit details a list of concept level modifications that we would be requesting.
- The development as an entirety will add a much need product in the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area.



- Architecture is an important aspect of the development. We are committed to meet the needs and the lifestyles of today's market with a variety of different styles, high-quality materials and finishes.
- The plan works with the natural topography of the site, it preserves trees and maintains and enhances and protects the natural open water features through the site.
- The development is planned and designed so that there are no impacts to adjacent properties or the village. The single-family homes are general bordered by the open space, a cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings.
- The development will not negatively affect value of the adjacent property because it will continue to consist of higher value, high quality, new construction.
- The proposal can be adequately served by government and emergency services. The limited number of public improvements and private nature of this development requires very little service from municipal police, fire or emergency. The existing roadway configuration is sufficient for the proposed uses.
- The reduced number of homes across the entire proposal and the age restriction along Adams Street will result in a reduced traffic trips and counts. The existing public utilities and drainage structures are sufficient.
- The current capacity of the School Districts is such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more administrative personnel, and teachers.
- There are no known archaeological, historical, or cultural resources onsite or on neighboring properties

## **VI. PUBLIC BENEFIT**

The proposed development will be an asset to the Hinsdale community. The property will be developed in an orderly fashion and maintain Hinsdale as one of the nation's finest residential suburbs by preserving and enhancing its historic character as a community comprised principally of well-maintained single-family residential neighborhoods and open space. In addition, to this overall benefit...

- The eastern portion of the development meets the needs of the home buyer wanting a unique home site for a custom home.
- The western portion of the proposal incorporates maintenance free living for the residents and will serve a need of move-down buyers looking to continue to live in or move to Hinsdale.
- The site and the surrounding area will benefit from the new stormwater improvements proposed for the development.
- The development's trail system and park site will provide for a much-needed recreation area.
- A sense of openness will remain and result in an environmental corridor, a habitat for wildlife, a naturally filtering storm water facility and for the protection of natural features.
- The valuation will have a positive impact for local taxing bodies and businesses.
- The age restricted nature of the western portion of the development will reduce the overall school and traffic burden when compared to the site being built out as a fully code compliant R-2 development.
- The age restriction on the west side of the development will result in additional homesites but a similar aggregate floor area ratio as compared to compliant R-2 lots
- The development, as proposed will have little impact on municipal services.

- All portions of the development outside of the common area open space will be professionally landscaped in mature sized materials.
- Along Adams Street, as part of the development, the western thirty-three feet of the site will be dedicated to the appropriate jurisdiction for right-of-way

## **VII. CONCLUSION & SUMMARY OF REQUESTS**

McNaughton Development is excited to present this proposed development to the community of Hinsdale and looks forward to the collaboration with the Village of Hinsdale.



HEATHER HIGHLANDS

**LEGEND**

(100.1)  
20,000 s.f.  
(7,700 s.f.)

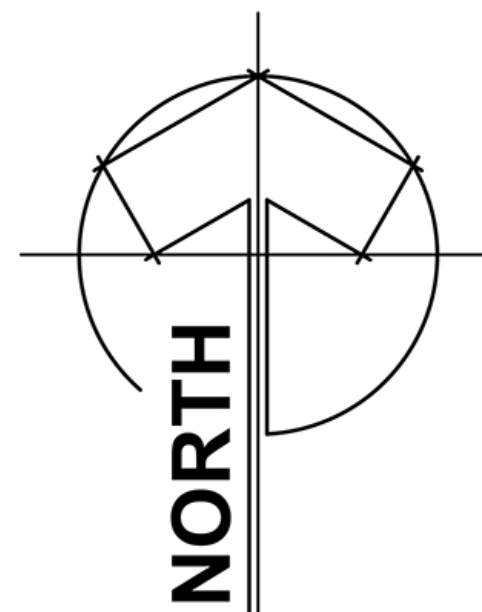
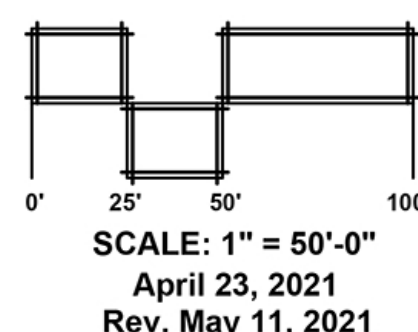
Lot Width @ B.S.L.  
Total Lot Area  
Buildable Area

**SITE PLAN DATA**

	TOTAL AREA	25.6-acres (more or less)
HINSDALE		
TOTAL AREA		19.4-acres (845,186 s.f.)
ADAMS ST. R.O.W. DEDICATION		0.7-acres (32,354 sf)
GROSS AREA		18.7-acres (812,832 s.f.)
OUTLOT 'A' PRIVATE ROAD		1.3-acres (54,576 s.f.)
OUTLOT 'B' PRIVATE ROAD		0.8-acres (34,774 s.f.)

Heather Highlands																			
Side Yard, Front Yard & Rear Yard Calculations																			
5/11/2021																			
	Width at Blding Line	Corner Side Setback Required	Corner Side Setback Provided	Interior Side Setback Required	Interior Side Setback Provided	Combined Min Int. Total Sides **Required	Combined Min Int. Total Sides Provided	Min Front Yard Required	Min Front Yard Provided	Min Rear Yard Required	Min Rear Yard Provided								
Lot # 1 - C	137.1	35		14.71	14.71	N/A	N/A	35	35	25	2								
Lot # 2 - C	137.7	35		14.77	14.77	N/A	N/A	35	35	25	2								
Lot # 3	146.5			15.65	15.65	45.03	45.03	35	35	50	5								
Lot # 4	146.5			15.65	15.65	45.03	45.03	35	35	50	5								
Lot # 5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	2								
Lot # 6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	2								
Lot # 7	128.4			13.84	13.84	38.69	38.69	35	35	50	10								
Lot # 8	105			11.5	11.5	31.5	31.5	35	35	50	10								
Lot # 9	105			11.5	11.5	31.5	31.5	35	35	50	10								
Lot # 10	105			11.5	11.5	31.5	31.5	35	35	50	10								
Lot # 11	104.3			11.43	11.43	31.29	31.29	35	35	50	10								
Lot # 12 - C	88.6	35	35	10	8	N/A	N/A	35	25	33.38	8								
Lot # 13	61.1			10	8	20	16	35	25	50	212.2								
Lot # 14	61.2			10	8	20	16	35	25	50	218								
Lot # 15	61.9			10	8	20	16	35	25	50	229								
Lot # 16	61			10	8	20	16	35	25	50	244								
Lot # 17	61.2			10	8	20	16	35	25	50	268								
Lot # 18	61.2			10	8	20	16	35	25	50	234								
Lot # 19	61.3			10	8	20	16	35	25	50	177								
Lot # 20	60.4			10	8	20	16	35	25	50	144								
Lot # 21	59.3			10	8	20	16	35	25	50	177								
Lot # 22	136.8			14.68	8	41.63	16	35	25	50	2								
Lot # 23	64.9			10	8	20	16	35	25	50	2								
Lot # 24	76.9			10	8	20	16	35	25	50	2								
Lot # 25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	2								
Lot # 26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	31.65	2								
**INTERIOR SIDE YARD REQUIREMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET																			
***COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET																			
**** Lots # 12 - & 25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD.																			

**McNaughton** DEVELOPMENT, INC.  
LAND DEVELOPMENT – CUSTOM CONSTRUCTION



**METZ & COMPANY**  
LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street  
Lombard, Illinois 60148  
PH: 630.561.3903  
Email: metz\_landarch@comcast.net

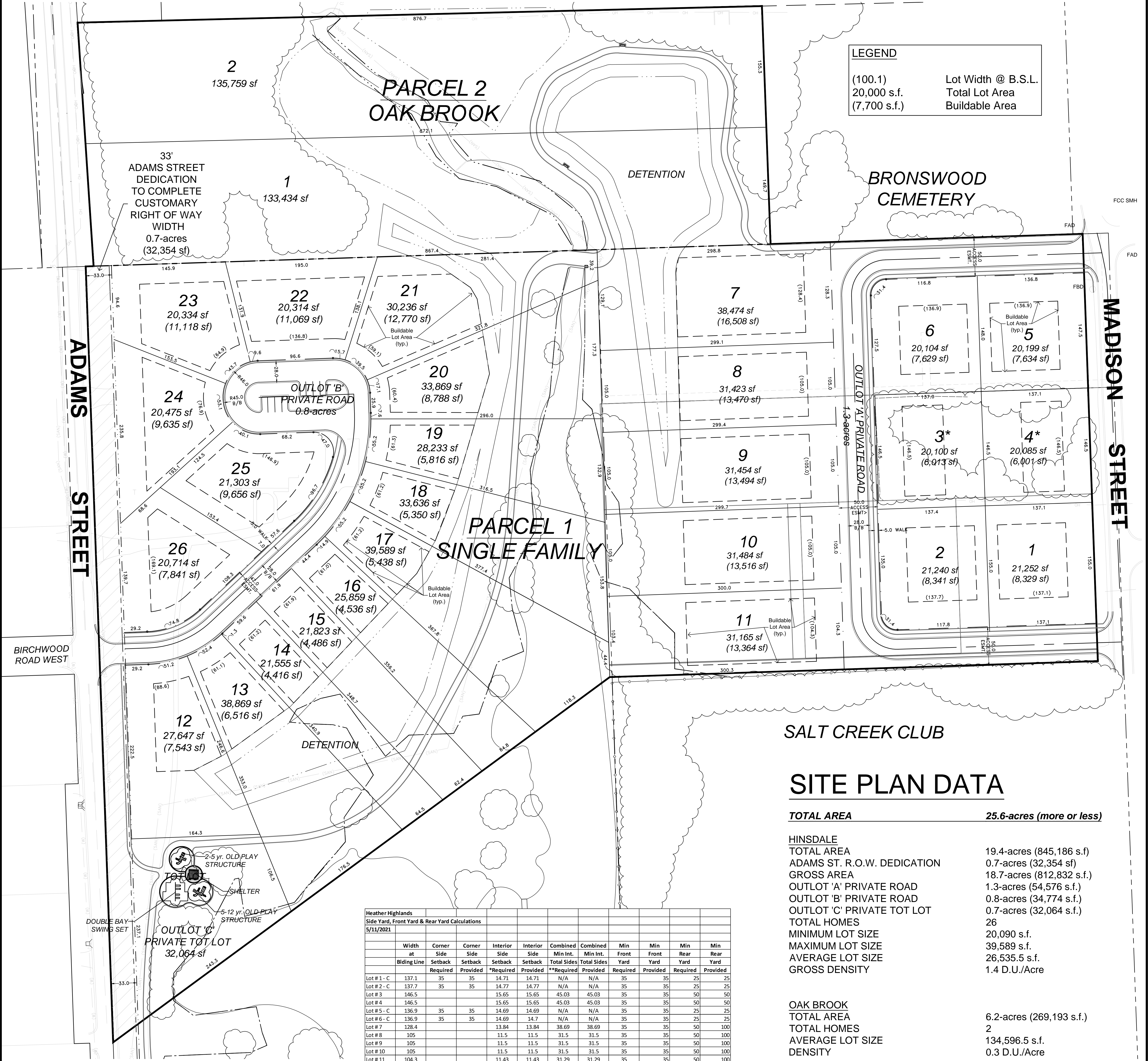
This plan was prepared to illustrate the development potential for the site. As a Site Plan, it is conceptual in nature. Therefore, all dimensions are subject to verification and the Site Plan is subject to modification pending a final planning, engineering, architecture and municipal approval.



Site Plan

# HEATHER HIGHLANDS

HINSDALE, ILLINOIS



LEGEND	
(100.1)	Lot Width @ B.S.L.
20,000 s.f.	Total Lot Area
(7,700 s.f.)	Buildable Area

SALT CREEK CLUB

## SITE PLAN DATA

TOTAL AREA	25.6-acres (more or less)
------------	---------------------------

HINSDALE	
TOTAL AREA	19.4-acres (845,186 s.f.)
ADAMS ST. R.O.W. DEDICATION	0.7-acres (32,354 sf)
GROSS AREA	18.7-acres (812,832 s.f.)
OUTLOT 'A' PRIVATE ROAD	1.3-acres (54,576 s.f.)
OUTLOT 'B' PRIVATE ROAD	0.8-acres (34,774 s.f.)
OUTLOT 'C' PRIVATE TOT LOT	0.7-acres (32,064 s.f.)
TOTAL HOMES	26
MINIMUM LOT SIZE	20,090 s.f.
MAXIMUM LOT SIZE	39,589 s.f.
AVERAGE LOT SIZE	26,535.5 s.f.
GROSS DENSITY	1.4 D.U./Acre

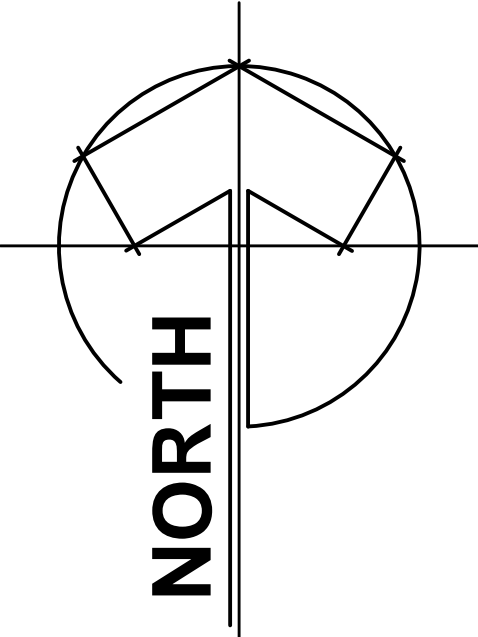
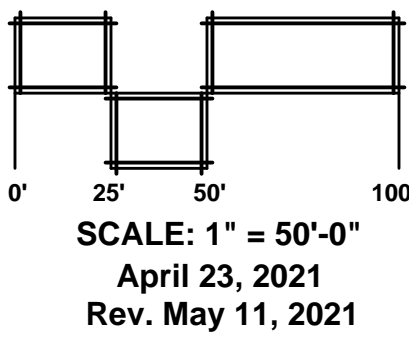
OAK BROOK	
TOTAL AREA	6.2-acres (269,193 s.f.)
TOTAL HOMES	2
AVERAGE LOT SIZE	134,596.5 s.f.
DENSITY	0.3 D.U./Acre

\* The existing home and garage at 942 N. Madison, on the proposed Lots #3 & #4 are to remain.

Lots #3 & #4 are made up of the existing property at 942 Madison plus an additional ten (10) feet from the properties along Brook Place.

The bulk regulations for Lots #3 & #4 shall be determined prior to the plan commission.

Heather Highlands											
Side Yard, Front Yard & Rear Yard Calculations											
5/11/2021											
	Width at Bliding Line	Corner Side Setback	Corner Side Setback	Interior Side Setback	Interior Side Setback	Combined Min Int. Total Sides	Combined Min Int. Total Sides	Min Front Yard	Min Front Yard	Min Rear Yard	Min Rear Yard
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Provided
Lot #1 - C	137.1	35	35	14.71	14.71	N/A	N/A	35	35	25	25
Lot #2 - C	137.7	35	35	14.77	14.77	N/A	N/A	35	35	25	25
Lot #3	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot #4	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot #5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	25
Lot #6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	25
Lot #7	128.4			13.84	13.84	38.69	38.69	35	35	50	100
Lot #8	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot #9	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot #10	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot #11	104.3			11.43	11.43	31.29	31.29	35	35	50	100
Lot #12 - C	88.6	35	35	10	8	N/A	N/A	35	25	33.38	85
Lot #13	61.1			10	8	20	16	35	25	50	212.3
Lot #14	61.2			10	8	20	16	35	25	50	218.7
Lot #15	61.9			10	8	20	16	35	25	50	229.8
Lot #16	61			10	8	20	16	35	25	50	244.3
Lot #17	61.2			10	8	20	16	35	25	50	268.7
Lot #18	61.2			10	8	20	16	35	25	50	224.5
Lot #19	61.3			10	8	20	16	35	25	50	177.4
Lot #20	60.4			10	8	20	16	35	25	50	144.7
Lot #21	59.1			10	8	20	16	35	25	50	25
Lot #22	136.8			14.68	8	41.63	16	35	25	50	25
Lot #23	64.9			10	8	20	16	35	25	50	25
Lot #24	76.9			10	8	20	16	35	25	50	35
Lot #25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	25
Lot #26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	31.65	25
**INTERIOR SIDE YARD REQUIREMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET											
***COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET											
*** Lots #12 - #25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD											





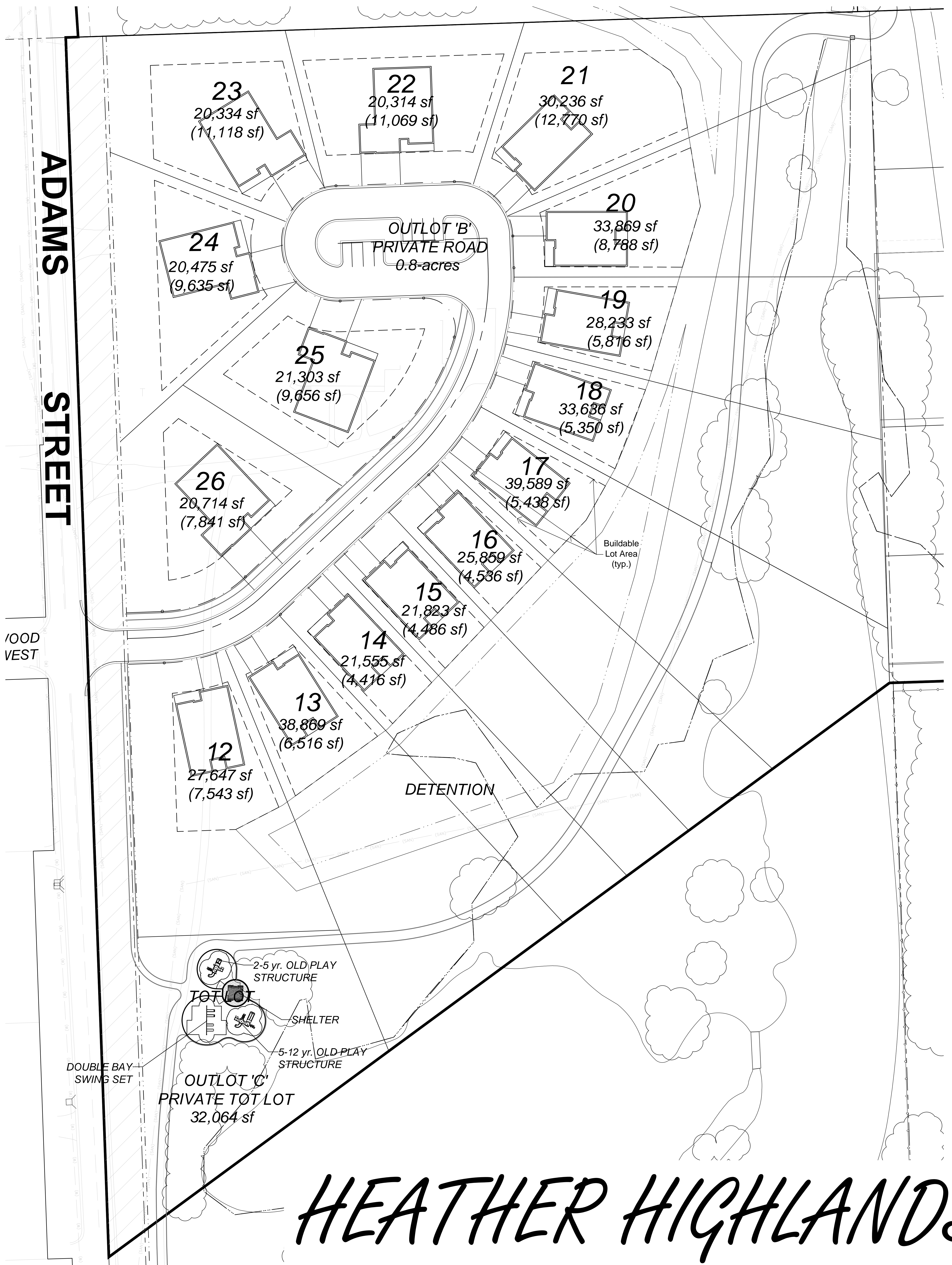
CIVIL ENGINEER:  
V3 COMPANIES  
7325 JANES AVE.  
WOODRIDGE, IL 60517  
T: (630) 724-9200  
www.v3co.com



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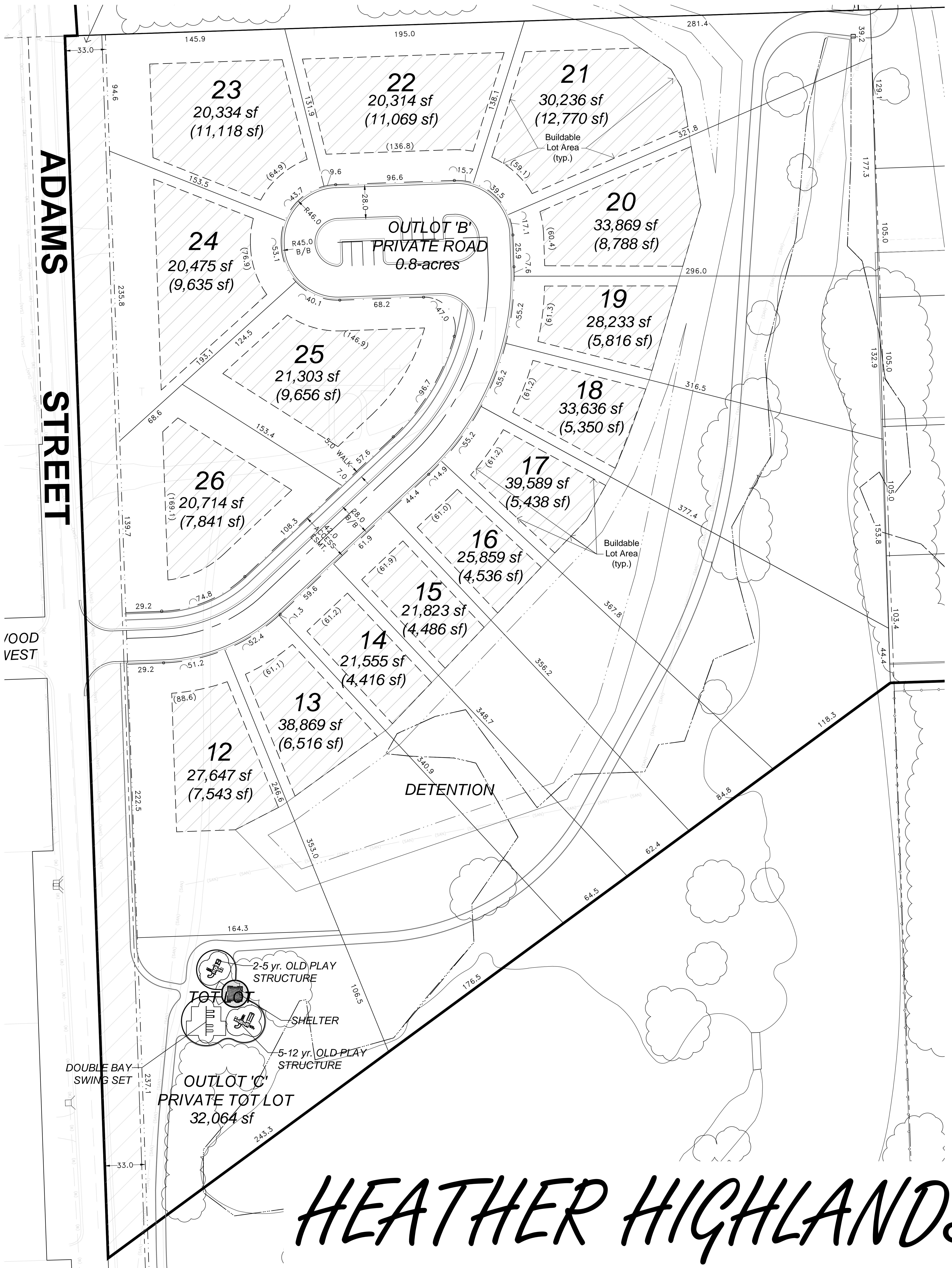




# HEATHER HIGHLANDS

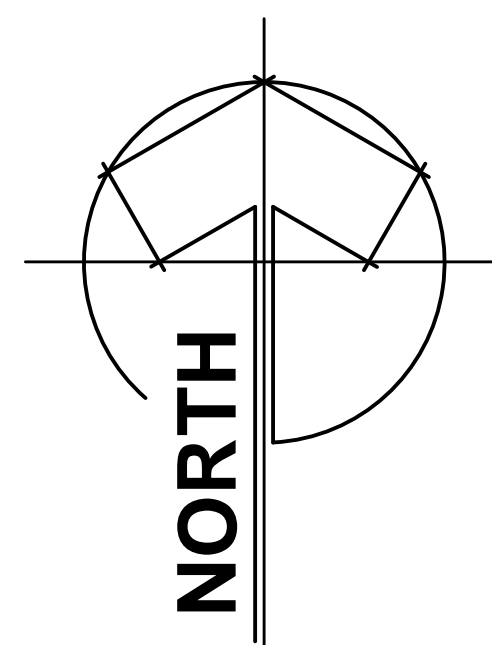
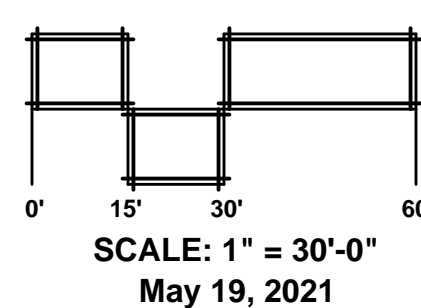
## HINSDALE, ILLINOIS





# HEATHER HIGHLANDS

HINSDALE, ILLINOIS



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CIVIL ENGINEER:  
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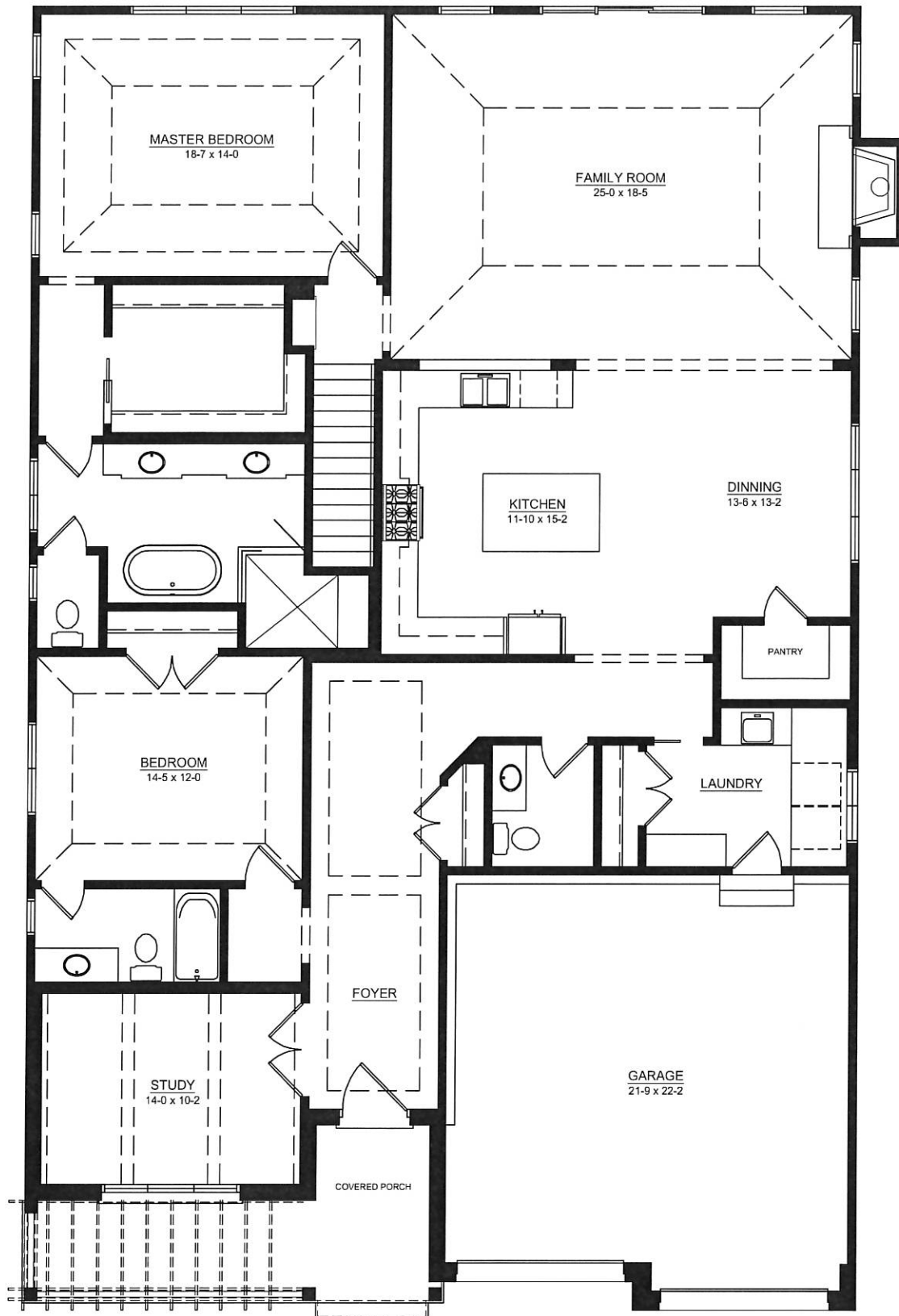


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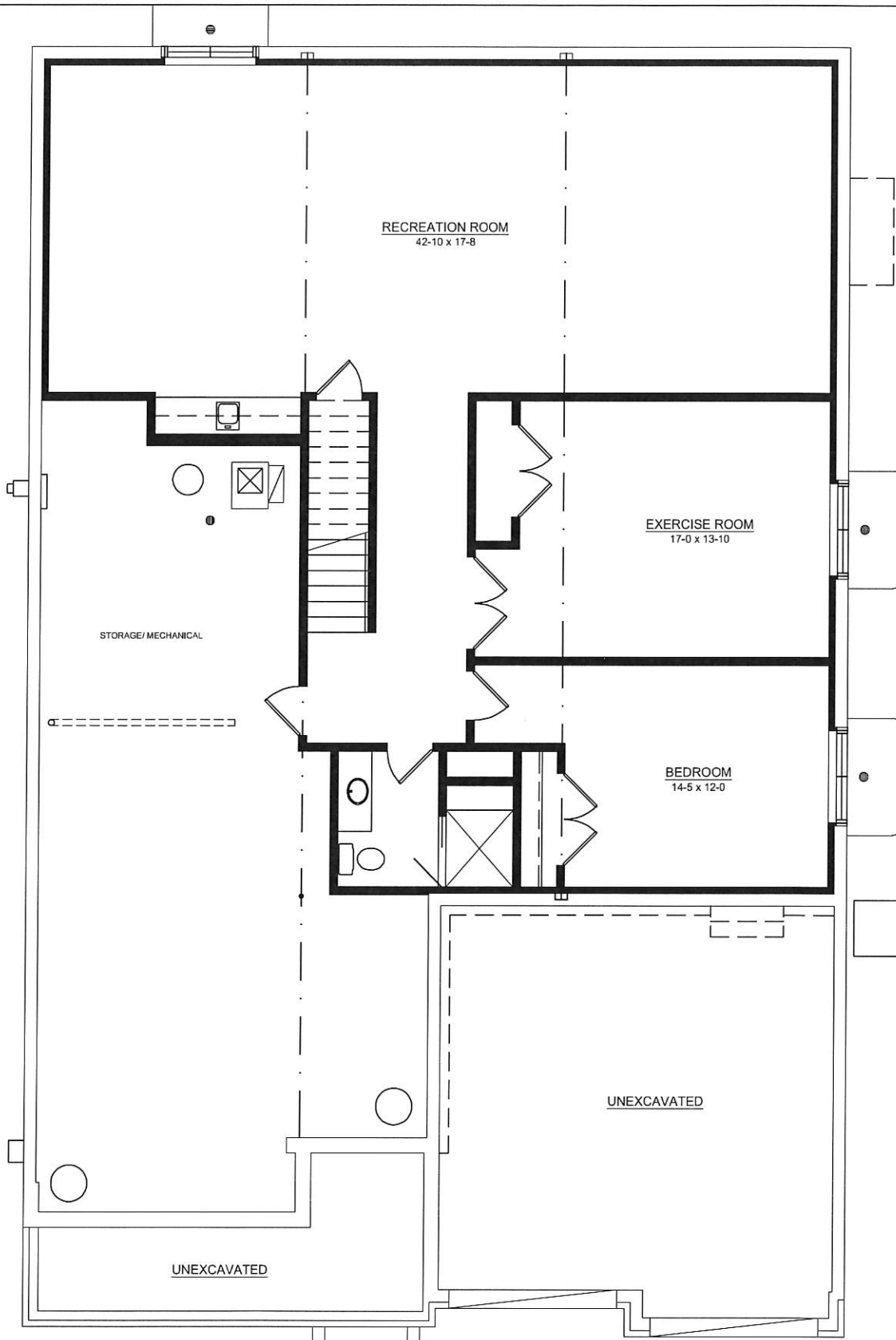






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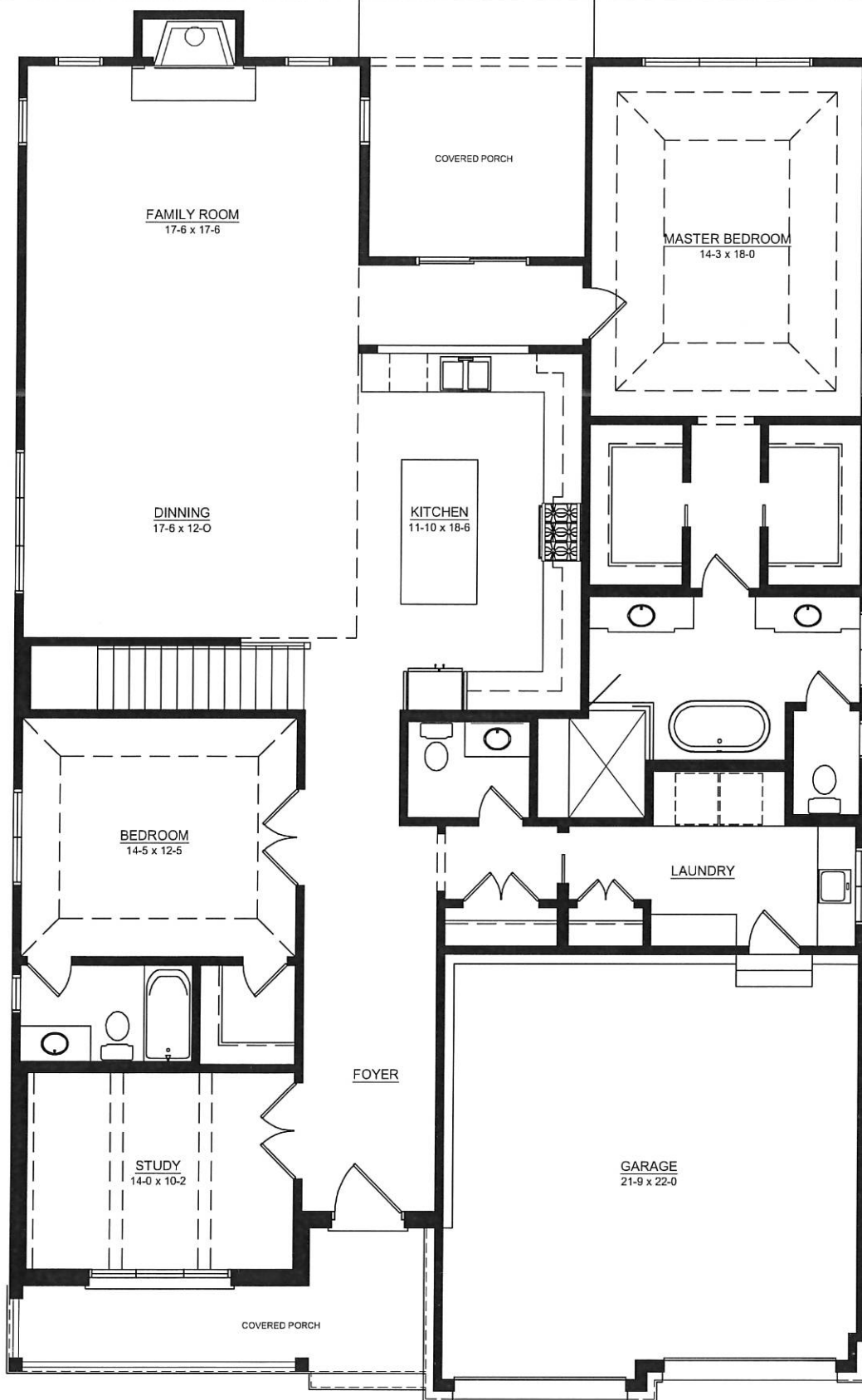


FINISHED BASEMENT PLAN

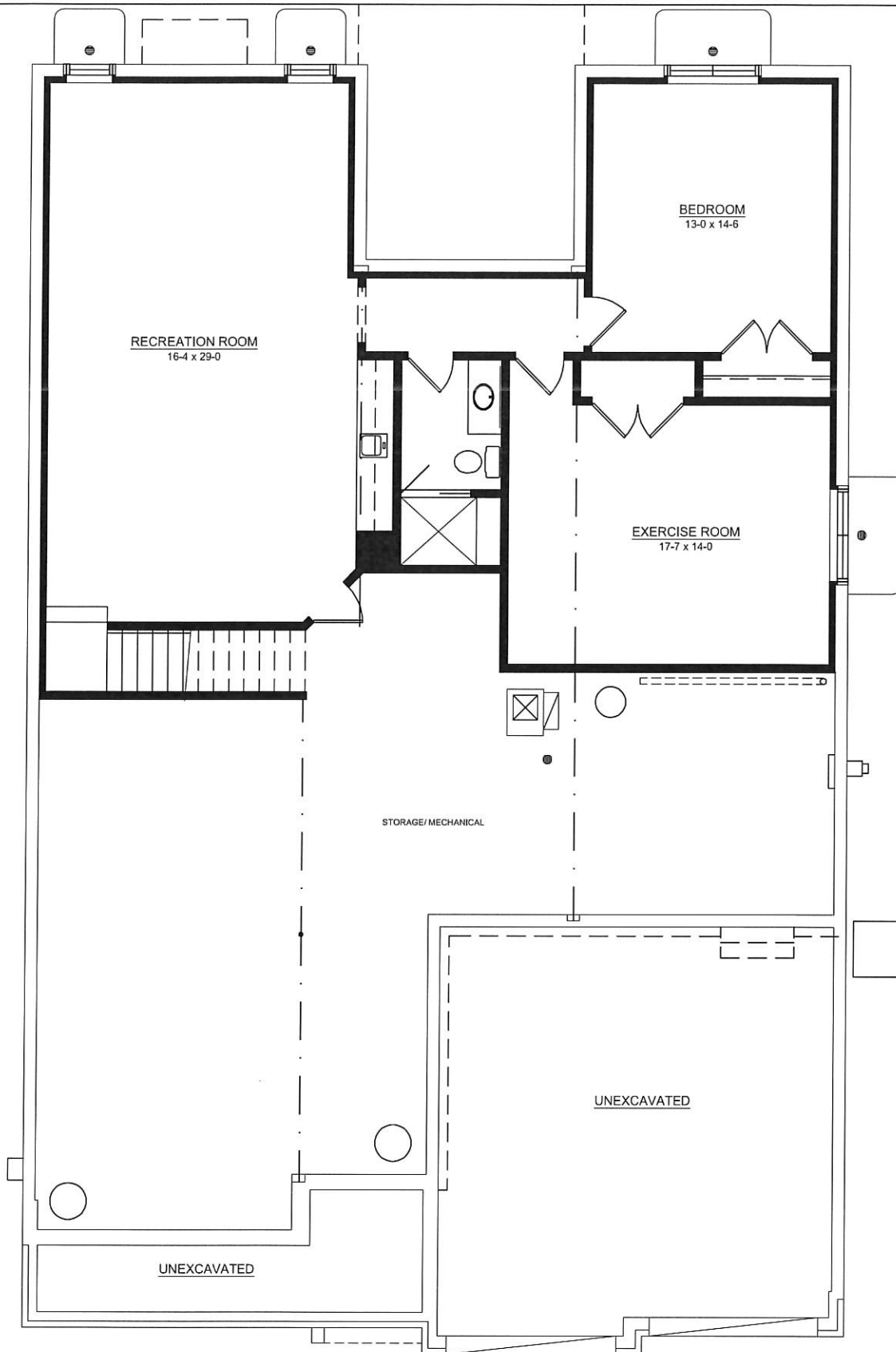








FIRST FLOOR PLAN

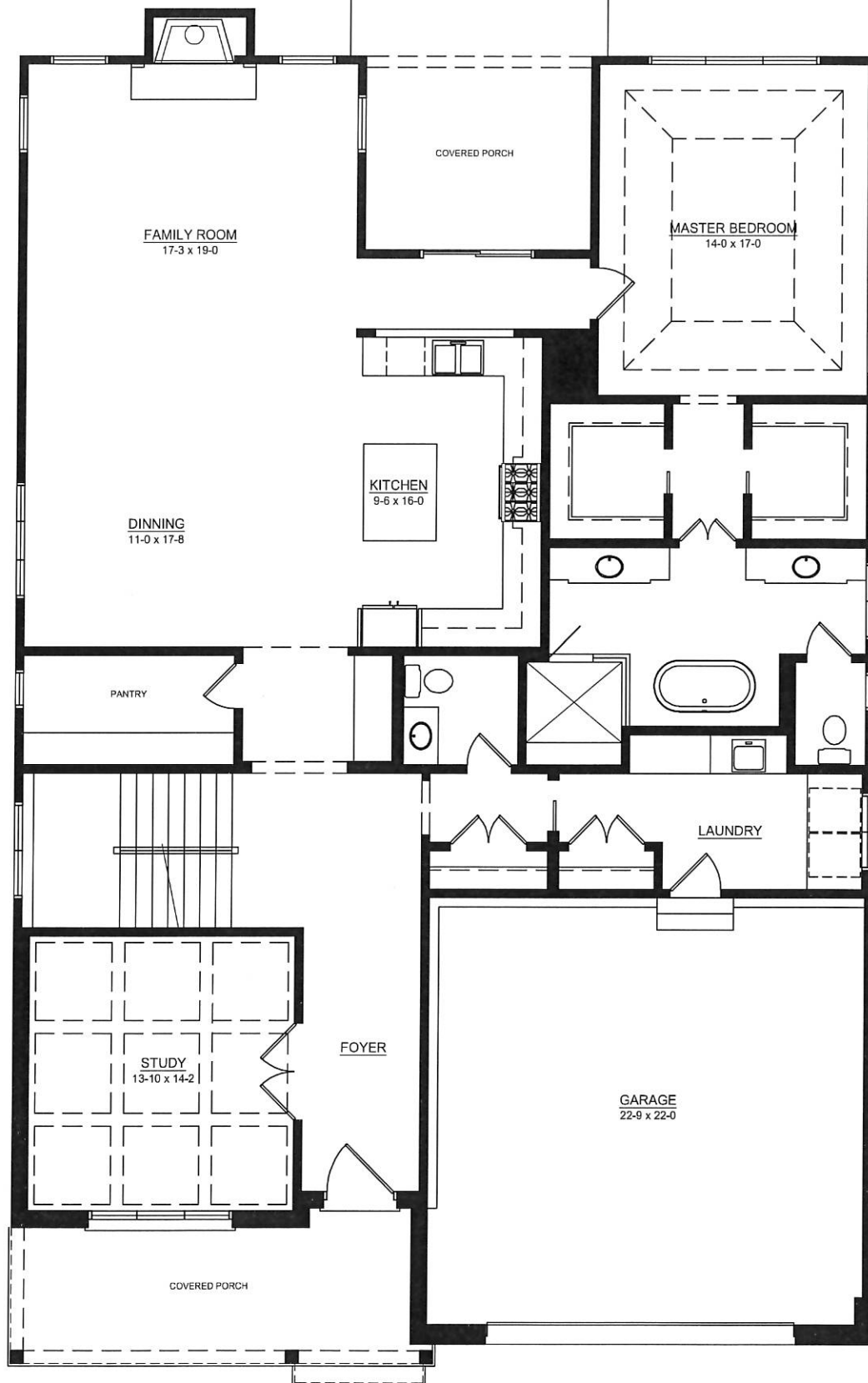


**FINISHED BASEMENT PLAN**

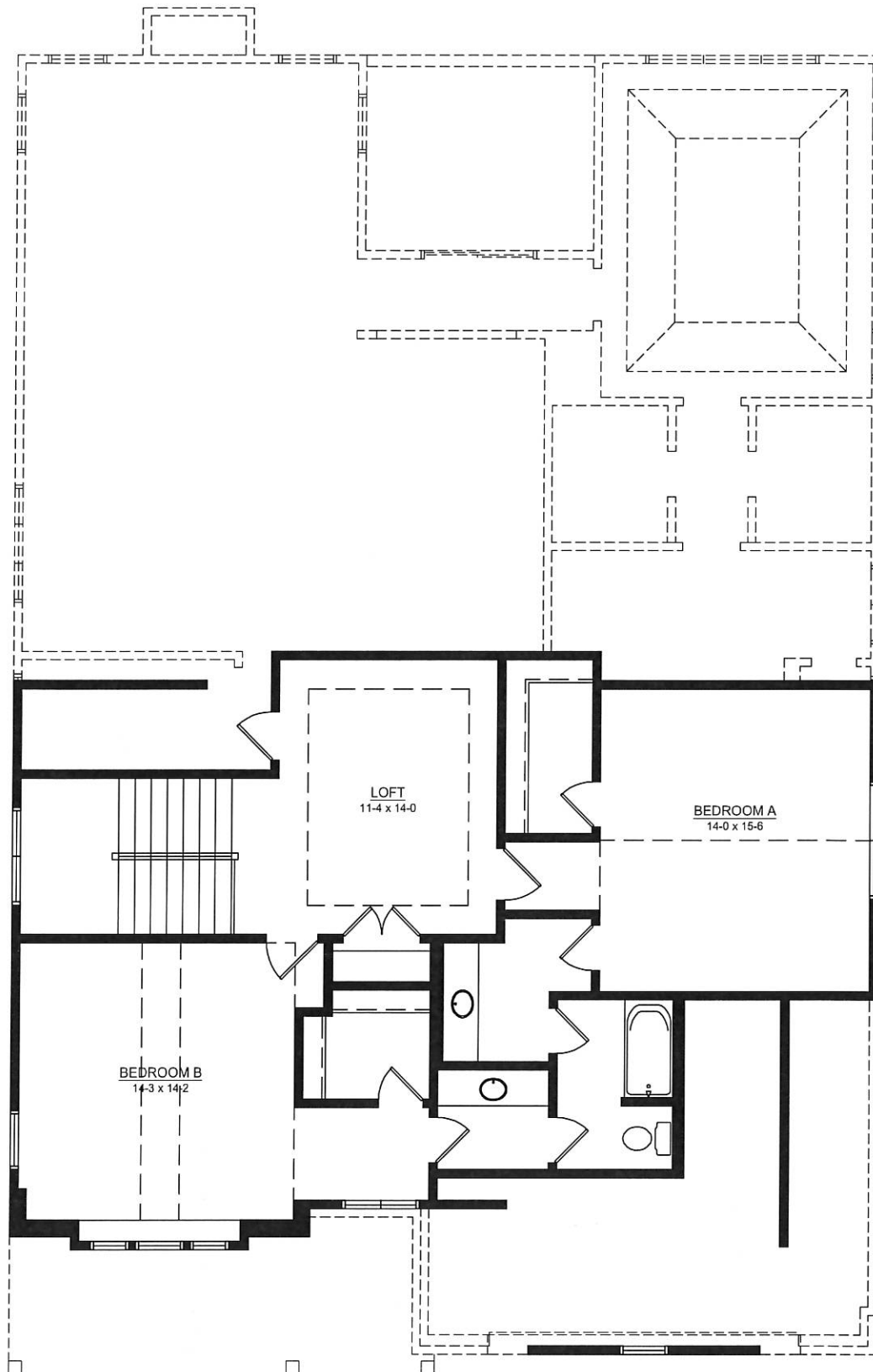




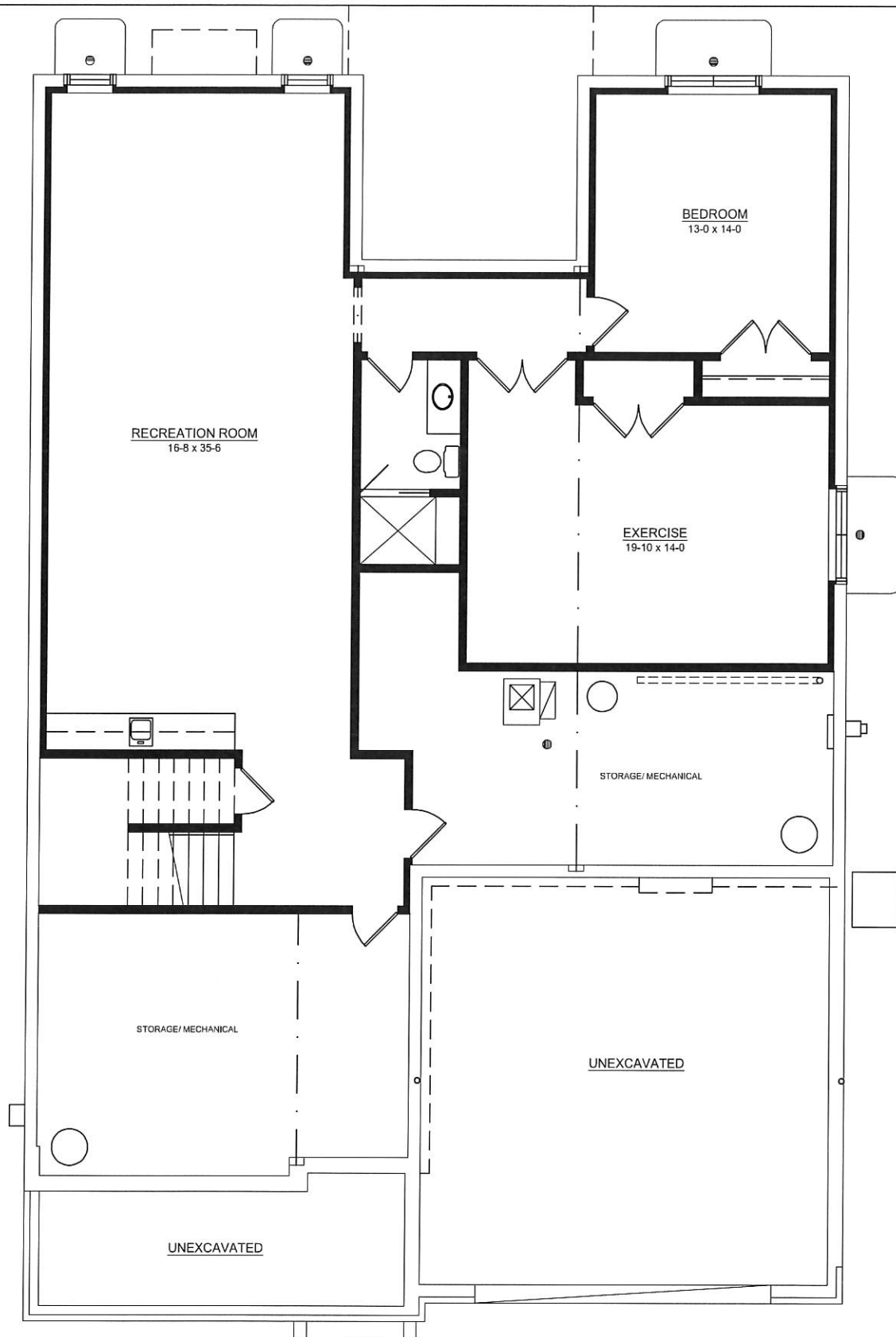




FIRST FLOOR PLAN



SECOND FLOOR PLAN

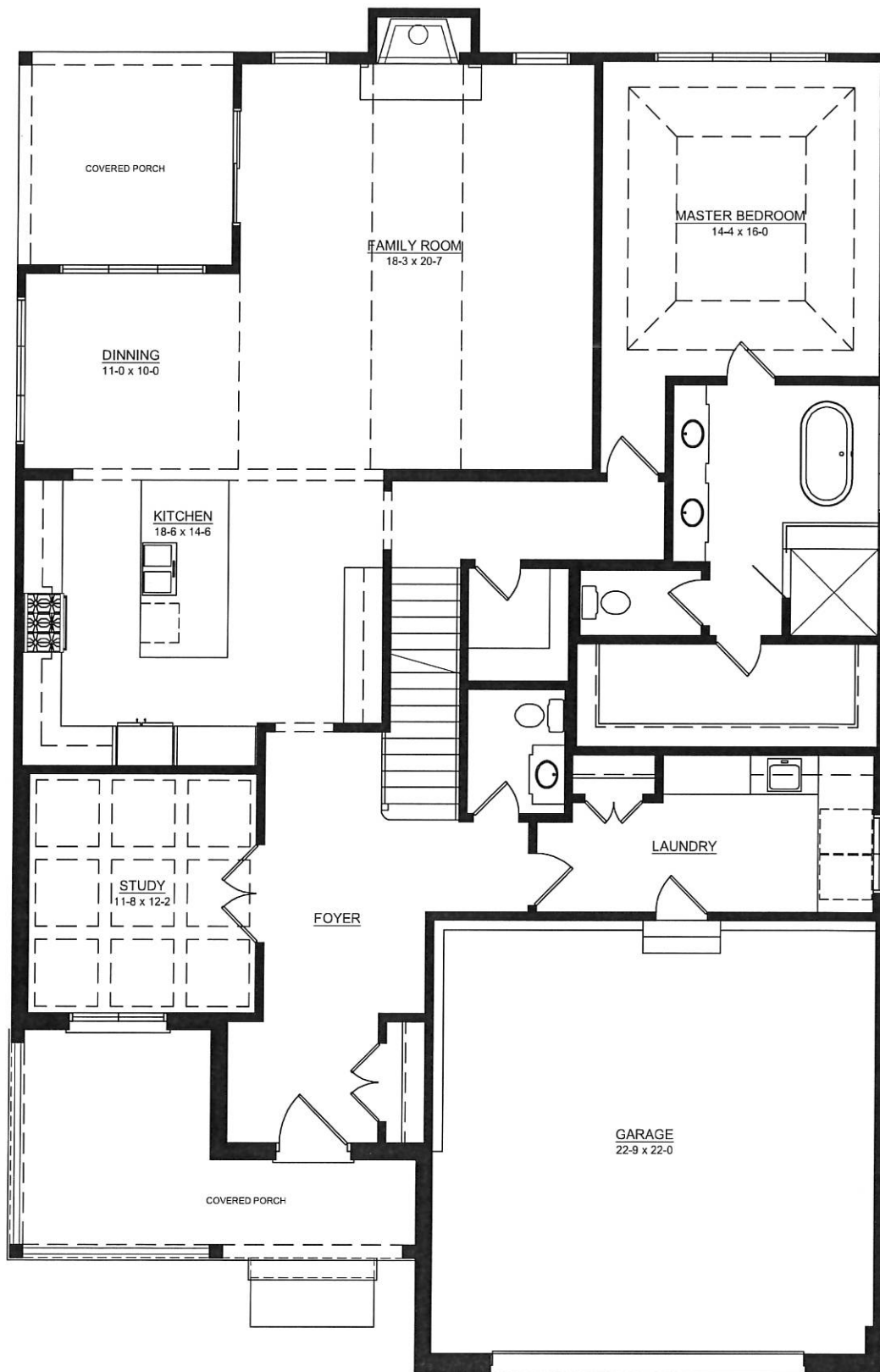


FINISHED BASEMENT PLAN

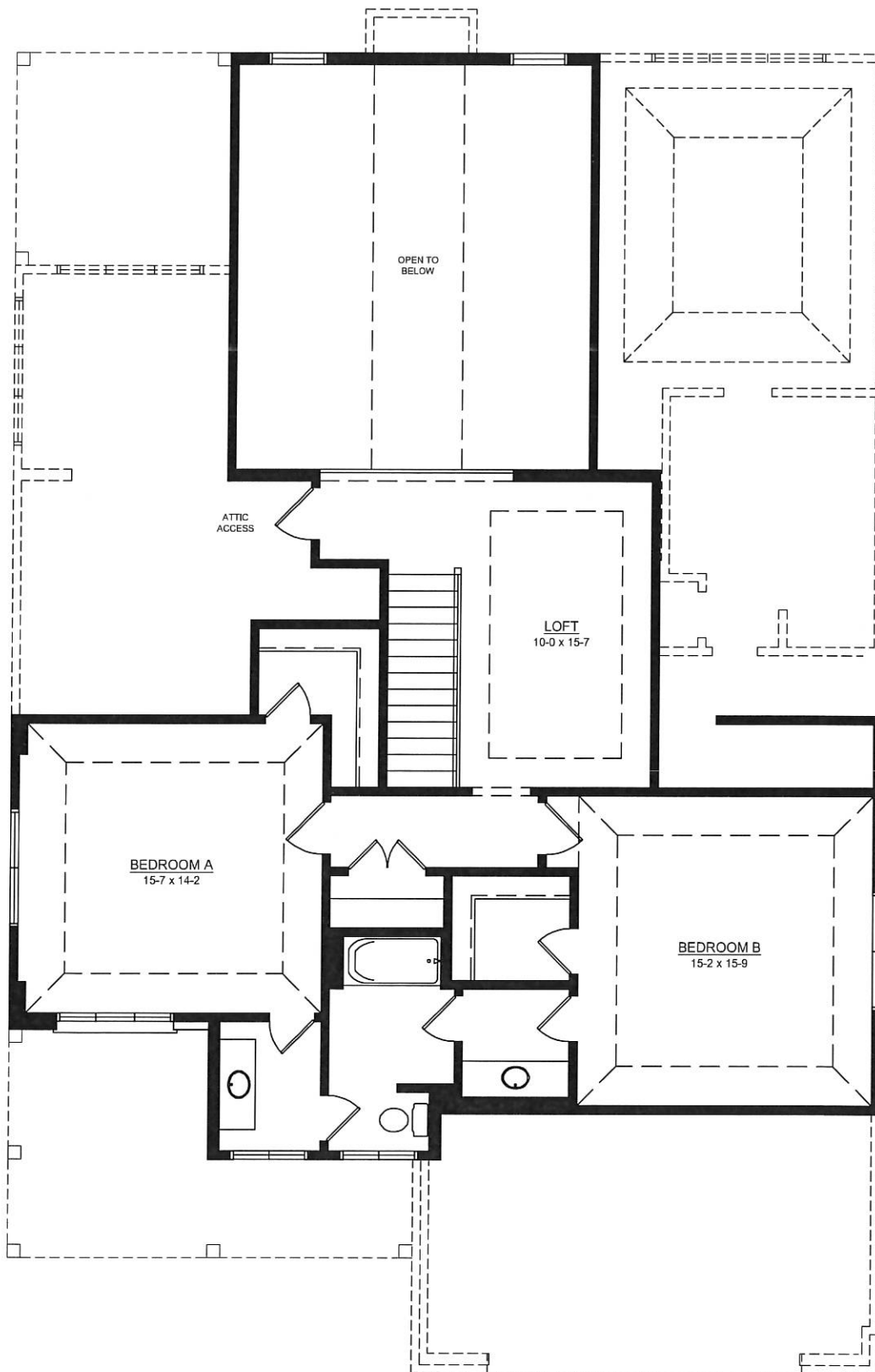






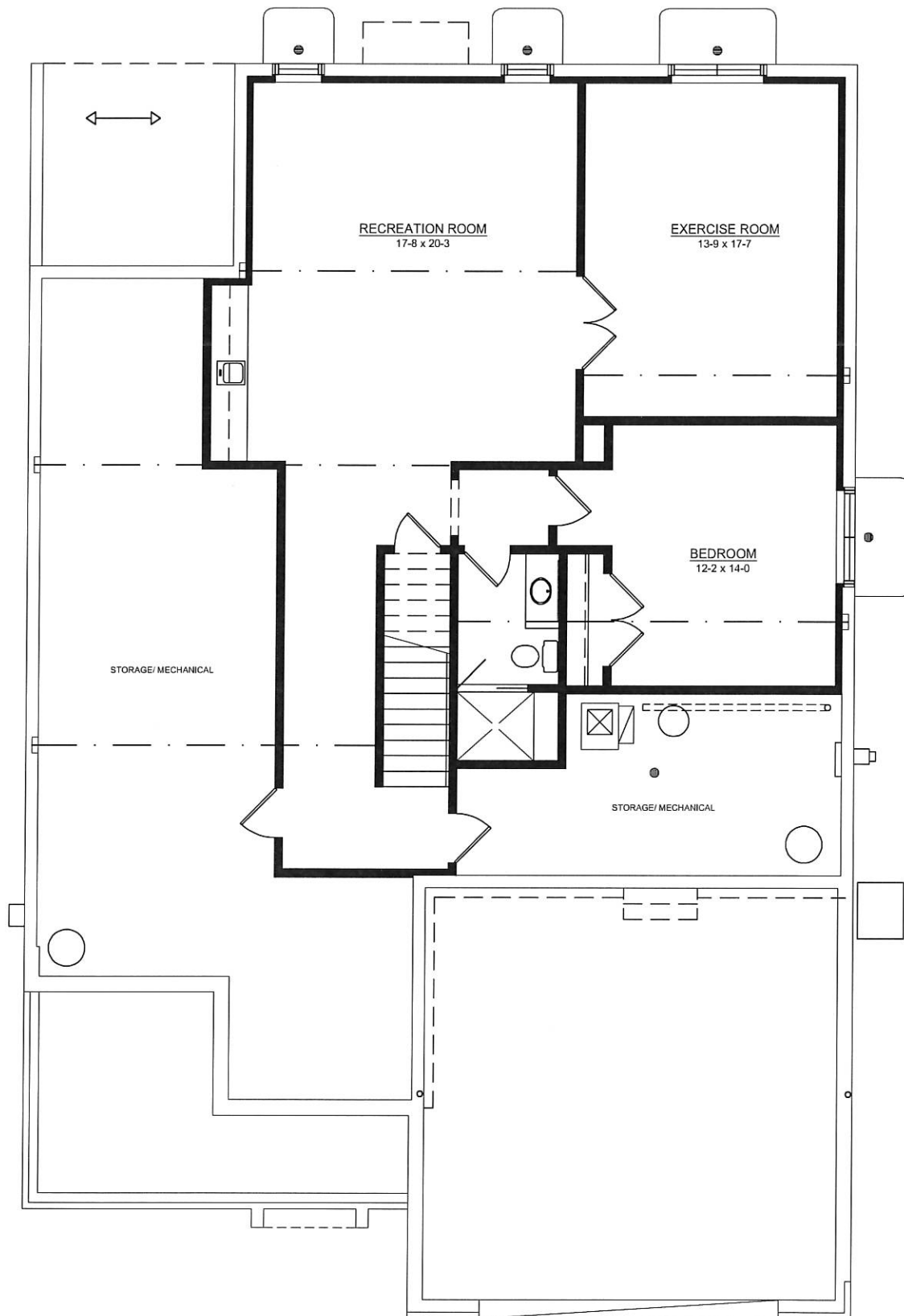


FIRST FLOOR PLAN



**SECOND FLOOR PLAN**





FINISHED BASEMENT PLAN

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McNaughton Development  
Heather Highlands of Hinsdale  
Fiscal Impact Analysis  
School Children - Hinsdale Lots Comparison of Twenty-one R2 Lots v. Nine R2 Lots & Fifteen Age Restricted Lots  
3/30/2021

Code Compliant Madison & Adams Sides  
School Children - Assume Twenty-one R-2 Conforming Lots

Grades K-8

Type of Unit	Number of Units	Standard Ratio of Children/Unit	Adjustment Factor for Age Restricted Home Design	Adjusted Ratio	Total Children
2-Bedroom - Age Restricted	0	0.022	75%	0.006	0.000
3-Bedroom- Age Restricted	0	0.542	75%	0.136	0.000
4-Bedroom - Traditional	21	0.828	0%	0.828	17.388
Total K-8 Children Produced					17.388

Grades 9-12

Type of Unit	Number of Units	Standard Ratio of Children/Unit	Adjustment Factor for Age Restricted Home Design	Adjusted Ratio	Total Children
2-Bedroom - Age Targeted	0	0.024	75%	0.006	0.000
3-Bedroom- Age Targeted	0	0.184	75%	0.046	0.000
4-Bedroom - Traditional	21	0.360	0%	0.360	7.560
Total 9-12 Children Produced					7.560
Total Children Produced - Twenty-one R-2 Conforming Lots					24.948

Proposed Planned Development  
School Children - Assume Nine R-2 Conforming Lots & Fifteen Age Restricted

Grades K-8

Type of Unit	Number of Units	Standard Ratio of Children/Unit	Adjustment Factor for Age Restricted Home Design	Adjusted Ratio	Total Children
2-Bedroom - Age Targeted	10	0.022	75%	0.006	0.056
3-Bedroom- Age Targeted	5	0.542	75%	0.136	0.678
4-Bedroom - Traditional	11	0.828	0%	0.828	9.108
Total K-8 Children Produced					9.841

Grades 9-12

Type of Unit	Number of Units	Standard Ratio of Children/Unit	Adjustment Factor for Age Restricted Home Design	Adjusted Ratio	Total Children
2-Bedroom - Age Targeted	10	0.024	75%	0.006	0.060
3-Bedroom- Age Targeted	5	0.184	75%	0.046	0.230
4-Bedroom - Traditional	11	0.360	0%	0.360	3.960
Total 9-12 Children Produced					4.250
Total Children Produced - Nine R-2 Conforming Lots & Fifteen Age Targeted Cluster					14.091

Heather Highlands								
Elevation Calculations								
5/11/2021								
	Width	Corner	Corner	Interior	Interior	Max	Elevation	Max
	at	Side	Side	Side	Side	Elevation	Allowance	Elevation Provided
	Bldg Line	Setback	Setback	Setback	Setback	**Allowed	for	Including
		Required	Provided	*Required	Provided	No Lookout or Walkout	Lookout or Walkout	Lookout or Walkout
Lot # 1 - C	137.1	35	35	14.71	14.71	40.14	10	50.14
Lot # 2 - C	137.7	35	35	14.77	14.77	40.15	10	50.15
Lot # 3	146.5			15.65	15.65	40.33	10	50.33
Lot # 4	146.5			15.65	15.65	40.33	10	50.33
Lot # 5 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 6 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 7	128.4			13.84	13.84	39.88	10	49.88
Lot # 8	105			11.5	11.5	38.13	10	48.13
Lot # 9	105			11.5	11.5	38.13	10	48.13
Lot # 10	105			11.5	11.5	38.13	10	48.13
Lot # 11	104.3			11.43	11.43	38.07	10	48.07
Lot # 12 -C	88.6	35	35	10	8	37	10	47.00
Lot # 13	61.1			10	8	37	10	47.00
Lot # 14	61.2			10	8	37	10	47.00
Lot # 15	61.9			10	8	37	10	47.00
Lot # 16	61			10	8	37	10	47.00
Lot # 17	61.2			10	8	37	10	47.00
Lot # 18	61.2			10	8	37	10	47.00
Lot # 19	61.3			10	8	37	10	47.00
Lot # 20	60.4			10	8	37	10	47.00
Lot # 21	59.1			10	8	37	10	47.00
Lot # 22	136.8			14.68	8	38.8	10	48.80
Lot # 23	64.9			10	8	37	10	47.00
Lot # 24	76.9			10	8	41.5	10	51.50
Lot # 25 - C	146.9	35	25	15.69	15.69	30	10	40.00
Lot # 26 - C	169.1	35	25	17.91	17.91	41	10	49.00
*INTERIOR SIDE YARD REQUIRMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET								
**SMALLEST SIDE YARD OF LESS THEN 14 FEET THEN MAX ELEVATION 37 FEET + .75 FOOT OVER 10 FEET/ SMALLEST SIDE YARD THEN 30 FEET + 20% BETWEEN SMALLEST PROVIDED SIDE YARD AND 14 FEET								





Heather Highlands											
Side Yard, Front Yard & Rear Yard Calculations											
5/11/2021											
	Width at	Corner Side	Corner Side	Interior Side	Interior Side	Combined Min Int.	Combined Min Int.	Min Front	Min Front	Min Rear	Min Rear
	Blding Line	Setback	Setback	Setback	Setback	Total Sides	Total Sides	Yard	Yard	Yard	Yard
		Required	Provided	*Required	Provided	**Required	Provided	Required	Provided	Required	Provided
Lot # 1 - C	137.1	35	35	14.71	14.71	N/A	N/A	35	35	25	25
Lot # 2 - C	137.7	35	35	14.77	14.77	N/A	N/A	35	35	25	25
Lot # 3	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 4	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	25
Lot # 6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	25
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Lot # 8	105			11.5	11.5	31.5	31.5	35	35	50	100
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Lot # 10	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 11	104.3			11.43	11.43	31.29	31.29	35	35	50	100
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Lot # 13	61.1			10	8	20	16	35	25	50	212.3
Lot # 14	61.2			10	8	20	16	35	25	50	218.7
Lot # 15	61.9			10	8	20	16	35	25	50	229.8
Lot # 16	61			10	8	20	16	35	25	50	244.3
Lot # 17	61.2			10	8	20	16	35	25	50	268.7
Lot # 18	61.2			10	8	20	16	35	25	50	224.5
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Lot # 22	136.8			14.68	8	41.63	16	35	25	50	25
Lot # 23	64.9			10	8	20	16	35	25	50	25
Lot # 24	76.9			10	8	20	16	35	25	50	35
Lot # 25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	25
Lot # 26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	31.65	25
*INTERIOR SIDE YARD REQUIREMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET											
**COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET											
*** Lots # 12 - # 25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD											



			5/10/2021
		Heather Highlands	
		Table of Compliance	
	Minumum	Proposed -	Proposed -
	Code Requirement	Single Family Homes	Age Targeted Homes
		Lots # 1- # 11	Lots # 12 - # 26
		Madison Street	Adams Street
Minimum Lot Area (SF)	20,000	20,000	20,000
Minimum Lot Depth	125	125	125
Minimum Lot Width	100	100	59
Building Height - Flat Lot	30	30.33	30
<i>Building Height - Lookout or Walkout Lot</i>	30	40.33	40
Building Elevation - Flat Lot	37	40.15	41.5
<i>Building Elevation - Lookout or Walkout Lot</i>	37	50.15	51.5
Number of Stories	3	3	3
<i>Number of Stories - Lookout or Walkout Lot</i>	3	4	4
Front Yard Setback	35	35	25
Corner Side Yard	35	35	25
Interior Side Yard	10	10	8
Comination Side Yard Setback	30	30	16
Rear Yard Setback	50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot
Maximum Floor Area Ratio	.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet -	.2 Plus 2,000 Square Feet -
<i>Maximum Floor Area Ratio - Lookout or Walkout Lot</i>	.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet Plus	.2 Plus 2,000 Square Feet Plus
		2,200 Square foot of Finished	1,500 Square foot of Finished
		Basement	Basement
Maximum Total Building Coverage	25%	25%	25%
Maximum Total Lot Coverage	50%	50%	50%
Parking Requirements	N/A	N/A	N/A
Parking Front Yard Setback	N/A	N/A	N/A
Parking Corner Yard Setback	N/A	N/A	N/A
Parking Interior Yard Setback	N/A	N/A	N/A
Parking Rear Yard Setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information			

	<b>Bulk Regulations &amp; Requested Modifications Heather Highlands</b>	
		<b>5/11/2021</b>
	<b>Eleven Lots Along Madison Street</b>	
	<b>Lots # 1 - # 11</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 50 Feet
Maximum Building Height		Maximum Building Height 30.33 Feet on
30 Feet	Section 3-110 A 1 (a)	a Flat Lot & 40.33 Feet on a
		Lookout or Walkout Lot
Maximum Building Elevation		Maximum Building Elevation 40.33 Feet on
37 Feet	Section 3-110 B1 (a)	a Flat Lot & 50.33 Feet on a
		Lookout or Walkout Lot
Maximum Number of Stories		Maximum Number of Stories on a
3	Section 3-110 A1 (b)	Lookout or Walkout Lot - 4
Maximum Floor Area Ratio		Allow for up to an Additional 2,200
.2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Square Feet in Lookout or Walkout
		Finished Basement
	<b>Fifteen Age Restricted Homes</b>	
	<b>Along Adams Street</b>	
	<b>Lots # 12 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 42 Feet
Maximum Building Height		Maximum Building Height 40 Feet on
30 Feet	Section 3-110 A 1 (a)	a Lookout or Walkout Lot
Maximum Building Elevation		Maximum Building Elevation 41.5 Feet on
37 Feet	Section 3-110 B1 (a)	a Flat Lot & 51.5 Feet on a
		Lookout or Walkout Lot
Maximum Number of Stories		Maximum Number of Stories on a
3	Section 3-110 A1 (b)	Lookout or Walkout Lot - 4



	<b>Fifteen Age Restricted Homes -</b>	
	<b>Continued</b>	
	<b>Along Adams Street</b>	
	<b>Lots # 12 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 1,500 Square Feet in Lookout or Walkout Finished Basement
Minimum Lot Width 100 Feet	Section 3-110 C 3 (a)	Minimum Lot Width 59 Feet
Minimum Front Yard Setback 35 Feet	Section 3-110 D 1	Minimum Front Yard Setback 25 Feet
Minimum Sideyard Interior Lot & Interior Side of Corner Lot 10 Feet or 6 Feet Plus 10% of Lot Width in Excess of 50 Feet, Whichever is More	Section 3-110 D 2 (a) (ii)	Minimum Sideyard Interior Lot & Interior Side of Corner Lot of 8 Feet
Minimum Total Interior Lot Sideyard 30% of the Lot Width up to and Including 125 Feet plus 35% of Lot Width in Excess of 125 Feet	Section 3-110 D 2 (b) (ii)	Minimum Total Interior Lot Sideyard of 16 Feet
Minimum Rear Yard Interior Lot 50 Feet		Minimum Rear Yard Interior Lot 25 Feet
	<b>Blanket Modification</b>	
	<b>Heather Highlands</b>	
	<b>Lots # 1 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Individual Cash Bonds for Contractors, Site Management & Storm Water per Home	Section 3-8A-2 Section 9-1-7-I-1	Single Performance Bond of the Entire Development
Sidewalks Along Lot Frontage	Section 3-110 I 5 (n)	Sidewalks per Concept Plan Single Side of Private Streets
Public Donated Park Land or Cash-in-Lieu of Land Dedication	Section 11-1-12-G 2,3,4 & 5	Park Dedication as Private Park with Public Access Easement per Concept Plan
Planned Development Landscape Perimeter Equal to the Required Front Yard Setback in the R-2 Zoning District (35 Feet)	Section 11-603 E 2 (f)	Minimum Sideyard Perimeter Setback 14 Feet & Minimum Rear Permitter Setback of 25 Feet

**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:** McNaughton Development, LLC

**Owner's name (if different):** Institute of Basic Life Principles & Kevin McClear

**Property address:** 4S010 Madison Street, Hinsdale

**Property legal description:** [attach to this form]

**Present zoning classification:** R-2, Single Family Residential

**Square footage of property:** 845,186 SF/ 19.4 Acres

**Lot area per dwelling:** 1.33 Units/ Acre

**Lot dimensions:** Vary x \_\_\_\_\_

**Current use of property:** Institutional Buildings & Single Family Residential

**Proposed use:** ☒ Single-family detached dwelling  
☐ Other: \_\_\_\_\_

**Approval sought:**

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Variation
<input checked="" type="checkbox"/> Special Use Permit	<input checked="" type="checkbox"/> Planned Development
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Exterior Appearance
<input type="checkbox"/> Design Review	
<input checked="" type="checkbox"/> Other: <u>Text Amendment - Planned Develop Min. Siz</u>	

**Brief description of request and proposal:**

Request for a R-2 PD with special uses & modifications per the attached for 26 single family homes

**Plans & Specifications:** [submit with this form]

**Provided:** **Required by Code:**

**Yards:**

**front:**

**interior side(s)**

SEE ATTACHED TMRBS

\_\_\_\_ / \_\_\_\_

\_\_\_\_ / \_\_\_\_



Provided:

Required by Code:

corner side

rear

See Attached Tables

**Setbacks (businesses and offices):**

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

**Building heights:**

principal building(s):

accessory building(s):

**Maximum Elevations:**

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: \_\_\_\_\_

Number of loading spaces required: \_\_\_\_\_

**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

John T. Barry

Applicant's printed name

Dated: 4/27, 2021.

					5/10/2021
				Heather Highlands	
				Table of Compliance	
			Minimum	Proposed -	Proposed -
			Code Requirement	Single Family Homes	Age Targeted Homes
				Lots # 1- # 11	Lots # 12 - # 26
				Madison Street	Adams Street
Minimum Lot Area (SF)			20,000	20,000	20,000
Minimum Lot Depth			125	125	125
Minimum Lot Width			100	100	59
Building Height - Flat Lot			30	30.33	30
Building Height - Lookout or Walkout Lot			30	40.33	40
Building Elevation - Flat Lot			37	40.15	41.5
Building Elevation - Lookout or Walkout Lot			37	50.15	51.5
Number of Stories			3	3	3
Number of Stories - Lookout or Walkout Lot			3	4	4
Front Yard Setback			35	35	25
Corner Side Yard			35	35	25
Interior Side Yard			10	10	8
Comination Side Yard Setback			30	30	16
Rear Yard Setback			50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot
Maximum Floor Area Ratio			.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet -	.2 Plus 2,000 Square Feet -
Maximum Floor Area Ratio - Lookout or Walkout Lot			.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet Plus	.2 Plus 2,000 Square Feet Plus
				2,200 Square foot of Finished	1,500 Square foot of Finished
				Basement	Basement
Maximum Total Building Coverage			25%	25%	25%
Maximum Total Lot Coverage			50%	50%	50%
Parking Requirements			N/A	N/A	N/A
Parking Front Yard Setback			N/A	N/A	N/A
Parking Corner Yard Setback			N/A	N/A	N/A
Parking Interior Yard Setback			N/A	N/A	N/A
Parking Rear Yard Setback			N/A	N/A	N/A
Loading Requirements			N/A	N/A	N/A
Accessory Structure Information					

	<b>Bulk Regulations &amp; Requested Modifications Heather Highlands</b>	
		5/11/2021
	<b>Eleven Lots Along Madison Street Lots # 1 - # 11</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 50 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 30.33 Feet on a Flat Lot & 40.33 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 40.33 Feet on a Flat Lot & 50.33 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 2,200 Square Feet in Lookout or Walkout Finished Basement
	<b>Fifteen Age Restricted Homes Along Adams Street Lots # 12 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 42 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 40 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 41.5 Feet on a Flat Lot & 51.5 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4



	<b>Fifteen Age Restricted Homes -</b>	
	<b>Continued</b>	
	<b>Along Adams Street</b>	
	<b>Lots # 12 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 1,500 Square Feet in Lookout or Walkout Finished Basement
Minimum Lot Width 100 Feet	Section 3-110 C 3 (a)	Minimum Lot Width 59 Feet
Minimum Front Yard Setback 35 Feet	Section 3-110 D 1	Minimum Front Yard Setback 25 Feet
Minimum Sideyard Interior Lot & Interior Side of Corner Lot 10 Feet or 6 Feet Plus 10% of Lot Width in Excess of 50 Feet, Whichever is More	Section 3-110 D 2 (a) (ii)	Minimum Sideyard Interior Lot & Interior Side of Corner Lot of 8 Feet
Minimum Total Interior Lot Sideyard 30% of the Lot Width up to and Including 125 Feet plus 35% of Lot Width in Excess of 125 Feet	Section 3-110 D 2 (b) (ii)	Minimum Total Interior Lot Sideyard of 16 Feet
Minimum Rear Yard Interior Lot 50 Feet		Minimum Rear Yard Interior Lot 25 Feet
	<b>Blanket Modification</b>	
	<b>Heather Highlands</b>	
	<b>Lots # 1 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Individual Cash Bonds for Contractors, Site Management & Storm Water per Home	Section 3-8A-2 Section 9-1-7-I-1	Single Performance Bond of the Entire Development
Sidewalks Along Lot Frontage	Section 3-110 I 5 (n)	Sidewalks per Concept Plan Single Side of Private Streets
Public Donated Park Land or Cash-in-Lieu of Land Dedication	Section 11-1-12-G 2,3,4 & 5	Park Dedication as Private Park with Public Access Easement per Concept Plan
Planned Development Landscape Perimeter Equal to the Required Front Yard Setback in the R-2 Zoning District (35 Feet)	Section 11-603 E 2 (f)	Minimum Sideyard Perimeter Setback 14 Feet & Minimum Rear Permitter Setback of 25 Feet

Heather Highlands											
Side Yard, Front Yard & Rear Yard Calculations											
5/11/2021											
	Width	Corner	Corner	Interior	Interior	Combined	Combined	Min	Min	Min	Min
	at	Side	Side	Side	Side	Min Int.	Min Int.	Front	Front	Rear	Rear
	Blding Line	Setback	Setback	Setback	Setback	Total Sides	Total Sides	Yard	Yard	Yard	Yard
		Required	Provided	*Required	Provided	**Required	Provided	Required	Provided	Required	Provided
Lot # 1 - C	137.1	35	35	14.71	14.71	N/A	N/A	35	35	25	25
Lot # 2 - C	137.7	35	35	14.77	14.77	N/A	N/A	35	35	25	25
Lot # 3	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 4	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	25
Lot # 6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	25
Lot # 7	128.4			13.84	13.84	38.69	38.69	35	35	50	100
Lot # 8	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 9	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 10	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 11	104.3			11.43	11.43	31.29	31.29	35	35	50	100
Lot # 12 - C	88.6	35	35	10	8	N/A	N/A	35	25	33.38	85
Lot # 13	61.1			10	8	20	16	35	25	50	212.3
Lot # 14	61.2			10	8	20	16	35	25	50	218.7
Lot # 15	61.9			10	8	20	16	35	25	50	229.8
Lot # 16	61			10	8	20	16	35	25	50	244.3
Lot # 17	61.2			10	8	20	16	35	25	50	268.7
Lot # 18	61.2			10	8	20	16	35	25	50	224.5
Lot # 19	61.3			10	8	20	16	35	25	50	177.4
Lot # 20	60.4			10	8	20	16	35	25	50	144.7
Lot # 21	59.1			10	8	20	16	35	25	50	25
Lot # 22	136.8			14.68	8	41.63	16	35	25	50	25
Lot # 23	64.9			10	8	20	16	35	25	50	25
Lot # 24	76.9			10	8	20	16	35	25	50	35
Lot # 25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	25
Lot # 26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	31.65	25
*INTERIOR SIDE YARD REQUIREMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET											
**COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET											
*** Lots # 12 - # 25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD											

[illegible]



Heather Highlands								
Elevation Calculations								
5/11/2021								
	Width	Corner	Corner	Interior	Interior	Max	Elevation	Max
	at	Side	Side	Side	Side	Elevation	Allowance	Elevation Provided
	Blding Line	Setback	Setback	Setback	Setback	**Allowed	for	Including
		Required	Provided	*Required	Provided	No Lookout	Lookout or	Lookout or
						or Walkout	Walkout	Walkout
Lot # 1 - C	137.1	35	35	14.71	14.71	40.14	10	50.14
Lot # 2 - C	137.7	35	35	14.77	14.77	40.15	10	50.15
Lot # 3	146.5			15.65	15.65	40.33	10	50.33
Lot # 4	146.5			15.65	15.65	40.33	10	50.33
Lot # 5 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 6 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 7	128.4			13.84	13.84	39.88	10	49.88
Lot # 8	105			11.5	11.5	38.13	10	48.13
Lot # 9	105			11.5	11.5	38.13	10	48.13
Lot # 10	105			11.5	11.5	38.13	10	48.13
Lot # 11	104.3			11.43	11.43	38.07	10	48.07
Lot # 12 -C	88.6	35	35	10	8	37	10	47.00
Lot # 13	61.1			10	8	37	10	47.00
Lot # 14	61.2			10	8	37	10	47.00
Lot # 15	61.9			10	8	37	10	47.00
Lot # 16	61			10	8	37	10	47.00
Lot # 17	61.2			10	8	37	10	47.00
Lot # 18	61.2			10	8	37	10	47.00
Lot # 19	61.3			10	8	37	10	47.00
Lot # 20	60.4			10	8	37	10	47.00
Lot # 21	59.1			10	8	37	10	47.00
Lot # 22	136.8			14.68	8	38.8	10	48.80
Lot # 23	64.9			10	8	37	10	47.00
Lot # 24	76.9			10	8	41.5	10	51.50
Lot # 25 - C	146.9	35	25	15.69	15.69	30	10	40.00
Lot # 26 - C	169.1	35	25	17.91	17.91	41	10	49.00
*INTERIOR SIDE YARD REQUIRMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET								
**SMALLEST SIDE YARD OF LESS THEN 14 FEET THEN MAX ELEVATION 37 FEET + .75 FOOT OVER 10 FEET/ SMALLEST SIDE YARD								
THEN 30 FEET + 20% BETWEEN SMALLEST PROVIDED SIDE YARD AND 14 FEET								



COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: See Attached Addendum

**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.

Extensive open spaces are provided throughout the development per the concept plan. These include large open areas and building setbacks.

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

Highest quality of exterior and interior building materials as required by buyer's expectations at the price point

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

The design quality is of the upmost quality and is in character with the overall 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 development will be professional landscaped and will provide for interconnectivity for both pedestrians & vehicles. Vehicle patterns and conditions will be adequately served by the existing infrastructure.

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

The buildings will be visually comparable to immediately adjacent buildings.

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

The building proportions are in line with the overall architecture and character of new construction homes within the village.

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.

Building openings have been considered in the overall design of the individual product.

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.

Special attention has been given in respect to the use of space for all of the different product as it relates to all of the building facades.

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.

Spacing has been maximized throughout the development to provide for an open feel.

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 vast majority of the proposed architecture is highlighted by entrance porches and covered areas.

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 structures will use varied natural materials to provide texture throughout the development. Materials will include stone, brick, wood horizontal, shake and board and batton siding.



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

Architectural grade asphalt shingles will complement the natural materials on the structures.

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 facades will be complemented by extensive professional landscaping and other common elements to provide for appropriate scale and visual attractiveness.

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 proposed buildings have been sized to complement the surrounding open areas. Building elements have been added and sized to enhance the visual appeal of each 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 proposed structures have been located on the site to maximize the overall open area views and minimize the exposure to existing exterior right-of-way.

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.

N/A

#### **REVIEW CRITERIA – Site Plan Review**

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

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

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

The plan is extremely well thoughtout. It provides for orderly development, it maintains the village's historic character and does not alter the purpose or goals of the zoning code.

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

The plan in no instance interferes with easements or right-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 plan preserves and enhances the existing features of the property.

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

The site plan causes no harm to surrounding properties.

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 plan improves the overall pedestrian and traffic patterns within the areas

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

Professional mature landscaping will be planted to provide exceptional screening for the new residents

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

Private amenities with public access will be added including, a park site and path system within common areas and will complement the surrounding areas.

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 existing open space corridor will be enhanced with natural materials and professionally maintained by the future homeowners association.

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 plan in fact will assist in correcting difficent drainage issues that currently occur on and off site.

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 existing utility system has ample capacity. The overall system will be improved by this development's additional improvements that will provide for needed interconnectivity.

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

The plan provides for both private and public uses

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

In no instance will the public health, safety or general wealth be negatively be affected.



**Heather Highlands  
Plan Commission Application  
Addendum  
April 14, 2021**

**General Information:**

**Applicant & Owner:**

McNaughton Development  
John Barry  
11S220 Jackson Street, Suite # 101  
Burr Ridge, Illinois 60527  
Office: 630-325-3400  
Email: [johnb@mcnaughtondevelopment.com](mailto:johnb@mcnaughtondevelopment.com)

**Owner:**

Institute of Basic Life Principles  
Robert Barth  
707 W Ogden Avenue  
Hinsdale, Illinois 60521  
Office: 630-323-9800  
Email: [rbarth@iblp.org](mailto:rbarth@iblp.org)

**Owner:**

Mr. Kevin McClear  
942 Madison Street  
Hinsdale, Illinois 60521  
Office: 312-8366833  
Email: [Kevin.McCclear@theice.com](mailto:Kevin.McCclear@theice.com)

**Engineering, Survey, Wetlands, Environmental & Traffic**

V3 Engineering  
Ryan Wagner  
7325 Janes Avenue  
Woodridge, Illinois 60517  
Office: 630-729-6261  
Email: [rwagner@v3co.com](mailto:rwagner@v3co.com)

**Land Planning & Landscape Architecture:**

Metz & Associates  
Randy Metz  
826 E Maple Street  
Lombard, Illinois 60148  
Office: 630-561-3903  
Email: [metz\\_landarch@comcast.net](mailto:metz_landarch@comcast.net)

**Architect:**

Fergon Architects  
Brian Fergon  
434 N. Dover Avenue  
LaGrange Park, Illinois 60526  
Office: 708-352-0446  
Email: [fergonarch@comcast.net](mailto:fergonarch@comcast.net)

**Fiscal Impact Study:**

Laube Companies  
Michael Laube  
200 S Wacker Drive Suite 3100  
Chicago, Illinois 60606  
Office: 312-674-4537  
Email: [mulaube@laubecompanies.com](mailto:mulaube@laubecompanies.com)

**Market Study:**

Housing Trends  
Lance Ramella  
210 Cedar Avenue  
St. Charles, Illinois 60174  
Office: 630-544-7826  
Email: [qramella@housingtrendsllc.com](mailto:qramella@housingtrendsllc.com)

**Subject Property Addresses & PIN:****McNaughton Properties**

930 Brook Lane  
09-02-205-002  
16W070 Birchwood  
09-02-205-003

**IBLP Properties**

4S010 Madison  
09-02-205-001  
918 Brook Lane  
09-02-206-002  
920 Brook Lane  
09-02-206-003  
Brook Place Private Easement  
09-02-206-004

**McClea Property**

942 Madison Street  
09-02-206-001

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNED DEVELOPMENT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: SEE ATTACHED ADDENDUM

Proposed Planned Development request: R-2PD

**REVIEW CRITERIA**

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

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

SEE ATTACHED ADDENDUM

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.* McNAUGHTON Development LLC
- b. *Minimum area.* 19.40 ACRES + Mr. Kevin McElm
- c. *Covenants and restrictions to be enforceable by village.* to be ESTABLISHED
- d. *Public open space and contributions.* PRIVATE park with improvements



e. Common open space.

Amount, location, and use. PRIVATE PARK W/ PUBLIC ACCESS IN

THE SIZE OF 36,384 SF ALONG ADAMS STREET. INCLUDES

PRESERVATION. PUBLIC PATH CONNECTING ADAMS + MADISON STREETS

Ownership and maintenance. OWNED + MAINTAINED BY THE

HIGHLAND HIGHLAND HOMEOWNERS ASSOCIATION

Property owners' association. TO BE ESTABLISHED

f. Landscaping and perimeter treatment. MAINTAINED BY HOMEOWNERS ASSOCIATION

g. Building and spacing. PER ORDINANCE + BULK + MODIFICATION RELIEF REQUEST PER ATTACHED

h. Private streets. ADAMS STREET DEVELOPMENT

i. Sidewalks. PROVIDED PER CONCEPT PLAN

j. Utilities. PUBLIC SEWER + WATER FACILITIES + PRIVATE STORM SEWER + DETENTION FACILITIES

Additional standards for specific planned developments. \_\_\_\_\_

SEE ATTACHED ADDENDUM

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

SEE ATTACHED ADDENDUM



**Heather Highlands  
Plan Commission Application  
Addendum  
April 14, 2021**

**General Information:**

**Applicant & Owner:**

McNaughton Development  
John Barry  
11S220 Jackson Street, Suite # 101  
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**Owner:**

Institute of Basic Life Principles  
Robert Barth  
707 W Ogden Avenue  
Hinsdale, Illinois 60521  
Office: 630-323-9800  
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**Owner:**

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**Engineering, Survey, Wetlands, Environmental & Traffic**

V3 Engineering  
Ryan Wagner  
7325 Janes Avenue  
Woodridge, Illinois 60517  
Office: 630-729-6261  
Email: [rwagner@v3co.com](mailto:rwagner@v3co.com)

**Land Planning & Landscape Architecture:**

Metz & Associates  
Randy Metz  
826 E Maple Street  
Lombard, Illinois 60148  
Office: 630-561-3903  
Email: [metz\\_landarch@comcast.net](mailto:metz_landarch@comcast.net)



**Architect:**

Fergon Architects  
Brian Fergon  
434 N. Dover Avenue  
LaGrange Park, Illinois 60526  
Office: 708-352-0446  
Email: [fergonarch@comcast.net](mailto:fergonarch@comcast.net)

**Fiscal Impact Study:**

Laube Companies  
Michael Laube  
200 S Wacker Drive Suite 3100  
Chicago, Illinois 60606  
Office: 312-674-4537  
Email: [mulaube@laubecompanies.com](mailto:mulaube@laubecompanies.com)

**Market Study:**

Housing Trends  
Lance Ramella  
210 Cedar Avenue  
St. Charles, Illinois 60174  
Office: 630-544-7826  
Email: [qramella@housingtrendsllc.com](mailto:qramella@housingtrendsllc.com)

**Subject Property Addresses & PIN:****McNaughton Properties**

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16W070 Birchwood  
09-02-205-003

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4S010 Madison  
09-02-205-001  
918 Brook Lane  
09-02-206-002  
920 Brook Lane  
09-02-206-003  
Brook Place Private Easement  
09-02-206-004

**McCleary Property**

942 Madison Street  
09-02-206-001

					5/10/2021
				Heather Highlands	
				Table of Compliance	
			Minimum	Proposed -	Proposed -
			Code Requirement	Single Family Homes	Age Targeted Homes
				Lots # 1- # 11	Lots # 12 - # 26
				Madison Street	Adams Street
Minimum Lot Area (SF)			20,000	20,000	20,000
Minimum Lot Depth			125	125	125
Minimum Lot Width			100	100	59
Building Height - Flat Lot			30	30.33	30
Building Height - Lookout or Walkout Lot			30	40.33	40
Building Elevation - Flat Lot			37	40.15	41.5
Building Elevation - Lookout or Walkout Lot			37	50.15	51.5
Number of Stories			3	3	3
Number of Stories - Lookout or Walkout Lot			3	4	4
Front Yard Setback			35	35	25
Corner Side Yard			35	35	25
Interior Side Yard			10	10	8
Comination Side Yard Setback			30	30	16
Rear Yard Setback			50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot
Maximum Floor Area Ratio			.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet -	.2 Plus 2,000 Square Feet -
Maximum Floor Area Ratio - Lookout or Walkout Lot			.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet Plus	.2 Plus 2,000 Square Feet Plus
				2,200 Square foot of Finished	1,500 Square foot of Finished
				Basement	Basement
Maximum Total Building Coverage			25%	25%	25%
Maximum Total Lot Coverage			50%	50%	50%
Parking Requirements			N/A	N/A	N/A
Parking Front Yard Setback			N/A	N/A	N/A
Parking Corner Yard Setback			N/A	N/A	N/A
Parking Interior Yard Setback			N/A	N/A	N/A
Parking Rear Yard Setback			N/A	N/A	N/A
Loading Requirements			N/A	N/A	N/A
Accessory Structure Information			N/A	N/A	N/A



	<b>Bulk Regulations &amp; Requested Modifications</b>	
	<b>Heather Highlands</b>	
		<b>5/11/2021</b>
	<b>Eleven Lots Along Madison Street</b>	
	<b>Lots # 1 - # 11</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 50 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 30.33 Feet on a Flat Lot & 40.33 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 40.33 Feet on a Flat Lot & 50.33 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 2,200 Square Feet in Lookout or Walkout Finished Basement
	<b>Fifteen Age Restricted Homes</b>	
	<b>Along Adams Street</b>	
	<b>Lots # 12 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 42 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 40 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 41.5 Feet on a Flat Lot & 51.5 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4

	<b>Fifteen Age Restricted Homes -</b>	
	<b>Continued</b>	
	<b>Along Adams Street</b>	
	<b>Lots # 12 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 1,500 Square Feet in Lookout or Walkout Finished Basement
Minimum Lot Width 100 Feet	Section 3-110 C 3 (a)	Minimum Lot Width 59 Feet
Minimum Front Yard Setback 35 Feet	Section 3-110 D 1	Minimum Front Yard Setback 25 Feet
Minimum Sideyard Interior Lot & Interior Side of Corner Lot 10 Feet or 6 Feet Plus 10% of Lot Width in Excess of 50 Feet, Whichever is More	Section 3-110 D 2 (a) (ii)	Minimum Sideyard Interior Lot & Interior Side of Corner Lot of 8 Feet
Minimum Total Interior Lot Sideyard 30% of the Lot Width up to and Including 125 Feet plus 35% of Lot Width in Excess of 125 Feet	Section 3-110 D 2 (b) (ii)	Minimum Total Interior Lot Sideyard of 16 Feet
Minimum Rear Yard Interior Lot 50 Feet		Minimum Rear Yard Interior Lot 25 Feet
	<b>Blanket Modification</b>	
	<b>Heather Highlands</b>	
	<b>Lots # 1 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Individual Cash Bonds for Contractors, Site Management & Storm Water per Home	Section 3-8A-2 Section 9-1-7-I-1	Single Performance Bond of the Entire Development
Sidewalks Along Lot Frontage	Section 3-110 I 5 (n)	Sidewalks per Concept Plan Single Side of Private Streets
Public Donated Park Land or Cash-in-Lieu of Land Dedication	Section 11-1-12-G 2,3,4 & 5	Park Dedication as Private Park with Public Access Easement per Concept Plan
Planned Development Landscape Perimeter Equal to the Required Front Yard Setback in the R-2 Zoning District (35 Feet)	Section 11-603 E 2 (f)	Minimum Sideyard Perimeter Setback 14 Feet & Minimum Rear Permitter Setback of 25 Feet



Heather Highlands											
Side Yard, Front Yard & Rear Yard Calculations											
5/11/2021											
	Width	Corner	Corner	Interior	Interior	Combined	Combined	Min	Min	Min	Min
	at	Side	Side	Side	Side	Min Int.	Min Int.	Front	Front	Rear	Rear
	Blding Line	Setback	Setback	Setback	Setback	Total Sides	Total Sides	Yard	Yard	Yard	Yard
		Required	Provided	*Required	Provided	**Required	Provided	Required	Provided	Required	Provided
Lot # 1 - C	137.1	35	35	14.71	14.71	N/A	N/A	35	35	25	25
Lot # 2 - C	137.7	35	35	14.77	14.77	N/A	N/A	35	35	25	25
Lot # 3	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 4	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	25
Lot # 6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	25
Lot # 7	128.4			13.84	13.84	38.69	38.69	35	35	50	100
Lot # 8	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 9	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 10	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 11	104.3			11.43	11.43	31.29	31.29	35	35	50	100
Lot # 12 - C	88.6	35	35	10	8	N/A	N/A	35	25	33.38	85
Lot # 13	61.1			10	8	20	16	35	25	50	212.3
Lot # 14	61.2			10	8	20	16	35	25	50	218.7
Lot # 15	61.9			10	8	20	16	35	25	50	229.8
Lot # 16	61			10	8	20	16	35	25	50	244.3
Lot # 17	61.2			10	8	20	16	35	25	50	268.7
Lot # 18	61.2			10	8	20	16	35	25	50	224.5
Lot # 19	61.3			10	8	20	16	35	25	50	177.4
Lot # 20	60.4			10	8	20	16	35	25	50	144.7
Lot # 21	59.1			10	8	20	16	35	25	50	25
Lot # 22	136.8			14.68	8	41.63	16	35	25	50	25
Lot # 23	64.9			10	8	20	16	35	25	50	25
Lot # 24	76.9			10	8	20	16	35	25	50	35
Lot # 25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	25
Lot # 26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	31.65	25
*INTERIOR SIDE YARD REQUIREMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET											
**COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET											
*** Lots # 12 - # 25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD											

[illegible]



Heather Highlands								
Elevation Calculations								
5/11/2021								
	Width	Corner	Corner	Interior	Interior	Max	Elevation	Max
	at	Side	Side	Side	Side	Elevation	Allowance	Elevation Provided
	Blding Line	Setback	Setback	Setback	Setback	**Allowed	for	Including
		Required	Provided	*Required	Provided	No Lookout	Lookout or	Lookout or
						or Walkout	Walkout	Walkout
Lot # 1 - C	137.1	35	35	14.71	14.71	40.14	10	50.14
Lot # 2 - C	137.7	35	35	14.77	14.77	40.15	10	50.15
Lot # 3	146.5			15.65	15.65	40.33	10	50.33
Lot # 4	146.5			15.65	15.65	40.33	10	50.33
Lot # 5 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 6 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 7	128.4			13.84	13.84	39.88	10	49.88
Lot # 8	105			11.5	11.5	38.13	10	48.13
Lot # 9	105			11.5	11.5	38.13	10	48.13
Lot # 10	105			11.5	11.5	38.13	10	48.13
Lot # 11	104.3			11.43	11.43	38.07	10	48.07
Lot # 12 -C	88.6	35	35	10	8	37	10	47.00
Lot # 13	61.1			10	8	37	10	47.00
Lot # 14	61.2			10	8	37	10	47.00
Lot # 15	61.9			10	8	37	10	47.00
Lot # 16	61			10	8	37	10	47.00
Lot # 17	61.2			10	8	37	10	47.00
Lot # 18	61.2			10	8	37	10	47.00
Lot # 19	61.3			10	8	37	10	47.00
Lot # 20	60.4			10	8	37	10	47.00
Lot # 21	59.1			10	8	37	10	47.00
Lot # 22	136.8			14.68	8	38.8	10	48.80
Lot # 23	64.9			10	8	37	10	47.00
Lot # 24	76.9			10	8	41.5	10	51.50
Lot # 25 - C	146.9	35	25	15.69	15.69	30	10	40.00
Lot # 26 - C	169.1	35	25	17.91	17.91	41	10	49.00
*INTERIOR SIDE YARD REQUIRMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET								
**SMALLEST SIDE YARD OF LESS THEN 14 FEET THEN MAX ELEVATION 37 FEET + .75 FOOT OVER 10 FEET/ SMALLEST SIDE YARD								
THEN 30 FEET + 20% BETWEEN SMALLEST PROVIDED SIDE YARD AND 14 FEET								

## **Heather Highlands of Hinsdale Special Use Standards**

### **Introduction**

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

### **R-2 Planned Development & Modifications**

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

### **Special Use Standards**

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

*The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan for residential uses on the properties. Petitioners proposes 26 single-family homes sites. The modifications that petitioner proposes at this concept level are attached*

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

*The Planned Development is planned and designed so that there are no impacts to adjacent properties. The existing homes along Madison Street are bounded by nine 20,000 square foot lots. The age restricted single-family homes along Adams Street are at the far western edge of the village and are not adjacent to any village residents but generally boarded by the open space and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.*

3. The proposed use will not have an adverse effect on the value of the adjacent property.



*The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction, single family homes. The development as an entirety will add a much need product on multiple levels within the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not negatively impact the value of any of the existing residential properties in the area.*

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

*The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. This development requires very little service from municipal police, fire or emergency services. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.*

5. The development will not cause traffic congestion.

*The Planned Development will not cause undue congestion. In fact, the age restricted single-family homes, with its age restrictions and limited bedroom counts, will result in reduced traffic trips and counts as compared to as right zoning per our traffic study.*

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

*This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being protected via easement and is being enhanced and ultimately professionally maintained.*

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

*Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.*



## **Heather Highlands of Hinsdale**

**April 26, 2021**

### **Standards for Planned Developments**

**Unified ownership required.** The property is currently under the ownership of McNaughton Development, the Institute of Basic Life Principles and Kevin McClear. Upon approval McNaughton Development and Kevin McClear will maintain their individual ownerships. All of the properties shall be subjects to the final declaration of covenants for the Heather Highlands of Hinsdale development.

**Minimum area.** The development encompasses 19.4 acres (845,186 square feet). The overall development is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments. The development as an entirety will be developed in a uniform matter, provide overall detention facilities, recreational facilities and provide marketable product a unique architecture style.

**Declarations & Covenants** 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. Covenants and restrictions to be enforceable by village.

**Public open space and contributions.** The developer proposes to provide for a 32,064 square foot private park and private park improvements per the concept plan. The developer also proposes to provide a private walking trail per the concept plan. The park and the path shall act as common open space. Ownership and maintenance responsibility of the park and path shall be with the Heather Highlands homeowner's association. A public access easement shall be put in place for the park and for the path for the benefit of the use by the public.

#### **Common open space.**

**Amount, location, and use.** The park site as a 32,064 square foot common open space as part of the planned development satisfies the objectives for which this development may be approved pursuant to the Code. The park is accessible via a pedestrian trail on Adams Street and a to be constructed path from Madison Street. The developer proposes to construct the park in substantial compliance with the concept plan. A proposed decorative shelter and different age-appropriate play equipment stations are appropriate for the intended leisure and recreational uses for which such open space is intended.

**Preservation.** Recorded covenants and a 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 concept plan. The restrictions will be permanent and not for a given period of years and must run with the land. The covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

**Ownership and maintenance.** The covenants 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.

**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 shall 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 homeowner's association will 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 will 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 two-thirds ( $\frac{2}{3}$ ) 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.

**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. The developer has requested a modification to the depth of the landscape perimeter as noted in its application

**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 ( $\frac{1}{2}'$ ) for each one foot (1') by which either or both of such buildings exceed twenty-five feet (25') in height.

**Private Streets:** The developer has proposed private streets are prohibited. 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.

**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.

**Utilities:** All utility lines shall be installed underground.

**Additional Standards for Specific Planned Developments:** Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.





VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: <u>SEE ATTACHED ADDENDUM</u>
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Owner
Name: <u>SEE ATTACHED ADDENDUM</u>
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

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

Name: <u>SEE ATTACHED ADDENDUM</u>
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Name: <u>SEE ATTACHED ADDENDUM</u>
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)
1) <u>N/A</u>
2) _____
3) _____

## II. SITE INFORMATION

Address of subject property: SEE ATTACHED ADDENDUM

Property identification number (P.I.N. or tax number):      -      -      -     

Brief description of proposed project: RESIDENTIAL PD WITH SPECIAL USES & MODIFICATIONS FOR 26 SINGLE FAMILY HOMES. TEXT AMENDMENT TO ALLOW FOR A PD OF LESS THAN 20 ACRES

General description or characteristics of the site: VACANT LAND WITH THREE INSTITUTIONAL BUILDINGS & TWO SINGLE FAMILY HOMES.

Existing zoning and land use: R-2

Surrounding zoning and existing land uses:

North: OAK BROOK R-1 & R-2

South: HINSDALE R-2

East: HINSDALE R-2

West: OAK BROOK R-2

Proposed zoning and land use: R-2 PD

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

☒ Site Plan Approval 11-604

☒ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested:                     

☒ Map and Text Amendments 11-601E  
Amendment Requested:

ALLOW FOR PD OF LESS  
THAN 20 ACRES

☒ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire



## TABLE OF COMPLIANCE

Address of subject property: SEE ATTACHED TABLES

The following table is based on the R-2 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)			
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 provide actual square footage number and percentage.

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

\_\_\_\_\_

\_\_\_\_\_

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 27<sup>th</sup> day of April, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

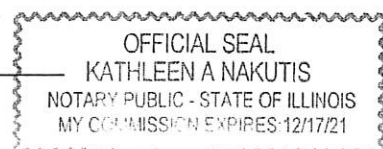
JOHN T. BARRY  
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 27<sup>th</sup> day of  
April, 2021.

Kathleen A. Nakutis  
Notary Public





# VILLAGE OF HINSDALE

## CERTIFICATION OF PROPER NOTICE

### REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, \_\_\_\_\_, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on \_\_\_\_\_.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_

Notary Public

**Heather Highlands  
Plan Commission Application  
Addendum  
April 14, 2021**

**General Information:**

**Applicant & Owner:**

McNaughton Development  
John Barry  
11S220 Jackson Street, Suite # 101  
Burr Ridge, Illinois 60527  
Office: 630-325-3400  
Email: [johnb@mcnaughtondevelopment.com](mailto:johnb@mcnaughtondevelopment.com)

**Owner:**

Institute of Basic Life Principles  
Robert Barth  
707 W Ogden Avenue  
Hinsdale, Illinois 60521  
Office: 630-323-9800  
Email: [rbarth@iblp.org](mailto:rbarth@iblp.org)

**Owner:**

Mr. Kevin McClear  
942 Madison Street  
Hinsdale, Illinois 60521  
Office: 312-8366833  
Email: [Kevin.McCclear@theice.com](mailto:Kevin.McCclear@theice.com)

**Engineering, Survey, Wetlands, Environmental & Traffic**

V3 Engineering  
Ryan Wagner  
7325 Janes Avenue  
Woodridge, Illinois 60517  
Office: 630-729-6261  
Email: [rwagner@v3co.com](mailto:rwagner@v3co.com)

**Land Planning & Landscape Architecture:**

Metz & Associates  
Randy Metz  
826 E Maple Street  
Lombard, Illinois 60148  
Office: 630-561-3903  
Email: [metz\\_landarch@comcast.net](mailto:metz_landarch@comcast.net)



**Architect:**

Fergon Architects  
Brian Fergon  
434 N. Dover Avenue  
LaGrange Park, Illinois 60526  
Office: 708-352-0446  
Email: [fergonarch@comcast.net](mailto:fergonarch@comcast.net)

**Fiscal Impact Study:**

Laube Companies  
Michael Laube  
200 S Wacker Drive Suite 3100  
Chicago, Illinois 60606  
Office: 312-674-4537  
Email: [mulaube@laubecompanies.com](mailto:mulaube@laubecompanies.com)

**Market Study:**

Housing Trends  
Lance Ramella  
210 Cedar Avenue  
St. Charles, Illinois 60174  
Office: 630-544-7826  
Email: [qramella@housingtrendsllc.com](mailto:qramella@housingtrendsllc.com)

**Subject Property Addresses & PIN:****McNaughton Properties**

930 Brook Lane  
09-02-205-002  
16W070 Birchwood  
09-02-205-003

**IBLP Properties**

4S010 Madison  
09-02-205-001  
918 Brook Lane  
09-02-206-002  
920 Brook Lane  
09-02-206-003  
Brook Place Private Easement  
09-02-206-004

**McClear Property**

942 Madison Street  
09-02-206-001

					5/10/2021
				Heather Highlands	
				Table of Compliance	
			Minimum		
			Code Requirement	Proposed -	Proposed -
				Single Family Homes	Age Targeted Homes
				Lots # 1- # 11	Lots # 12 - # 26
				Madison Street	Adams Street
Minimum Lot Area (SF)			20,000	20,000	20,000
Minimum Lot Depth			125	125	125
Minimum Lot Width			100	100	59
Building Height - Flat Lot			30	30.33	30
Building Height - Lookout or Walkout Lot			30	40.33	40
Building Elevation - Flat Lot			37	40.15	41.5
Building Elevation - Lookout or Walkout Lot			37	50.15	51.5
Number of Stories			3	3	3
Number of Stories - Lookout or Walkout Lot			3	4	4
Front Yard Setback			35	35	25
Corner Side Yard			35	35	25
Interior Side Yard			10	10	8
Comination Side Yard Setback			30	30	16
Rear Yard Setback			50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot
Maximum Floor Area Ratio			.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet -	.2 Plus 2,000 Square Feet -
Maximum Floor Area Ratio - Lookout or Walkout Lot			.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet Plus	.2 Plus 2,000 Square Feet Plus
				2,200 Square foot of Finished	1,500 Square foot of Finished
				Basement	Basement
Maximum Total Building Coverage			25%	25%	25%
Maximum Total Lot Coverage			50%	50%	50%
Parking Requirements			N/A	N/A	N/A
Parking Front Yard Setback			N/A	N/A	N/A
Parking Corner Yard Setback			N/A	N/A	N/A
Parking Interior Yard Setback			N/A	N/A	N/A
Parking Rear Yard Setback			N/A	N/A	N/A
Loading Requirements			N/A	N/A	N/A
Accessory Structure Information					



	<b>Bulk Regulations &amp; Requested Modifications Heather Highlands</b>	
		5/11/2021
	<b>Eleven Lots Along Madison Street Lots # 1 - # 11</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 50 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 30.33 Feet on a Flat Lot & 40.33 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 40.33 Feet on a Flat Lot & 50.33 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 2,200 Square Feet in Lookout or Walkout Finished Basement
	<b>Fifteen Age Restricted Homes Along Adams Street Lots # 12 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 42 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 40 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 41.5 Feet on a Flat Lot & 51.5 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4

	<b>Fifteen Age Restricted Homes -</b>	
	<b>Continued</b>	
	<b>Along Adams Street</b>	
	<b>Lots # 12 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 1,500 Square Feet in Lookout or Walkout Finished Basement
Minimum Lot Width 100 Feet	Section 3-110 C 3 (a)	Minimum Lot Width 59 Feet
Minimum Front Yard Setback 35 Feet	Section 3-110 D 1	Minimum Front Yard Setback 25 Feet
Minimum Sideyard Interior Lot & Interior Side of Corner Lot 10 Feet or 6 Feet Plus 10% of Lot Width in Excess of 50 Feet, Whichever is More	Section 3-110 D 2 (a) (ii)	Minimum Sideyard Interior Lot & Interior Side of Corner Lot of 8 Feet
Minimum Total Interior Lot Sideyard 30% of the Lot Width up to and Including 125 Feet plus 35% of Lot Width in Excess of 125 Feet	Section 3-110 D 2 (b) (ii)	Minimum Total Interior Lot Sideyard of 16 Feet
Minimum Rear Yard Interior Lot 50 Feet		Minimum Rear Yard Interior Lot 25 Feet
	<b>Blanket Modification</b>	
	<b>Heather Highlands</b>	
	<b>Lots # 1 - # 26</b>	
<b>Requirement per Ordinance</b>	<b>Code Section</b>	<b>Modification Request</b>
Individual Cash Bonds for Contractors, Site Management & Storm Water per Home	Section 3-8A-2 Section 9-1-7-I-1	Single Performance Bond of the Entire Development
Sidewalks Along Lot Frontage	Section 3-110 I 5 (n)	Sidewalks per Concept Plan Single Side of Private Streets
Public Donated Park Land or Cash-in-Lieu of Land Dedication	Section 11-1-12-G 2,3,4 & 5	Park Dedication as Private Park with Public Access Easement per Concept Plan
Planned Development Landscape Perimeter Equal to the Required Front Yard Setback in the R-2 Zoning District (35 Feet)	Section 11-603 E 2 (f)	Minimum Sideyard Perimeter Setback 14 Feet & Minimum Rear Perimeter Setback of 25 Feet



Heather Highlands											
Side Yard, Front Yard & Rear Yard Calculations											
5/11/2021											
	Width	Corner	Corner	Interior	Interior	Combined	Combined	Min	Min	Min	Min
	at	Side	Side	Side	Side	Min Int.	Min Int.	Front	Front	Rear	Rear
	Blding Line	Setback	Setback	Setback	Setback	Total Sides	Total Sides	Yard	Yard	Yard	Yard
		Required	Provided	*Required	Provided	**Required	Provided	Required	Provided	Required	Provided
Lot # 1 - C	137.1	35	35	14.71	14.71	N/A	N/A	35	35	25	25
Lot # 2 - C	137.7	35	35	14.77	14.77	N/A	N/A	35	35	25	25
Lot # 3	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 4	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	25
Lot # 6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	25
Lot # 7	128.4			13.84	13.84	38.69	38.69	35	35	50	100
Lot # 8	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 9	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 10	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 11	104.3			11.43	11.43	31.29	31.29	35	35	50	100
Lot # 12 - C	88.6	35	35	10	8	N/A	N/A	35	25	33.38	85
Lot # 13	61.1			10	8	20	16	35	25	50	212.3
Lot # 14	61.2			10	8	20	16	35	25	50	218.7
Lot # 15	61.9			10	8	20	16	35	25	50	229.8
Lot # 16	61			10	8	20	16	35	25	50	244.3
Lot # 17	61.2			10	8	20	16	35	25	50	268.7
Lot # 18	61.2			10	8	20	16	35	25	50	224.5
Lot # 19	61.3			10	8	20	16	35	25	50	177.4
Lot # 20	60.4			10	8	20	16	35	25	50	144.7
Lot # 21	59.1			10	8	20	16	35	25	50	25
Lot # 22	136.8			14.68	8	41.63	16	35	25	50	25
Lot # 23	64.9			10	8	20	16	35	25	50	25
Lot # 24	76.9			10	8	20	16	35	25	50	35
Lot # 25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	25
Lot # 26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	31.65	25
*INTERIOR SIDE YARD REQUIREMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET											
**COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET											
*** Lots # 12 - # 25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD											

[illegible]



Heather Highlands								
Elevation Calculations								
5/11/2021								
	Width	Corner	Corner	Interior	Interior	Max	Elevation	Max
	at	Side	Side	Side	Side	Elevation	Allowance	Elevation Provided
	Blding Line	Setback	Setback	Setback	Setback	**Allowed	for	Including
		Required	Provided	*Required	Provided	No Lookout	Lookout or	Lookout or
						or Walkout	Walkout	Walkout
Lot # 1 - C	137.1	35	35	14.71	14.71	40.14	10	50.14
Lot # 2 - C	137.7	35	35	14.77	14.77	40.15	10	50.15
Lot # 3	146.5			15.65	15.65	40.33	10	50.33
Lot # 4	146.5			15.65	15.65	40.33	10	50.33
Lot # 5 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 6 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 7	128.4			13.84	13.84	39.88	10	49.88
Lot # 8	105			11.5	11.5	38.13	10	48.13
Lot # 9	105			11.5	11.5	38.13	10	48.13
Lot # 10	105			11.5	11.5	38.13	10	48.13
Lot # 11	104.3			11.43	11.43	38.07	10	48.07
Lot # 12 -C	88.6	35	35	10	8	37	10	47.00
Lot # 13	61.1			10	8	37	10	47.00
Lot # 14	61.2			10	8	37	10	47.00
Lot # 15	61.9			10	8	37	10	47.00
Lot # 16	61			10	8	37	10	47.00
Lot # 17	61.2			10	8	37	10	47.00
Lot # 18	61.2			10	8	37	10	47.00
Lot # 19	61.3			10	8	37	10	47.00
Lot # 20	60.4			10	8	37	10	47.00
Lot # 21	59.1			10	8	37	10	47.00
Lot # 22	136.8			14.68	8	38.8	10	48.80
Lot # 23	64.9			10	8	37	10	47.00
Lot # 24	76.9			10	8	41.5	10	51.50
Lot # 25 - C	146.9	35	25	15.69	15.69	30	10	40.00
Lot # 26 - C	169.1	35	25	17.91	17.91	41	10	49.00
*INTERIOR SIDE YARD REQUIRMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET								
**SMALLEST SIDE YARD OF LESS THEN 14 FEET THEN MAX ELEVATION 37 FEET + .75 FOOT OVER 10 FEET/ SMALLEST SIDE YARD								
THEN 30 FEET + 20% BETWEEN SMALLEST PROVIDED SIDE YARD AND 14 FEET								

## **Heather Highlands of Hinsdale Special Use Standards**

### **Introduction**

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

### **R-2 Planned Development & Modifications**

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

### **Special Use Standards**

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

*The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan for residential uses on the properties. Petitioners proposes 26 single-family homes sites. The modifications that petitioner proposes at this concept level are attached*

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

*The Planned Development is planned and designed so that there are no impacts to adjacent properties. The existing homes along Madison Street are bounded by nine 20,000 square foot lots. The age restricted single-family homes along Adams Street are at the far western edge of the village and are not adjacent to any village residents but generally boarded by the open space and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.*

3. The proposed use will not have an adverse effect on the value of the adjacent property.



*The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction, single family homes. The development as an entirety will add a much need product on multiple levels within the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not negatively impact the value of any of the existing residential properties in the area.*

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

*The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. This development requires very little service from municipal police, fire or emergency services. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.*

5. The development will not cause traffic congestion.

*The Planned Development will not cause undue congestion. In fact, the age restricted single-family homes, with its age restrictions and limited bedroom counts, will result in reduced traffic trips and counts as compared to as right zoning per our traffic study.*

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

*This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being protected via easement and is being enhanced and ultimately professionally maintained.*

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

*Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.*



## Heather Highlands of Hinsdale

April 26, 2021

### Standards for Planned Developments

**Unified ownership required.** The property is currently under the ownership of McNaughton Development, the Institute of Basic Life Principles and Kevin McClear. Upon approval McNaughton Development and Kevin McClear will maintain their individual ownerships. All of the properties shall be subjects to the final declaration of covenants for the Heather Highlands of Hinsdale development.

**Minimum area.** The development encompasses 19.4 acres (845,186 square feet). The overall development is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments. The development as an entirety will be developed in a uniform matter, provide overall detention facilities, recreational facilities and provide marketable product a unique architecture style.

**Declarations & Covenants** 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. Covenants and restrictions to be enforceable by village.

**Public open space and contributions.** The developer proposes to provide for a 32,064 square foot private park and private park improvements per the concept plan. The developer also proposes to provide a private walking trail per the concept plan. The park and the path shall act as common open space. Ownership and maintenance responsibility of the park and path shall be with the Heather Highlands homeowner's association. A public access easement shall be put in place for the park and for the path for the benefit of the use by the public.

#### Common open space.

**Amount, location, and use.** The park site as a 32,064 square foot common open space as part of the planned development satisfies the objectives for which this development may be approved pursuant to the Code. The park is accessible via a pedestrian trail on Adams Street and a to be constructed path from Madison Street. The developer proposes to construct the park in substantial compliance with the concept plan. A proposed decorative shelter and different age-appropriate play equipment stations are appropriate for the intended leisure and recreational uses for which such open space is intended.

**Preservation.** Recorded covenants and a 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 concept plan. The restrictions will be permanent and not for a given period of years and must run with the land. The covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

**Ownership and maintenance.** The covenants 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.

**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 shall 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 homeowner's association will 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 will 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 two-thirds ( $\frac{2}{3}$ ) 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.

**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. The developer has requested a modification to the depth of the landscape perimeter as noted in its application

**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 ( $\frac{1}{2}'$ ) for each one foot (1') by which either or both of such buildings exceed twenty-five feet (25') in height.

**Private Streets:** The developer has proposed private streets are prohibited. 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.

**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.

**Utilities:** All utility lines shall be installed underground.

**Additional Standards for Specific Planned Developments:** Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.





COMMUNITY DEVELOPMENT DEPARTMENT  
**SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: See Attached Addendum

Proposed Special Use request: R-2PD

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

**REVIEW CRITERIA**

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

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

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

See Attached Addendum

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 Addendum

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 Addendum

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 Addendum

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 Addendum

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 Addendum

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 Addendum

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 Addendum



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 Addendum

*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 Addendum

*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 Addendum

**Heather Highlands**  
**Plan Commission Application**  
**Addendum**  
**April 14, 2021**

**General Information:**

**Applicant & Owner:**

McNaughton Development  
John Barry  
11S220 Jackson Street, Suite # 101  
Burr Ridge, Illinois 60527  
Office: 630-325-3400  
Email: [johnb@mcnaughtondevelopment.com](mailto:johnb@mcnaughtondevelopment.com)

**Owner:**

Institute of Basic Life Principles  
Robert Barth  
707 W Ogden Avenue  
Hinsdale, Illinois 60521  
Office: 630-323-9800  
Email: [rbarth@iblp.org](mailto:rbarth@iblp.org)

**Owner:**

Mr. Kevin McClear  
942 Madison Street  
Hinsdale, Illinois 60521  
Office: 312-8366833  
Email: [Kevin.McCclear@theice.com](mailto:Kevin.McCclear@theice.com)

**Engineering, Survey, Wetlands, Environmental & Traffic**

V3 Engineering  
Ryan Wagner  
7325 Janes Avenue  
Woodridge, Illinois 60517  
Office: 630-729-6261  
Email: [rwagner@v3co.com](mailto:rwagner@v3co.com)

**Land Planning & Landscape Architecture:**

Metz & Associates  
Randy Metz  
826 E Maple Street  
Lombard, Illinois 60148  
Office: 630-561-3903  
Email: [metz\\_landarch@comcast.net](mailto:metz_landarch@comcast.net)



**Architect:**

Fergon Architects  
Brian Fergon  
434 N. Dover Avenue  
LaGrange Park, Illinois 60526  
Office: 708-352-0446  
Email: [fergonarch@comcast.net](mailto:fergonarch@comcast.net)

**Fiscal Impact Study:**

Laube Companies  
Michael Laube  
200 S Wacker Drive Suite 3100  
Chicago, Illinois 60606  
Office: 312-674-4537  
Email: [mlaube@laubecompanies.com](mailto:mlaube@laubecompanies.com)

**Market Study:**

Housing Trends  
Lance Ramella  
210 Cedar Avenue  
St. Charles, Illinois 60174  
Office: 630-544-7826  
Email: [lrabella@housingtrendsllc.com](mailto:lrabella@housingtrendsllc.com)

**Subject Property Addresses & PIN:****McNaughton Properties**

930 Brook Lane  
09-02-205-002  
16W070 Birchwood  
09-02-205-003

**IBLP Properties**

4S010 Madison  
09-02-205-001  
918 Brook Lane  
09-02-206-002  
920 Brook Lane  
09-02-206-003  
Brook Place Private Easement  
09-02-206-004

**McClea Property**

942 Madison Street  
09-02-206-001

## **Heather Highlands of Hinsdale Special Use Standards**

### **Introduction**

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

### **R-2 Planned Development & Modifications**

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

### **Special Use Standards**

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

*The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan for residential uses on the properties. Petitioners proposes 26 single-family homes sites. The modifications that petitioner proposes at this concept level are attached*

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

*The Planned Development is planned and designed so that there are no impacts to adjacent properties. The existing homes along Madison Street are bounded by nine 20,000 square foot lots. The age restricted single-family homes along Adams Street are at the far western edge of the village and are not adjacent to any village residents but generally boarded by the open space and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.*

3. The proposed use will not have an adverse effect on the value of the adjacent property.



*The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction, single family homes. The development as an entirety will add a much need product on multiple levels within the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not negatively impact the value of any of the existing residential properties in the area.*

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

*The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. This development requires very little service from municipal police, fire or emergency services. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.*

5. The development will not cause traffic congestion.

*The Planned Development will not cause undue congestion. In fact, the age restricted single-family homes, with its age restrictions and limited bedroom counts, will result in reduced traffic trips and counts as compared to as right zoning per our traffic study.*

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

*This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being protected via easement and is being enhanced and ultimately professionally maintained.*

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

*Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.*



## **Heather Highlands of Hinsdale**

**April 26, 2021**

### **Standards for Planned Developments**

**Unified ownership required.** The property is currently under the ownership of McNaughton Development, the Institute of Basic Life Principles and Kevin McClear. Upon approval McNaughton Development and Kevin McClear will maintain their individual ownerships. All of the properties shall be subjects to the final declaration of covenants for the Heather Highlands of Hinsdale development.

**Minimum area.** The development encompasses 19.4 acres (845,186 square feet). The overall development is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments. The development as an entirety will be developed in a uniform matter, provide overall detention facilities, recreational facilities and provide marketable product a unique architecture style.

**Declarations & Covenants** 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. Covenants and restrictions to be enforceable by village.

**Public open space and contributions.** The developer proposes to provide for a 32,064 square foot private park and private park improvements per the concept plan. The developer also proposes to provide a private walking trail per the concept plan. The park and the path shall act as common open space. Ownership and maintenance responsibility of the park and path shall be with the Heather Highlands homeowner's association. A public access easement shall be put in place for the park and for the path for the benefit of the use by the public.

#### **Common open space.**

**Amount, location, and use.** The park site as a 32,064 square foot common open space as part of the planned development satisfies the objectives for which this development may be approved pursuant to the Code. The park is accessible via a pedestrian trail on Adams Street and a to be constructed path from Madison Street. The developer proposes to construct the park in substantial compliance with the concept plan. A proposed decorative shelter and different age-appropriate play equipment stations are appropriate for the intended leisure and recreational uses for which such open space is intended.

**Preservation.** Recorded covenants and a 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 concept plan. The restrictions will be permanent and not for a given period of years and must run with the land. The covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

**Ownership and maintenance.** The covenants 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.

**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 shall 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 homeowner's association will 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 will 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 two-thirds ( $\frac{2}{3}$ ) 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.

**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. The developer has requested a modification to the depth of the landscape perimeter as noted in its application

**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 ( $\frac{1}{2}$ ') for each one foot (1') by which either or both of such buildings exceed twenty-five feet (25') in height.

**Private Streets:** The developer has proposed private streets are prohibited. 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.

**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.

**Utilities:** All utility lines shall be installed underground.

**Additional Standards for Specific Planned Developments:** Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.





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 Northwest Corner of Ogden Avenue & Adams Street

Description of the proposed request: Reduce the minimum lot area for a planned development  
from 20 acres to 15 acres

**REVIEW CRITERIA**

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

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.  
See attached for all items.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.



12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

## Heather Highlands of Hinsdale Text Amendment Responses

***The consistency of the proposed amendment with the purpose of this code:***

The proposed amendment will allow the site to be developed in an orderly fashion. The amendment will not alter any purpose, goal, objective or standard of the Village code.

***The existing uses and zoning classifications for properties in the vicinity of the subject property:***

The vast majority of the existing land uses in northwest Hinsdale are residential. To the north of the subject property is Oak Brook which is also residential.

***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 proposed amendment will continue and complement the trend of development.

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

The subject property is currently located within the R-2 zoning district and does meet the twenty acres minimum planned development requirement. Applying the existing R-2 zoning in light of the parcels shape, topographic and environmental features it would adversely impact the economic viability of the property by limiting the marketable land uses.

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

The existing R-2 zoning does not offer an additional public health, safety or welfare advantages that cannot be achieved in a residential planned development.

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

The adjacent properties would benefit from the proposed use as the proposed use would better complement their properties. The amendment will not alter the community character of the area.

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

The amendment would result in high quality new single-family housing built throughout the site, all of which, would be increase the adjacent property valuation. The amendment would not provide for uses that would negatively affect the adjacent properties.

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

The amendment will have no negative impact to adjacent properties within Hinsdale.

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

Applying the existing R-2 zoning in light of the parcels shape, topographic and environmental features it would adversely impact the economic viability of the property by limiting the marketable land uses.



*The availability of adequate ingress to an egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment:*

The development will not adversely affect the surrounding traffic. There is adequate ingress/egress via Adams and Madison Streets.

*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:*

The property benefits from adequate utilities and essential public services under either zoning classification.

*The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property:*

The property includes three institutional buildings and two residential buildings. All of the buildings are functionally obsolete. With the exception of one home all of the buildings have been vacant for years and will need to be demolished.

*The community need for the proposed amendment and for the uses and development it would allow:*

The proposed amendment would allow for age restricted housing uses which are currently underrepresented in the Village's current housing stock. The land uses through their architecture, site features and economics would preserve and enhance the historic character of the Village of Hinsdale.

*The reasons, where relevant, why the subject property should be established as part of an overly district and the positive and negative effects such establishment could be expected to have on persons residing in the area:*

The text amendment should be granted because it will provide for the orderly development of the property. It will complement the trend of development in northwest Hinsdale. The text amendment will provide for product that complements and enhances the values of the surrounding properties. The text amendment will not adversely affect the overall public health, safety or welfare of the community.

## **Heather Highlands of Hinsdale Special Use Standards**

### **Introduction**

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

### **R-2 Planned Development & Modifications**

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

### **Special Use Standards**

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

*The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan for residential uses on the properties. Petitioners proposes 26 single-family homes sites. The modifications that petitioner proposes at this concept level are attached*

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

*The Planned Development is planned and designed so that there are no impacts to adjacent properties. The existing homes along Madison Street are bounded by nine 20,000 square foot lots. The age restricted single-family homes along Adams Street are at the far western edge of the village and are not adjacent to any village residents but generally boarded by the open space and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.*

3. The proposed use will not have an adverse effect on the value of the adjacent property.



*The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction, single family homes. The development as an entirety will add a much need product on multiple levels within the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not negatively impact the value of any of the existing residential properties in the area.*

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

*The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. This development requires very little service from municipal police, fire or emergency services. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.*

5. The development will not cause traffic congestion.

*The Planned Development will not cause undue congestion. In fact, the age restricted single-family homes, with its age restrictions and limited bedroom counts, will result in reduced traffic trips and counts as compared to as right zoning per our traffic study.*

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

*This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being protected via easement and is being enhanced and ultimately professionally maintained.*

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

*Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.*



## **Heather Highlands of Hinsdale**

**April 26, 2021**

### **Standards for Planned Developments**

**Unified ownership required.** The property is currently under the ownership of McNaughton Development, the Institute of Basic Life Principles and Kevin McClear. Upon approval McNaughton Development and Kevin McClear will maintain their individual ownerships. All of the properties shall be subjects to the final declaration of covenants for the Heather Highlands of Hinsdale development.

**Minimum area.** The development encompasses 19.4 acres (845,186 square feet). The overall development is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments. The development as an entirety will be developed in a uniform matter, provide overall detention facilities, recreational facilities and provide marketable product a unique architecture style.

**Declarations & Covenants** 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. Covenants and restrictions to be enforceable by village.

**Public open space and contributions.** The developer proposes to provide for a 32,064 square foot private park and private park improvements per the concept plan. The developer also proposes to provide a private walking trail per the concept plan. The park and the path shall act as common open space. Ownership and maintenance responsibility of the park and path shall be with the Heather Highlands homeowner's association. A public access easement shall be put in place for the park and for the path for the benefit of the use by the public.

#### **Common open space.**

**Amount, location, and use.** The park site as a 32,064 square foot common open space as part of the planned development satisfies the objectives for which this development may be approved pursuant to the Code. The park is accessible via a pedestrian trail on Adams Street and a to be constructed path from Madison Street. The developer proposes to construct the park in substantial compliance with the concept plan. A proposed decorative shelter and different age-appropriate play equipment stations are appropriate for the intended leisure and recreational uses for which such open space is intended.

**Preservation.** Recorded covenants and a 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 concept plan. The restrictions will be permanent and not for a given period of years and must run with the land. The covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

**Ownership and maintenance.** The covenants 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.

**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 shall 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 homeowner's association will 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 will 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 two-thirds ( $\frac{2}{3}$ ) 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.

**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. The developer has requested a modification to the depth of the landscape perimeter as noted in its application

**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 ( $\frac{1}{2}$ ') for each one foot (1') by which either or both of such buildings exceed twenty-five feet (25') in height.

**Private Streets:** The developer has proposed private streets are prohibited. 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.

**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.

**Utilities:** All utility lines shall be installed underground.

**Additional Standards for Specific Planned Developments:** Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.