

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
DECEMBER 9, 2009  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:31 p.m., Wednesday, December 9, 2009 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Johnson, Commissioner Brody, Commissioner Parsons, Commissioner Crnovich, Commissioner Nelson and Commissioner Moore, Commissioner Sullins

**ABSENT:** Commissioner Kluchenek

**ALSO PRESENT:** Sean Gascoigne, Village Planner; Rob McGinnis, Acting Director of Community Development

---

**Minutes**

The Plan Commission reviewed the minutes from the November 11<sup>th</sup>, 2009 meeting. Commissioner Nelson moved to approve the minutes of November 11<sup>th</sup>, 2009. Commissioner Brody seconded. The motion passed unanimously.

**Scheduling of Public Hearings**

**A-07-2009 – Applicant: Karl Weber – Text Amendment to section 5-110A(1)(a) and (b), as it relates to overall building heights in the B-2 Central Business District**

Chairman Byrnes stated the public hearing for case A-07-2009 would be held at the next scheduled Plan Commission meeting on January 13, 2010.

**A-29-2009 – 718 N. York Rd. – Women's Choice – Signage in the Design Review Overlay District**

Chairman Byrnes stated the public hearing for case A-29-2009 would be held at the next scheduled Plan Commission meeting on January 13, 2010.

**A-35-2009 – 15 Spinning Wheel – Request: Special Use Permit and Exterior Appearance/Site Plan Review for a New Rooftop Wireless Antenna**

Chairman Byrnes stated the public hearing for case A-35-2009 would be held at the next scheduled Plan Commission meeting on January 13, 2010.

Exterior Appearance/Site Plan Review

**48 S. Washington – Facade Changes to Accommodate Signage for an Additional Retail Tenant**

Chairman Byrnes asked for a representative from 48 S. Washington to present the proposed changes to 48 S. Washington. Patrick McCarty, architect for 48 S. Washington, provided a brief summary of the proposed changes to the property. He stated the main reason for these changes was the division of a tenant space to make room for two separate spaces in the building and to provide signage also for each tenant. General discussion between the Plan Commission members ensued and all were in favor of the proposed changes.

Commissioner Moore motioned to disapprove the site plan for the facade changes to accommodate signage for an additional retail tenant. Commissioner Parsons seconded. The motion passed unanimously.

Commissioner Parsons motioned to approve the exterior appearance changes to accommodate façade changes signage for an additional retail tenant. Commissioner Moore seconded. The motion passed unanimously.

**Public Hearings**

**A-30-2009 – 920 N. York Rd. – The Doings – Signage in the Design Review Overlay District**

Chairman Byrnes asked for a representative from 920 N. York Rd. to present the proposed sign at 920 N. York Rd. Denise Bronis, representative from 920 N. York Rd. presented the signage request for the building. She provided details regarding the signage and stated the sign will not be illuminated at first, but in the future could be lit up at night once electric is provided to the location. Minor changes were addressed to the sign from the Plan Commission. Commissioner Moore motioned to approve the signage in the Design Review Overlay District at 920 N. York Rd. with the request to shorten each end of the sign. Commissioner Brody seconded. The motion passed unanimously.

**A-26-2009 – Applicant: Steve Cochlan - Text Amendment - to Section 3-110-I5 to allow generators as encroachments in the side yards of the R-1, R-2, R-3 and R-4 Districts**

Chairman Byrnes provided background information regarding this agenda item and noted various items such as gutters, chimneys, and other items that are permitted in the required side yard. Matt Klein, representative for Steve Cochlan, provided information regarding the request for this text amendment. He stated the need for this text amendment was not just for his client, but for all residents in the Village. Steve Cochlan, applicant, presented highlights from the report presented to the Plan Commission. He stated a specific type of generator would be needed in order to take advantage of this proposed text amendment and presented sound levels, screening, and other specifications that would be needed in order to install a generator in the required side yard. He stated the generator would only run 10-15 minutes per week unless a major power outage were to take place. He addressed the aesthetics, noise, and neighbor

concerns that could arise from the installation of a generator. As of this time the Village has not received any complaints regarding generators.

Commissioner Crnovich questioned if this was the same application that was heard in front of the Zoning Board of Appeals. Mr. Klein stated that was an application for a hardship at a single property while this application would be for all single family homes in the Village.

Commissioner Parsons expressed concerns with how to keep residents from buying generators that are much louder than premium style generators. Paul Adank, representative for Mr. Cochlan, stated the easiest way would be to provide an approved list of generators that must be used and all specifications would be provided during the permit process with the Village.

Dave Yeager, 550 Woodland, stated he applied for a similar request and was denied because there was not enough room in his yard for a generator to be installed without encroaching into the required side yard. He stated he agreed with the applicant and was in favor of the text amendment. Mr. Cochlan offered his final thoughts regarding this agenda item and the Plan Commission discussed ways to enforce generator usage and the rules and regulations that should be placed in the ordinance and deliberated over the pros and cons of this text amendment.

Commissioner Moore questioned if generators are permitted in the backyard. Director McGinnis stated that they were correct. Commissioner Moore stated she was hesitant to approve a request such as this because of the small side yards that are already present in the Village. The Plan Commission continued to discuss issues such as size, noise, safety, and regulation of generators in the required side yard as well as the maximum size generator that could be permitted.

Commissioner Parsons suggested neighbor should be informed before the generator is installed. He also suggested providing a one-year amnesty program for illegal generators to submit information to the Village before fines are given. He also stated the size of generators should be closely looked at because the sump pump, refrigerator, and a small amount of light would be more than efficient for emergency purposes.

Chairman Byrnes stated he was in favor of generators in the Village but it should be handled so residents are not negatively affected by this text amendment and regulations for ingress egress and safety regulations must be maintained. Mr. McGinnis stated limiting the degree of encroachment in the side yard would be one way to properly regulate generators in the side yard. He stated the Village receives roughly 3 applications for generators in the side yard each month and most are rejected because they are proposed in the side yard. He questioned to Sean Gascoigne, Village Planner, what the next step of the Commission would be. Mr. Gascoigne stated the Plan Commission can recommended changes to the proposed text amendment that will be forwarded to the ZPS Committee and Village Board. Chairman Byrnes requested for staff to research and determine how surrounding communities have handled this situation and to bring this information to the ZPS Committee.

Commissioner Parsons motioned to approve the inclusion of the word generator in the section of side yard encroachments and bring forward these recommendations to the ZPS Committee and Village Board while looking at the issues of size, noise level, screening, minimum side yard

**Plan Commission Minutes**

**December 9<sup>th</sup>, 2009**

threshold or degree of encroachment, neighbors approval, and the 1 year amnesty suggestion of the Plan Commission. Commissioner Nelson seconded. The following vote was taken:

Ayes: Commissioner Parsons, Commissioner Byrnes, Commissioner Crnovich, Commissioner Brody, and Commissioner Nelson

Nays: Commissioner Johnson, Commissioner Moore, and Commissioner Sullins

The motion passed with a 5-3 vote

**A-27-2009 – Applicant: Adventist Hinsdale Hospital - Text Amendment to Section 7-105g and 12-206 to allow Helistop in the HS District as Special Uses**

**A-32-2009 – 120 N. Oak Street – Adventist Hinsdale Hospital – Special Use for a Major Amendment to a Planned Development, Special Use for a Helistop and Site Plan/Exterior Appearance Review**

Chairman Byrnes stated that in order to allow a helistop in this zoning district a text amendment must be approved for the helistop to be considered at the Hinsdale Hospital. John George, representative for Hinsdale Hospital, presented information regarding proposed changes to the Hinsdale Hospital. He touched on the history of the Hinsdale Hospital and provided a brief overview of the proposed changes that are planned to take place at the Hinsdale Hospital. He stated for these changes to take place the hospital has applied for a text amendment, exterior appearance/site plan review, special uses, and a major adjustment to a planned development. He reviewed the dates of several community meetings the Hospital has held and introduced the witnesses that will be speaking on behalf of the Hinsdale Hospital.

David Crane, President and CEO of Hinsdale Hospital, reported on information gathered from focus groups that were conducted prior to the planning of the changes to the Hinsdale Hospital. He discussed the need for private rooms for patients due to spread of disease and added privacy. He stated the goals and visions the Hinsdale Hospital was looking to achieve in the next 100 years and the renovations presented tonight will help achieve these goals and also presented renderings of what the renovations would look like after completion.

David Mikos, Architect for the Hinsdale Hospital, presented information regarding the standards for the proposed changes to the Hinsdale Hospital. He presented plans, elevations to the buildings, and a number of details regarding the construction of the Hinsdale Hospital, F.A.R calculations, parking counts, loading dock counts, site circulation to the building, and the materials that are planned to be used during the construction of the new buildings. He stated the plans meet all specifications to the Hinsdale Zoning Code except for a front yard setback. He briefly touched on the helistop specifications and stated it was code compliant with the FAA and all other parties.

Luay Aboona, Traffic Engineer for the Hinsdale Hospital, briefly discussed the traffic study that was prepared for the Hinsdale Hospital expansion. He stated the due to decrease in rooms, the traffic would either stay the same or decrease in volume once the construction is complete. He also briefly touched on the new ingress egress specifications that will take place once construction on the Hinsdale Hospital is complete including the drop off areas for patients.



## Plan Commission Minutes

December 9<sup>th</sup>, 2009

Terrance O'Brien, MIA Appraiser, reported on the standards in the application provided by the Hinsdale Hospital. He presented his findings from the review of each of the applications and provided information to clear up any confusion that may arise. He stated 139 other facilities have helistops throughout Illinois and cited several examples of similar communities that have helistops located closely to residential homes. Mr. O'Brien reported on studies he has conducted of home values in relation to helistops will not have any effect or decrease in home values and also addressed several other standards in the application.

Jerry Lay, IDOT aeronautics expert, provided information regarding the process for obtaining approval for a helistop at the Hinsdale Hospital. He stated even though the Village may approve this request it must still go through additional state and federal applications following a specific timeline.

Bernard Barry, sound expert, reported on the findings from a December 1<sup>st</sup> helicopter flyby of Hinsdale Hospital at 4 separate locations. He mapped out the flight pattern that the helicopter took during the tests and reported his findings during various parts of the flight. He stated the noise levels were also measured at separate times during the day to capture the normal sounds of the neighborhood during a number of times throughout the day at each site. He concluded that the addition of approximately one helicopter a month would not affect the sound levels negatively in the neighborhood that surrounds the Hinsdale Hospital. General discussion took place over the different types of helicopters and the noise levels that they could produce as well as the length of time the helicopter would be in the air before and after the take off.

Commissioner Brody questioned if this simulation would be an accurate representation of an actual landing of a helicopter. Mr. Barry stated although the helicopter was unable to land he was confident these figures would be roughly the same for an actual landing of a helicopter. Mr. Lay also provided additional information regarding the take off and landing of the helicopter including the approach angle and how wind speed will affect it. He stated, although the zoning approval has not been granted by the Village yet, he was confident it would meet all of the standards by the FAA and state regulations.

Dr. Waldman, President of Medical Staff Hinsdale Physician, stated he has worked at Hinsdale Hospital for nine years and stated why there was a medical necessity for this Helistop is needed at the hospital. He discussed how much of a factor time is when a patient is in need of urgent care. He described the current situation of where a patient needs to be air lifted from Hinsdale Hospital which includes the use of a fire truck, ambulance, and police car. The time can take anywhere from an hour to an hour and a half. The frequency of use would not increase with the installation of a helistop because the transports would only be outgoing. Mr. Waldman cited several examples of how the helistop could increase the care and chance of survival for patients in critical condition. The Plan Commission questioned Dr. Waldman over a series of questions regarding where each helicopter is coming from and the time savings the helistop would provide during the transfer process.

Dr Ionides, Hinsdale resident and physician for the past 20 years, provided information of why the Hinsdale Hospital is in need of a Helistop. He cited examples of rare conditions of new born babies that cannot get oxygen to their blood when they are born. The Hinsdale Hospital is not equipped to treat this type of condition and there is very little time for babies to be transported

Plan Commission Minutes  
December 9<sup>th</sup>, 2009

to another facility to treat this condition. The installation of the Helistop would decrease the time needed to transport the baby and potentially help save lives.

Dean Mefford, Hinsdale resident at 617 S. Garfield, stated the Hinsdale Hospital is an important part of the community and commended the modernization plans that have been proposed. He stated it should be clear to everyone the pros far outweigh the cons of the helistop. In addition to the schools and shopping the Village should support the Hospital and the helistop.

Roxy Gable, Hinsdale resident, stated she has used the Hinsdale Hospital facilities several times for her family. The proposed plans will improve service to residents of the Village and when critical care is needed she would hope the Hinsdale Hospital would be able to provide the best service possible.

Laura Alter, Hinsdale resident and member of the Hospital Foundation Board, she stated her children were born at the hospital and her husband's life was saved at the hospital. She lives 3 blocks away from the Hinsdale Hospital and is in full support of the proposed changes. She stated this is an unselfish community and the noise of a helicopter once a month should not be a burden to the community.

Thomas Zoles, Hinsdale resident at 13 S. Elm, stated his concerns regarding the helistop were answered during the presentation from the Hinsdale Hospital. He questioned if 5-10 years down the road if Hinsdale Hospital could take incoming patients instead of just transporting patients out and to another facility.

Don O'Toole, resident of Clarendon Hills, stated this project will enhance the value of healthcare in the Village and will provide many benefits to the communities. The helistop will also increase the healthcare to critical patients and potentially save the lives of someone instead of taking off from the Spinning Wheel helistop.

Richard Ball, Hinsdale Resident at 244 E. Walnut, stated he would be reading a letter from his visually impaired sister to the Plan Commission. She has been a resident of Hinsdale for 46 years and was confident the plans for the Hinsdale Hospital would increase healthcare to everyone. She expressed her concerns with the proposed helistop and urged the Plan Commission to reject the proposal of a helistop to the proposed plans of the Hinsdale Hospital. Mr. Ball commented that the potential flights of these helicopters could provide a safety concern to Hinsdale residents. He was also concerned that the flow of helicopter traffic would increase once approval was granted for helicopters to use the helistop.

Richard Bulger, Hinsdale Resident and Hinsdale Hospital doctor, praised the Hinsdale Hospital for making such a large investment during these times.

Dan Kraus, Hinsdale Hospital Doctor and resident, supported all aspects of the Hinsdale Hospital proposed plans including the private rooms and helistop. He stated the private rooms will help stop the spread of diseases and the onsite helistop will save precious time during emergencies.

## Plan Commission Minutes

December 9<sup>th</sup>, 2009

Craig Milikint, Hinsdale resident and former Village Trustee, expressed his concerns with the potential increase in surface runoff the lack of green technology used in the proposed plan. He was also concerned about the increase in light pollution that may arise with the new construction. He was confident the proposed helistop would have an adverse effect on the surrounding property values.

Don Swede, Hinsdale Hospital Director of the Hinsdale Hospital Cancer Program, stated the proposed plans of the Hinsdale Hospital would greatly increase the care that the Hinsdale Hospital could provide.

Sara Clarkson, Hinsdale resident, thanked the Hinsdale Hospital for all of their resident meetings they have held in the past few months. She expressed her concerns with the proposed helistop and cited examples of the noise levels from her time spent in the Philippines where she lived under a known helicopter flight pattern. She stated she was convinced the installation of a helistop would diminish the property values of the surrounding properties.

Scott Thick, Hinsdale resident, expressed his concerns with the proposed helistop. Mr. Thick explained he was a former resident of Chicago and has had prior experience with helicopters hovering over his property and was confident this would diminish his property values.

Chris Higgins, Hinsdale Resident, expressed her concerns with the proposed helistop. She cited several statistics that discussed the potential danger for crashes in the Village. She was also not in favor of the increased light pollution and was unsure how the Village could monitor the Hinsdale Hospital and increased helicopter takeoffs. She was confident the Hinsdale Hospital is starting to outgrow the community and the property value to the surrounding communities will go down.

Tim Schick, Hinsdale resident, expressed his concerns with the helistop and stated this issue will affect residents up to a mile away because of the long approach the helicopter must take to land at the hospital.

Mark Irpino, Hinsdale resident, stated the noise issue was not an issue because 12 helicopters a year does not compare to the 140 trains that pass through the Village each day. He cited examples of how the Hinsdale Hospital has helped his family over the years he has lived in the Village. He was in favor of the proposed plans and was confident this would add to the already great care at he has received at the Hinsdale Hospital.

JD Cimo, Hinsdale resident, was in favor of the expansion but against the helistop due to noise concerns over his home. He cited examples of helicopters that have flown over his home in the past and was not confident the Hinsdale Hospital would stick to 12 flights a year.

Will Johns, Hinsdale resident, expressed his concerns with the Hinsdale Hospital helistop. He was confident the current system was good enough for the hospital and the potential danger was too great to risk. He was also concerned over the sound levels that the helicopters could produce and the possibility of increased flights once the approval is given.



## Plan Commission Minutes

December 9<sup>th</sup>, 2009

Troy Unell, Hinsdale resident, was in support of the expansion, but against the helistop due to safety concerns. He cited statistics regarding helicopter crashes. He questioned the application of the Hinsdale Hospital and why some of the information was not available for residents to view prior to the meeting.

Mr. George addressed issues that were raised during the public comment portion of the public hearing. He stated the proposed definition of the helistop would not allow helicopters to bring patients in from a helicopter to the Hinsdale Hospital would be in violation of Village code if they were to do so. He stated this was the purpose of the text amendment to define and limit the use of the helistop. He also address the safety concerns that residents had by discussing a number of standards that the Hinsdale Hospital must go through in order for the helistop to be functional. He also discussed the idea that property values will be diminished if the helistop is installed and would provide additional information to show that property values should not be affected with the installation of the helistop. Mr. Unell requested to continue the public hearing to the next meeting because information was missing from the packet. Mr. Gascoigne stated this was at the discretion of the Plan Commission and they could continue the public hearing to the next meeting if they felt the missing information was detrimental to the case. Chairman Byrnes stated the sound measurement information is important and the Commissioners would need to discuss that issue and the remaining information presented tonight from the Hinsdale Hospital and residents.

Commissioner Parsons stated that it seems there are two issues facing the Plan Commissioners tonight with the helistop and the rest of the redevelopment plan. He stressed the need to make sure so that issues didn't arise down the road when the plans were up for approval.

Commissioner Nelson questioned why there was the need to continue the public hearing if procedures were followed appropriately. He agreed the sound report was not available for residents but thought everyone was in agreement that the addition of a helistop would increase sound. Chairman Byrnes stated if the residents had the report before the meeting they might have been able to comment to provide more information to the discussion.

Commissioner Crnovich agreed that Mr. Unell should have the right to review the supplemental data presented because it was not submitted to the Village 7 seven days prior to the meeting. Chairman Byrnes questioned if the Plan Commission would be able to vote on one item and continue on another item despite being together on the public notice that was mailed out. Mr. Gascoigne stated he would need to check with the Village Attorney before he could comment on that question. Chairman Byrnes stated the easiest option would be to continue the entire project until the next scheduled meeting. Discussion continued over the procedure of voting and comments that Commissioners had on the entire project.

Commissioner Moore questioned where the staging and supplies would be stored on the property. She also questioned how the Hinsdale Hospital was able to determine the peak traffic count and how the traffic will be affected with the entrance moving to the north of the building. Mr. Aboona stated the traffic count was at the peak time due to the shift change that takes place at the Hinsdale Hospital and also residents picking up children from school. Commissioner Nelson stated with the number of beds decreasing in the proposed plans the number of cars should decrease because of less patients in the building. Commissioner Moore stated she would need to



## Plan Commission Minutes

December 9<sup>th</sup>, 2009

review the traffic study in detail before she could agree with the information presented tonight. Mr. Crane explained another reason traffic will decrease is because certain procedures will be moving off campus to other facilities such as the Spinning Wheel properties.

Commissioner Johnson questioned if the proposed new cancer center located at the Spinning Wheel property is driving the need to relocate the helistop to the Hinsdale Hospital roof. Mr. Crane stated the relocation of the helistop was to increase care and cut down on travel time for patients. The Hinsdale Hospital's main concern is patient care and that the helistop at the Spinning Wheel property could be moved.

Commissioner Moore stated the setback issue is not a problem for her and she supports it. She questioned how many trees would be removed during the relocation. Mr. Crane stated 12 trees would be replaced and the Hinsdale Hospital would pay for replacements to be placed in various locations throughout the Village at staff's discretion. Any trees that can be transplanted will be moved to a new location. The Plan Commission continued to discuss the removal of trees and what percentage of green space would be removed for impervious surface.

Commissioner Sullins questioned that if due to the increase of impervious surface the Hinsdale Hospital would need to provide additional storm runoff features. Mr. Mikos stated underwater storage tanks would be used to collect additional storm water runoff from the increased impervious surface. He stated the water would be released very slowly so it will not have an impact on the Village's infrastructure.

Commissioner Johnson questioned for the Hinsdale Hospital to clarify the green space in the plans presented to the Commissioners. Mr. Mikos cleared up any confusion the Commissioners had regarding green space and stated after the conclusion of construction the remaining green space damaged during construction would be replaced and replanted.

Commissioner Nelson questioned the lighting scheme of the Hinsdale Hospital. Mr. Mikos provided information regarding the lighting scheme and provided examples of where lights will be brighter than some areas. The lighting by the proposed helistop will be monitored by FAA regulations.

Commissioner Crnovich questioned crosswalk safety and if there were any plans to improve safety crossing the street. Mr. Mikos stated at this point zero changes were proposed but the best way to improve safety would be to install a traffic light by the crosswalk. General discussion took place over the Oak Street Bridge and the plans for repairs and replacement of the bridge as well as the effect it would have on traffic counts once the bridge was completed. Mr. Gascoigne stated he would need to get information from the Engineering Department in order to comment.

Commissioner Johnson questioned if any green technology was considered during the planning of this project. Mr. Mikos stated the building currently being designed under LEED standards but it is currently in the planning stages so he could not comment on what level the Hospital was planning to be certified in.

## Plan Commission Minutes

December 9<sup>th</sup>, 2009

Chairman Byrnes questioned if the Plan Commission could take a vote one section of the public hearing and continue another portion for more discussion at the next scheduled meeting. Mr. Gascoigne stated his position on how the voting could proceed. General discussion continued over the procedural rules of voting in the Village zoning code. Chairman Byrnes indicated that the hearing would be kept open.

## Adjournment

Commissioner Moore moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 12:15 a.m. December 10, 2009.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

## **HINSDALE PLAN COMMISSION**

**RE:** Case A-26-2009 - Applicant: Steve Cochlan – Request: Text Amendment to Section 3-110I(5) (Specified structures and uses in required yards) of the Hinsdale Zoning Code to allow generators as permitted encroachments in the interior and corner side yards, in the R-1, R-2, R-3 and R-4 Single Family Residential Districts.

**DATE OF PLAN COMMISSION REVIEW:**      **December 9, 2009**

**DATE OF COMMITTEE REVIEW:**              **January 25, 2010**

## **FINDINGS AND RECOMMENDATION**

### **I. FINDINGS**

1. The Applicant, Steve Cochlan, submitted an application to amend Section 3-110I(5) (Specified structures and uses in required yards) of the Hinsdale Zoning Code to allow generators as permitted encroachments in the interior and corner side yards, in the R-1, R-2, R-3 and R-4 Single Family Residential Districts.
2. The Plan Commission heard presentations from the applicant at the Plan Commission meeting of December 9, 2009.
3. The Plan Commission expressed concerns with how to govern the size and sound of proposed generators.
4. As a result of comments and concerns of the Commissioners, as well as discussions conducted, the Plan Commission offered recommendations and revisions to the proposed amendment.
5. The Plan Commission determined that, while the proposed amendment generally met the intent, there were still several items of concern that they felt the Zoning and Public Safety Committee, as well as the Village Board should consider in their discussions, which included the following:
  - a. One year amnesty for existing, non-conforming generators
  - b. Screening of the proposed generators
  - c. Maximum size of a proposed generator
  - d. Permitted decibel levels
  - e. Degree of encroachment (including a minimum side yard), and;
  - f. A sign-off from the neighbor(s) directly affected by the proposed generator
5. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

## II. RECOMMENDATIONS

The Village of Hinsdale Plan Commission, by a vote of five (5) "Ayes", three (3) "Nays", and one (1) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended taking the following concerns into consideration:

- a. One year amnesty for existing, non-conforming generators
- b. Screening of the proposed generators
- c. Maximum size of a proposed generator
- d. Permitted decibel levels
- e. Degree of encroachment (including a minimum side yard), and;
- f. A sign-off from the neighbor(s) directly affected by the proposed generator

THE HINSDALE PLAN COMMISSION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.



## **HINSDALE PLAN COMMISSION**

**RE: 920 N. York Road – The Doings – Design Review Permit for replacement of signage**

**DATE OF PLAN COMMISSION REVIEW: December 9, 2009**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 5, 2010**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. White Way Sign (the “Applicant”) submitted an application on behalf of The Doings, to the Village of Hinsdale for a Design Review Permit to allow for the installation of a wall sign at 920 N. York Road (the “Subject Property”).
2. The Subject Property is zoned in the O-2 Limited Office District and in the Design Review Overlay District.
3. The petitioner is proposing to install a new wall sign.
4. The Plan Commission expressed concerns with the scale of the sign and the way it was positioned on the façade. The Commission recommended shortening the sign to fit within the projecting wall element on the façade.
5. The Plan Commission finds that the application complies with the standards set forth in Section 9-106 of the Hinsdale Zoning Code governing signage.
6. The Plan Commission finds that the application complies with the standards set forth in Section 11-605 of the Hinsdale Zoning Code pertaining to the Design Overlay District.

#### **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of eight “Ayes,” zero “Nays,” and one “Absent” recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 920 N. York, The Doings, with the following condition:

1. The applicant shorten the proposed sign to fit within the projecting wall element on the façade.

THE HINSDALE PLAN COMMISSION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

## **HINSDALE PLAN COMMISSION**

**RE: 48 S. Washington Street – John W. Cahill – Exterior Appearance/Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: December 9, 2009**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 5, 2010**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. John W. Cahill, (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 48 S. Washington (the “Subject Property”).
2. The Subject Property is located in the B-2 Central Business District and is improved with a multiple-story commercial building.
3. The applicant received Site Plan/Exterior Appearance approval on October 8<sup>th</sup>, 2008.
4. The applicant is proposing several changes to the approved plans including the following:
  - The shutters have been removed from both sets of windows.
  - A minor alteration to the separation of the front entrance to accommodate separate entrances for each tenant.
  - Window trim/treatment has been raised to accommodate new tenant signage for both tenants as opposed to the single tenant signage above the main entrance.
  - Removal of the wall sconces on either side of the entrance.
  - The gooseneck lighting above the main entrance to be removed and three new goose neck lights are proposed for each tenant sign. The petitioner has been informed and has confirmed that no portion of the goose neck lights, or their standards, may extend from the façade of the building more than 18”.
5. The petitioner shall be required to reappear in front of the Plan Commission for sign approval.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.

7. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review.

## **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of eight (8) "Ayes," zero (0) "Nays," and one (1) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 48 S. Washington Street.

### **THE HINSDALE PLAN COMMISSION**


By:

---

Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

# **Memoandum**

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robb McGinnis, Building Commissioner  
David Cook, Village Manager  
**Date:** January 13, 2010  
**Re:** Scheduling Public Hearing for Case A-28-2009  
Applicant: Insite RE, Inc. as agent for T-Mobile, Verizon Wireless, US Cellular and Clearwire  
Location: 333 W. 57<sup>th</sup> Street – Hinsdale Central High School  
Request: Special Use Permit for Wireless Antennas and Site Plan/Exterior Appearance Approval

---

The applicant Insite RE, Inc, as agent for the above referenced cell carriers, is proposing to co-locate a total of four new cellular antenna facilities (a total of 36 antennas) on the existing water tower with the associated equipment to be housed in a ground level facility, at the base of the water tower located at 333 W. 57<sup>th</sup> Street in the IB Institutional Buildings District. Subsection 7-3051 states that personal wireless services antennas of this nature are special uses. The proposed antennas would be the first on the property at 333 W. 57<sup>th</sup>.

It is requested that the public hearing be scheduled for February 10<sup>th</sup>, 2010.

## **Attachment**

**Cc:** President Cauley and Village Board of Trustees  
David Cook



October 12, 2009

Sean Gascoigne  
Village Planner  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, IL 60521

**Re: Hinsdale 57<sup>th</sup> Street Water Tower – Wireless Communications Facilities  
333 W. 57<sup>th</sup> Street, Hinsdale, IL**

Dear Sean:

T-Mobile, Verizon Wireless, US Cellular and Clearwire ("Applicants") are seeking a Special Use Permit and an Exterior Appearance and Site Plan Review to collocate wireless communications facilities on the water tank located at 333 W. 57<sup>th</sup> Street and, as required by the Village of Hinsdale, locate one new equipment shelter within the fenced area surrounding the water tank. This letter is to serve as an introduction and to provide you with some general background to the Applicants and their site selection process. Some of the items below are addressed in the application portions of the "Special Use Permit Criteria" and the "Exterior Appearance and Site Plan Review Criteria."

### **General Background**

The Applicants have acquired licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") throughout the United States. This service includes traditional cellular voice, wireless Internet connections and data transmission. Their customer base is in the millions and spans the entire United States.

The proposed facilities planned on the property are necessary in order to provide PCS services to your community. The PCS technology that the proposed facilities operate at do not interfere with radio, television or other communication signals, and all matters pertaining to signal interference are within the sole province of the FCC.

Like traditional cellular phone systems, PCS operates on a "grid" system, whereby overlapping "cells" mesh to form a seamless wireless network. The technical criteria for establishing cell sites are very exacting as to both the height and location of the telecommunications facility. Based on a computerized engineering study which takes into account, among other things, local population density, traffic patterns and topography, radio frequency (RF) engineers have identified this site as a necessary location.

Pursuant to the Village's Ordinance, the Applicants make application for a Special Use and Exterior Appearance and Site Plan Review any other necessary approvals to collocate and maintain their proposed PCS facilities on the 57<sup>th</sup> Street Water Tank in Hinsdale. This property

was selected based on its satisfying exacting radio frequency criteria. The location of the antennas is a function of the geographic area, which it needs to serve, as affected by the local terrain, tree cover and other factors. Any reduction in height or the applicants' inability to obtain the special use will result in gaps in their coverage.

The water tank provides an ideal collocation opportunity, which is always preferred over erecting a new tower. The site will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately once or twice a month). The site will be entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunction or breach of security. Moreover, no smoke, debris or other nuisances will be generated by the proposed PCS facility.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, the Applicants will comply with all FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards.

The Applicants are excited about the opportunity to include this site in their networks as this has been a problem area for a long time. Whenever we can collocate on a site such as the water tank, it truly is a "win-win" for the wireless carriers, the Village and the community. I look forward to working with you and answering any of your questions or concerns.

Sincerely,

Ray Shinkle  
Insite RE, Inc.  
630-560-1004

**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:** Insite RE, Inc., as agent for T-Mobile, Verizon Wireless, US Cellular and Clearwire

**Owner's name (if different):** The Village of Hinsdale

**Property address:** 333 W. 57<sup>th</sup> Street

**Property legal description:** [See attached]

**Present zoning classification:** IB – Institutional Building

**Square footage of property:** 150' x 200' (30,000 sq ft)

**Lot area per dwelling:** N/A

**Lot dimensions:** 150' x 200'

**Current use of property:** Village of Hinsdale Water Tank

**Proposed use:** Single-family detached dwelling  
Other: Wireless antenna facilities

**Approval sought:** Building Permit                      Variation  
  
Special Use Permit                      Planned Development  
Site Plan                                      Exterior Appearance  
Design Review  
Other: \_\_\_\_\_

**Brief description of request and proposal:** The Applicants seek a Special Use Permit and Exterior Appearance and Site Plan Review for the installation of four (4) wireless antenna facilities, which includes antennas on the water tank and related equipment in an equipment shelter located within the fenced area which surrounds the water tank.

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

ES = Equipment Shelter  
WT= Existing Water Tank

	<b>Provided:</b>	<b>Required by Code:</b>
<b>Yards:</b>		
front:	<u>ES: 142'</u> <u>WT: 69'</u>	<u>35'</u>
interior side(s)	<u>South</u> <u>ES 40'</u> <u>WT: 45'</u>	<u>25'</u>
	<u>North</u> <u>ES 34'</u> <u>WT: 42'</u>	<u>25'</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>ES: 30'</u> <u>WT: 69"</u>	<u>25'</u>

**Setbacks (businesses and offices):**

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

**Building heights:**

principal building(s): WT: 104' \*See 7-310E.3(c)(iii)

accessory building(s): 12.6' 15'

**Maximum Elevations:**

principal building(s): N/A N/A

accessory building(s): N/A N/A

Dwelling unit size(s): N/A N/A

Total building coverage: N/A N/A

Floor area ratio: < .50 .50

Accessory building(s): 1,606 sq. ft.

**Spacing between buildings:** [depict on attached plans]

**principal building(s):** N/A

**accessory building(s):** N/A

**Number of off-street parking spaces required:** *None*

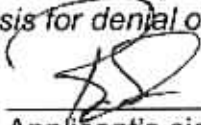
**Number of loading spaces required:** *None*

*\*7-310E.3(c)(iii) Directional or panel antennas may not extend above the highest point of the building or structure to which they are attached or more than two feet (2') from the exterior of any wall or roof of the building or structure to which they are attached, provided however, that such antennas may extend up to eight feet (8') above the highest point of any water tower to which they are attached;*

**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

Ray Shinkle

Applicant's printed name

Dated: October 12, 2009



# VILLAGE OF HINSDALE

## Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Application # A-28-2009 for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Insite RE, Inc. as agent for T-Mobile, Verizon Wireless, US Cellular and Clearwire.

Address or description of subject property:

333 W. 57<sup>th</sup> Street, Hinsdale Illinois 60521

Use or proposal for subject property for which certificate is issued:

Installation of four cellular antennae facilities on the lawfully existing water tower and an equipment structure to be located at the base of the existing water tower.

Plans reviewed, if any: *See attached plans, if any. – See Case A-28-2009 – Special Use Permit,, Exterior Appearance/Site Plan Review*

Conditions of approval of this certificate:

The Board of Trustee's adopt an Ordinance that grants the following requests:

- Subsection 11-602E pertaining to Standards for special use permits as found in the Zoning Code;
- Subsection 11-606E pertaining to Standards for exterior appearance review, and
- Subsection 11-604F pertaining to Standards for site plan disapproval.

*Note: other conditions may be attached to approval of any pending zoning application.*

**NOTE ALL OF THE FOLLOWING CAREFULLY:**

**This approval granted in this certificate has been granted based on the information provided to the Village and the Village's understanding of the facts and circumstances related to the proposal at this time. If (a) any information provided to the Village changes, (b) any new information is becomes available or is discovered, or (c) the Village's understanding of the facts and circumstances otherwise changes, then this certificate may be rescinded.**

**This certificate does not signify Building Code Review or approval and is not authorization to undertake any work without such review and approval where either is required. See the Hinsdale Building Code for details.**

**Before any structure to which this certificate is applicable may be occupied or used for any purpose, a Certificate of Occupancy must be obtained. See Section 11-402 of the Hinsdale Zoning Code and the Hinsdale Building Code for details.**

**Subject to an extension of time granted pursuant to the Hinsdale Zoning Code, this certificate shall become null and void six months after the date on which it was issued unless construction, reconstruction, remodeling, alteration, or moving of a structure is commenced or a use is commenced.**

**If this certificate is issued in violation of the provisions of the Hinsdale Zoning Code, whether intentionally, negligently, or innocently, then it shall be void *ab initio* and shall give rise to no rights whatsoever.**

By:

  
Village Manager

Dated:

12/23, 2009



**VILLAGE  
OF HINSDALE** INCORPORATED 1837

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**GENERAL APPLICATION**

**I. GENERAL INFORMATION**

**Please Note: You MUST complete and attach all appropriate applications and standards applicable to your specific request to this application.**

**Applicant**

Name: *Insite RE, Inc., as agent for T-Mobile,  
Verizon Wireless, US Cellular and Clearwire*  
Address: *2210 Midwest Road, Suite 213*  
City/Zip: *Oak Brook, IL 60523*  
Phone/Fax: *(773) 960-8781/630-242-6445*

**Owner**

Name: *The Village of Hinsdale*  
Address: *19 East Chicago Avenue*  
City/Zip: *Hinsdale, IL 60521*  
Phone/Fax: *(630) 789-7000*

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

Name: *Forge, Inc., John Lamberas*  
Title: *President, A&E Firm*  
Address: *2210 Midwest Road, Suite 213*  
City/Zip: *Oak Brook, IL 60523*  
Phone/Fax: *(630) 264-6485, ext. 130*  
E-Mail: *John@Forge-inc.com*

Name: *Ray Shinkle, Insite RE, Inc.*  
Title: *President*  
Address: *2210 Midwest Road, Suite 213*  
City/Zip: *Oak Brook, IL*  
Phone/Fax: *630-560-1004/630-242-6445*  
E-Mail: *shinkle@insite-inc.com*

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

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 333 W. 57<sup>th</sup> Street, Hinsdale, IL

Property identification number (P.I.N. or tax number): 09 -13-100-006

Brief description of proposed project: Applicants seek a Special Use Permit, Exterior Appearance and Site Plan Review and any other approvals for the installation of four (4) wireless antenna facilities on the water tank located at 333 W. 57<sup>th</sup> Street in Hinsdale. The four (4) carriers that make up the ("Applicants") are: T-Mobile, Verizon Wireless, US Cellular and Clearwire.

General description or characteristics of the site: The site will consist of four (4) wireless antenna facilities including antennas installed on the water tank and related equipment located in one building within the fenced area that surrounds the water tank.

Existing zoning and land use: IB (Institutional Building)

Surrounding zoning and existing land uses:

North: R1 (Single Family Residence)      South: R1 (Single Family Residence)

East: IB (Institutional Building)      West: IB-Institutional Building

Proposed zoning and land use:

Existing square footage of property: 73' x 22' bldg. (1,606')

Existing square footage of all buildings on the property: 60' diameter (2,826')

## TABLE OF COMPLIANCE

Address of proposed request: 333 W. 57<sup>th</sup> Street, Hinsdale, IL

The following table is based on the IB-Institutional Building Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	50,000'	30,000' (existing)
Minimum Lot Depth	250'	200' (existing)
Minimum Lot Width	200'	150' (existing)
Building Height	N/A	N/A (see Section 7-310E)
Number of Stories		
Front Yard Setback	35'	ES: 142' / WT: 69'
Corner Side Yard Setback	N/A	N/A
Interior Side Yard Setback	25'	<div style="display: flex; justify-content: space-between;"> <div> <b>South</b>  ES: 40'  WT: 45' </div> <div> <b>North</b>  ES: 34'  WT: 42' </div> </div>
Rear Yard Setback	25'	ES: 30' / WT: 69'
Maximum Floor Area Ratio (F.A.R.)*	.50	<.50
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	N/A	N/A
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	N/A	1,606'

\* 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 12th, day of October, 2009, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Ray Shinkle

Name of applicant or authorized agent

"OFFICIAL SEAL"

Marilyn Hunter  
Notary Public, State of Illinois  
Will County

My Commission Expires June 16, 2013

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

6-16-2013

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

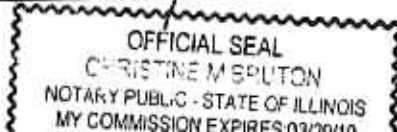
- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application 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 23<sup>rd</sup> day of December, 2009, I/We have read the above certification, understand it, and agree to abide by its conditions.

43  
owner  
Village of Hinsdale by  
David Cook  
Signature of applicant or authorized agent  
Village of Hinsdale  
by David Cook  
Name of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent  
\_\_\_\_\_  
Name of applicant or authorized agent

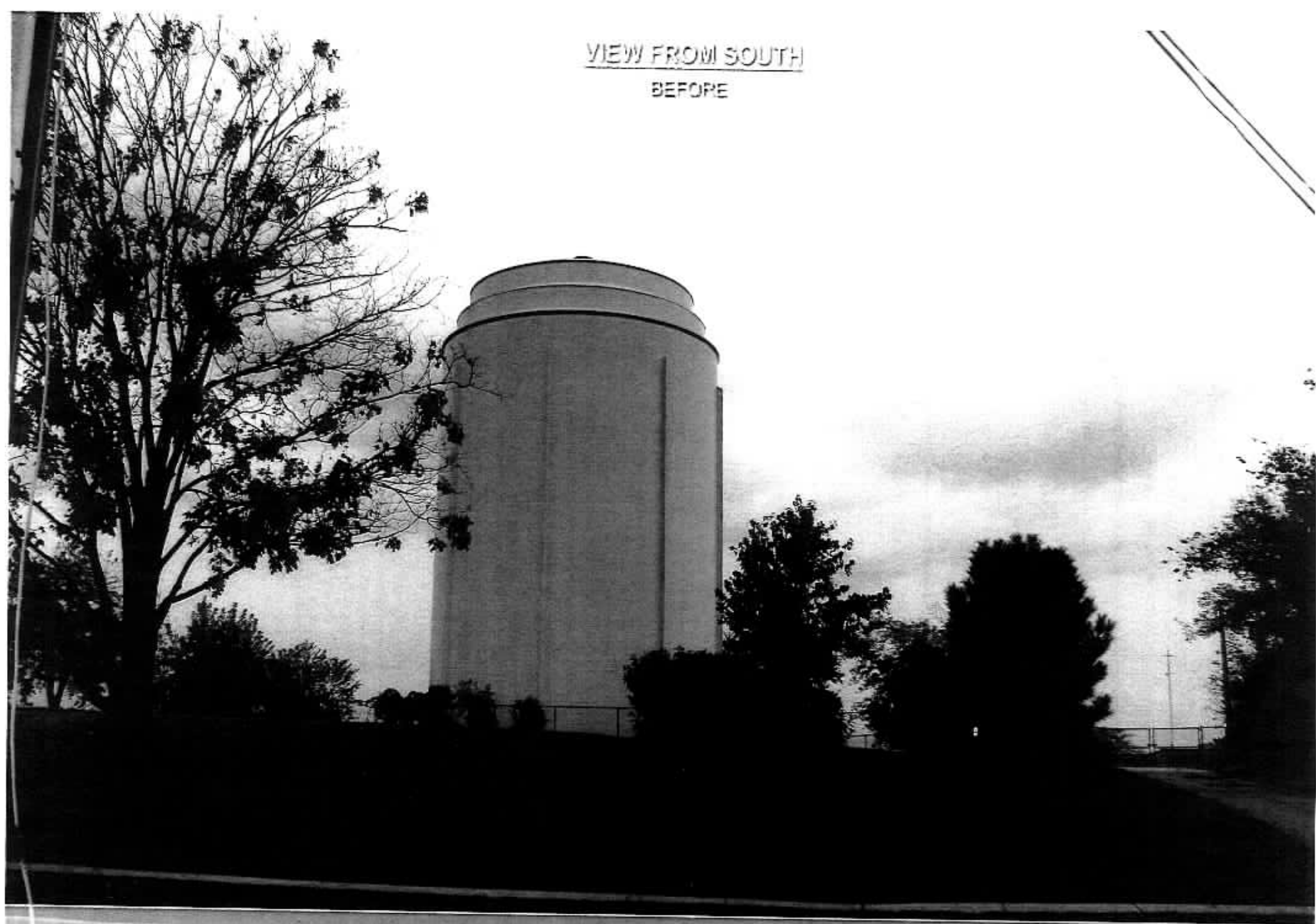
SUBSCRIBED AND SWORN  
to before me this 23<sup>rd</sup> day of  
December, 2009



Christine M. Bruton  
Notary Public

VIEW FROM SOUTH

BEFORE



**Hinsdale WT**

339 W. 57th Street N 41° 47' 10.10 (41.7861388)  
Hinsdale, IL 60521 W 87° 56' 03.00 (-87.9341666)

VIEW FROM SOUTH

AFTER:

(3) USC ANTENNAS  
240° AZ.

(3) USC ANTENNAS  
120° AZ.

NEW CABLE TRAY  
WI PAINTED COVER

**Hinsdale WT**

339 W. 57th Street N 41° 47' 10.10 (41.7861388)  
Hinsdale, IL 60521 W 87° 56' 03.00 (-87.9341666)



VIEW FROM NORTHEAST  
BEFORE



**Hinsdale WT**

339 W. 57th Street N 41° 47' 10.10 (41.7861388)  
Hinsdale, IL 60521 W 87° 56' 03.00 (-87.9341666)



VIEW FROM NORTHEAST

AFTER



**Hinsdale WT**

339 W. 57th Street N 41° 47' 10.10 (41.7861388)  
Hinsdale, IL 60521 W 87° 56' 03.00 (-87.9341666)

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**SPECIAL USE PERMIT CRITERIA**

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

**Address of proposed request:** 333 W. 57<sup>th</sup> Street, Hinsdale, IL

**Proposed Special Use request:** Applicants request a Special Use Permit to install wireless antenna facilities at the water tank located at 333 W. 57<sup>th</sup> Street, Hinsdale, IL.

**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.

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

*The Applicants have been sensitive in the selection and design of the proposed facilities. The granting of the special use will not affect the normal and orderly development and improvement of the surrounding area because the proposed facilities will not significantly alter the existing site conditions and will no way impede the development of surrounding properties. Wireless communications has become an integral part of the community and offers vital communications in personal, business and emergency situations that will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.*

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

*The Proposed Facilities will not have a substantial or undue adverse effect upon the adjacent property, the character of the area or be detrimental to the public health, safety, and general welfare. On the contrary, wireless communications technology provides vital communications in "911" and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the public health, safety, morals, comfort and general welfare. The site will meet all applicable health and safety standards. Telecommunications facilities of the sort proposed by the Applicants have become commonplace in all manner of urban, suburban, exurban and rural locales, and already exist in a variety of sizes, types and locations in DuPage County. The Applicants have been sensitive in selecting a site that will minimize the impact on the surrounding property. The site will be compatible with the existing neighboring property uses and will not disrupt any future development of the area.*

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

*The proposed facility will be compatible with the existing property uses and will not disrupt any future development of the area. Such wireless facilities do not impede the normal development and improvements of surrounding property for uses permitted. Wireless communications will have a positive influence on the development of this area. Moreover, antenna facilities of this type are already located in close proximity to all types of development throughout the greater Chicagoland area and have proven to be compatible therewith. Studies have shown that facilities of this sort present no adverse effect on property values within the neighborhood.*

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

*No drainage, sanitation, refuse removal, parks, library or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Existing police and fire protection are more than adequate to provide security for this facility. As mentioned previously, wireless communications technology provides vital communications in "911" and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the public health, safety, morals, comfort and general welfare.*

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

*The site will be unstaffed and upon completion of construction, maintenance personnel will visit the site approximately once or twice a month. Accordingly, there will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated.*

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

*The Applicants have been sensitive in selecting a site and design that will not only meet their coverage objectives, but will minimize the impact on the surrounding area and will be compatible with the existing character of the neighborhood. The antennas will be painted to match the existing exterior of the water tank and at the direction of the Village, the carriers agreed to erect one equipment shelter designed with additional landscaping to blend in with existing neighboring property uses. Wireless coverage in this area has been sparse for a long time and will remain so until the Village agrees to allow antenna facilities on this tank or erect a large free standing tower close by to hold multiple facilities such as those proposed in this application.*

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.

*Based on direction from the Village that the proposed location is the only available location for the equipment shelter, the proposed use and development does not meet the set back requirements for the "Interior Side Yard Setback" in regards to the South Interior Side Yard. The proposed use and development does comply with all other additional standards imposed on it by the particular provision(s) of this code authorizing such use. Additionally, it will comply with all Federal, State, and Local regulations that govern such a facility, except as may be modified by the Hinsdale Plan Commission and/or Village of Hinsdale.*

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.

N/A

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.

*Reliable utility networks such as electric, gas, water, and wireless networks are essential to the development of any community. Wireless communications are not a luxury anymore; they have become part of our lifestyle. Over 75 percent of all US households use a wireless phone or data device and its projected that there will be more than 60 million new subscribers in the next five years. Every day, wireless phone users place over 200,000 calls a day to 9-1-1 and other emergency numbers to save lives and assist victims in accidents, crimes, fires, storms and natural disasters. The increased use as resulted in a new caller location system called "Enhanced 911" (E911). This system ensures that a wireless call is routed to the nearest emergency dispatch center. It also provides emergency dispatchers with a call-back number of the distressed call and provides the approximate location of the distressed caller.*



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

*The conditions, which the request for a special use at this location is based, are not applicable generally to other property within the area. Radio Frequency Engineers have identified the need for a wireless communications facility to serve this portion of Hinsdale. It is important to remember that wireless communications facilities must be considered as part of a network, not as individual locations. Wireless communications facilities can be likened to links in a chain, one link adds to the next, making the network design larger. The spacing height and location of each component site is critical for the successful operation of the entire network. This site was chosen as the most appropriate site based on the requirements set forth by the engineers and on the unacceptability or unavailability of other sites for collocation in the search area.*

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.

*As stated above, the Applicants have been sensitive in choosing a site and design that will minimize the visual impact on the surrounding property. The antennas will be painted to match the existing color of the water tower and the related equipment will be located in an equipment shelter at grade level within the fenced area that surrounds the tank. The equipment shelter will be designed and constructed to blend in with existing neighboring property uses. Additionally the Applicants will add landscaping to the south side of the equipment shelter so it is sufficiently screened from the view at 57<sup>th</sup> Street. The design and construction of the proposed facilities do not create any substantial adverse effect on public safety and the proposed facilities will comply with all applicable structural engineering requirements.*





COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: 333 W. 57<sup>th</sup> Street, Hinsdale, IL

**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.**

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.

N/A

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

*The adjacent structures were factored in when designing the proposed shelter and landscaping. We are open to any suggestions that may approve upon that.*

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

*Improved wireless coverage is desperately needed in this part of Hinsdale. This is the only viable collocation opportunity and all four carriers tried to design the site that will meet their coverage requirements as well as maintain the aesthetics of the property and surrounding area. The Village requested one shelter for all four carriers as well as painting the antennas to match. This coupled with the proposed landscaping helps disguise the site.*

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.

*Once the site is built, cell technicians for each company visit the site 1 to 3 times a month and will be using the existing driveway, so there will not be an adverse impact of the traffic. We have proposed landscaping to help screen the site to the south, but are open to any suggestions that may improve upon that.*

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

*The height of the antennas will not exceed the height of the water tank (104') and the top of the proposed shelter is 16' 7".*

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

*The proposed four carrier shelter was requested by the Village to avoid four different shelters. We are open to any suggestions on the design of this shelter.*

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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.

N/A

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

N/A

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.

N/A

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.

N/A

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.

N/A

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 site plan adequately meets specified standards required by the Zoning Code with respect to the proposed use, including special use standards where applicable.*

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

*The proposed facility does not interfere with any easements and rights way. Access will be via a new access easement on the existing service driveway off of 57<sup>th</sup> Street to the water Tank. The lease area consists of the antennas on the tank and the equipment shelter located at grade level within the fenced area that surrounds the tank. Upon completion of construction, maintenance personal will visit the site once to twice a month, which will not detrimentally affect any access or ingress/egress easements or add undue traffic for the property or area.*

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

*The proposed site plan will not unreasonably destroy, damage or detrimentally modify or interfere with the enjoyment of the significant natural, topographical, or physical features of the site. The Applicants have designed facilities that will not only meet their coverage objectives, but also maintain the aesthetics of the site and have been sensitive in selecting a site that will minimize the impact on the surrounding property. Specifically, the antennas will be painted to match the existing color of the water tank. The related equipment will be located in an equipment shelter that will blend in with the existing neighboring property uses.*

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

*The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of the surrounding property. To the contrary, wireless communications technology provides vital communications in "911" and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the public health, safety, morals, comfort and general welfare. The site will meet all applicable health and safety standards. Telecommunications facilities of the sort proposed by the Applicants have become commonplace in all manner of urban, suburban, exurban and rural locales, and already exist in a variety of sizes, types and locations in DuPage County. The Applicants have been sensitive in selecting a site that will minimize the impact on the surrounding property. The site will be compatible with the existing neighboring property uses and will not disrupt any future development of the area.*

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

*The proposed site plan will not create undue traffic congestion or hazards in the public streets, nor do circulation elements of the proposed site plan unreasonably create hazards to safety on or off the site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site. Access will be via a new access easement on the current service driveway off of 57<sup>th</sup> Street to the water tank. The*



*site will be unstaffed with maintenance personnel visiting the site approximately once or twice a month. Accordingly, there will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. As mentioned previously, wireless communications technology provides vital communications in "911" and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the public health, safety, morals, comfort and general welfare.*

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

*The screening of the site provides adequate shielding from or for nearby uses. The antennas will be painted to match the existing color of the water tank and the related equipment will be located in an equipment shelter which will be designed and constructed to blend in the existing neighboring property uses. Additionally the Applicants will add landscaping to the south side of the shelter to help sufficiently screen it from the view at 57<sup>th</sup> Street. The Applicants will, via the site plan, have maintained the integrity of the water tank and the surrounding area while providing a much needed service to the community.*

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

*The antennas and equipment shelter will be designed and constructed to blend in with existing neighboring uses. As stated above, the Applicants will add landscaping to the south side of the equipment shelter so it is sufficiently screened from the view at 57<sup>th</sup> Street.*

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 site plan makes adequate provision for the preservation of open space for its continued maintenance. The antennas will be located on the tank and the equipment will be located in an equipment shelter within the fenced area that surrounds the tank; neither will take up significant amounts of space, nor will the new access easement on the existing service driveway off of 57<sup>th</sup> Street leading to the water tank. The open space at the site, therefore, will not be compromised due to the diminutive size of the proposed special use.*

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

*The proposed site will not detrimentally affect drainage or erosion problems since the antennas and related equipment will be located inside the water tower. Access is via a new access easement over an existing drive to 57<sup>th</sup> Street.*



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

*The proposed site does not place unwarranted or unreasonable burdens on any utility systems. Power and Telco will be available on site and no drainage, sanitation or refuse removal will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Additionally, existing police and fire protection are more than adequate to provide security for this facility.*

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

N/A

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

*The proposed site plan WILL NOT adversely affect the public health, safety, or general welfare. To the contrary, wireless technology provides vital communications that will be commonly used by local residents, businesses, and emergency personnel for a wide variety of communication needs thereby promoting the general public's health, safety, morals, comfort and overall general welfare.*

*Over half of all "911" calls are placed on wireless networks. Accordingly, reliable wireless infrastructure provides wireless service that is an essential part of the community's everyday life including emergency and non-emergency communication needs. The Applicants are licensed and regulated by the Federal Communications Commission ("FCC"), which imposes strict health, safety, and interference standards. The proposed facilities will comply with all rules and guidelines that regulate such installations.*



## HINSDALE WT

339 W. 57TH STREET  
HINSDALE, IL 60521

SITE TYPE

WATER TOWER

STRUCTURE HEIGHT: 104'-0"H  
STRUCTURE TYPE: WATER TANK  
ANTENNA QTY: 36  
ANTENNA HEIGHT (CL): 99 FT.  
LEASE AREA: N/A  
EQUIPMENT MOUNTING: CUSTOM SHELTER

PREPARED FOR:



forge

FORGE SERVICES, INC.  
T: (630) 264-6485  
F: (630) 206-0119  
2210 MIDWEST RD. STE 213  
OAK BROOK, IL 60523

kamry

406 MEADOW RIDGE  
PROSPECT HEIGHTS, IL 60070  
TEL: (847) 670-7413  
FAX: (847) 670-7434  
WWW.KAMRYENG.COM

FORGE PROJECT NO: 1242-29

DRAWN BY: DP

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	7/13/09	ISSUED FOR REVIEW

DATE SIGNED: \_\_\_\_\_

© 2009 FORGE SERVICES, INC. ALL RIGHTS RESERVED

8831627  
HINSDALE WT

339 W. 57TH STREET  
HINSDALE, IL 60521

WATER TOWER

TITLE SHEET

T1.1

THIS DRAWING IS SCALED FOR 11"X17 PAPER (U.S. GOVT. "TABLOO")

### SITE INFORMATION

PROPERTY OWNER: VILLAGE OF HINSDALE  
19 E. CHICAGO AVE  
HINSDALE, IL 60521

SITE ADDRESS: 339 W. 57TH STREET  
HINSDALE, IL 60521

APPLICANT: U.S. CELLULAR CORPORATION  
ONE PIERCE PLACE SUITE 800  
ITASCA, IL 60143

USCC CONTACT: SEAN MCGORMAN  
(630) 875-8278

COUNTY: COOK

PIN: 9-13-100-006

ZONING CLASS: NOT AVAILABLE

ZONING JURISDICTION: VILLAGE OF HINSDALE

SURVEYOR: N/A

GEOTECHNICAL: N/A

POWER COMPANY: COMED ELECTRIC  
125 S. CLARK ST.  
CHICAGO, IL 60603  
TEL: (800) 334-7661  
ENG: (773) 509-3294

TELEPHONE COMPANY: AT&T CORPORATION  
2000 W AMERITECH CENTER DR.  
SUITE 4 - C - 10  
HOFFMAN ESTATES, IL 60191  
T. 1-800-257-0902

### DRIVING DIRECTIONS

#### MILE INSTRUCTION

0.0 DEPART PIERCE RD. ON N ARLINGTON HEIGHTS RD (SOUTH)  
0.1 TURN LEFT (EAST) ONTO CR-26 (THORNDALE AVE)  
2.4 TURN RIGHT (SOUTH) ONTO SR-83 (BUSSE RD)  
16.1 TURN RIGHT ONTO RAMP  
16.3 KEEP RIGHT TO STAY ON RAMP  
16.4 BEAR RIGHT (EAST) ONTO CR-35 (55TH ST)  
16.5 KEEP STRAIGHT ONTO CR-35 (W 10TH ST)  
17.0 TURN RIGHT (SOUTH) ONTO CR-8 (S MADISON ST)  
17.2 TURN LEFT (EAST) ONTO W 57TH ST  
17.3 TURN LEFT (NORTH) ONTO LOCAL ROAD(S)  
17.4 ARRIVE AT SITE

SUMMARY  
DRIVING DISTANCE: 17.4 MILES  
TRIP DURATION: 22 MINUTES

### LOCATION MAP

NO SCALE



LATITUDE: N41° 47' 10.10 (41.7861388) (NAD 83)  
LONGITUDE: W87° 56' 03.00 (-87.9341666) (NAD 83)  
GROUND ELEVATION: 733' AMSL (NGVD 29)  
(DATA SOURCE IS NOT 2C)

### DRAWING INDEX

TOTAL PGS: ---

NO.	SHEET NO.	SHEET TITLE	REVISIONS
NO	---	---	---

### CONTACT INFORMATION

CONTACT: FORGE SERVICES, INC.  
2210 MIDWEST RD. STE. 213  
OAK BROOK, IL 60523

PHONE: (630) 264-6485  
FAX: (630) 206-0119  
www.forge-inc.com

CONSTRUCT ONLY FROM DRAWINGS MARKED  
"ISSUED FOR CONSTRUCTION"



ILLINOIS ONE CALL SYSTEM  
CALL BEFORE YOU DIG AT 1-800-892-0123  
INSIDE CHICAGO CITY LIMITS CALL DIGGER AT 1-312-744-7000  
THIS NOTICE MUST BE AT LEAST 72 HOURS/THREE WORKING  
DAYS PRIOR TO THE START OF EXCAVATION



1

LANDSCAPE PLAN

SCALE: 10'-0"

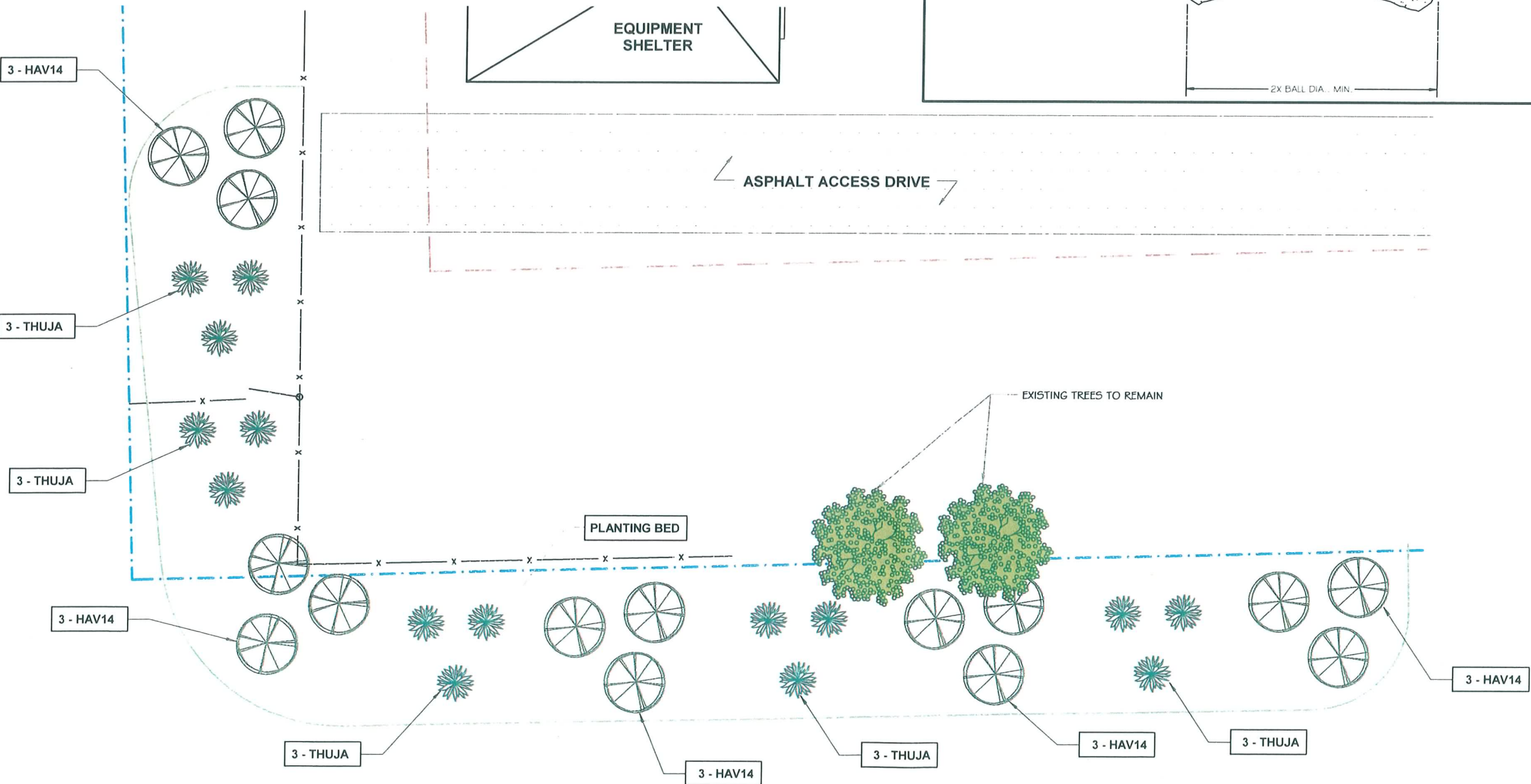
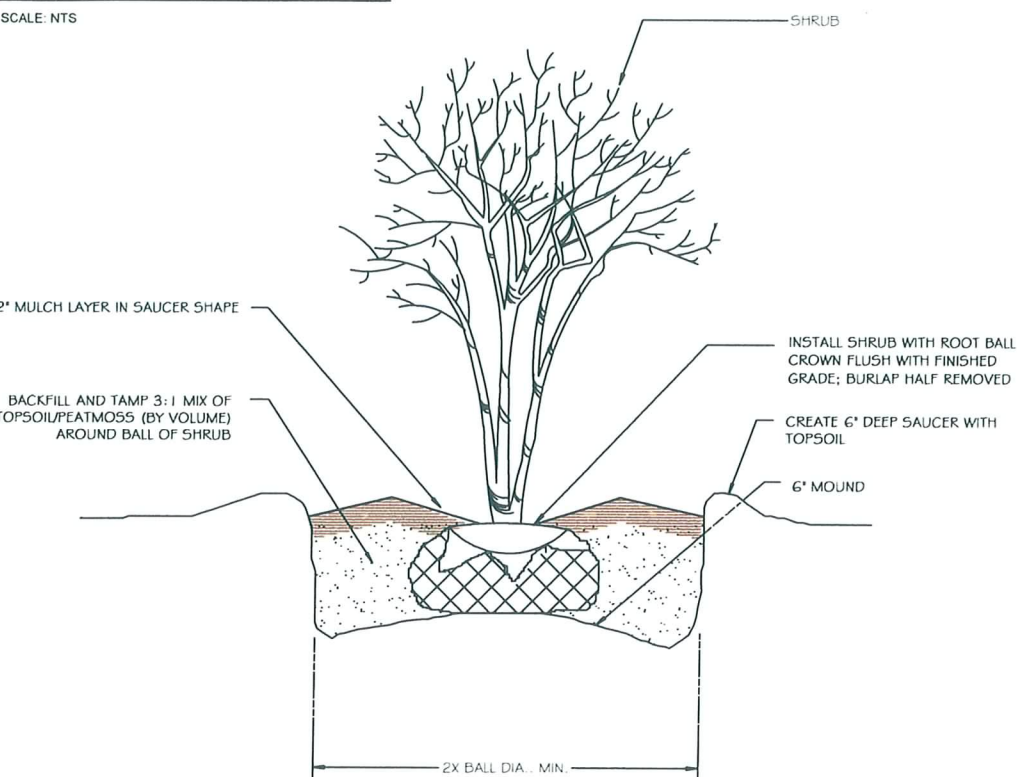
QUAN.	KEY	BOTANICAL NAME / COMMON NAME	SIZE	MATURE HEIGHT	SPREAD
15	THUJA	THUJA OCCIDENTALIS 'EMERALD' EMERALD ARBORVITAE	30" HT.	10'-15'	3' - 4'
15	HAV14	HAMAMELIS VIRGINIANA L. AMERICAN WITCHHAZEL	6'H	10' - 15'	3' - 6'

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK ( AMSI, 1990, PART 1, "SHADE AND FLOWERING TREES")

2

SHRUB PLANTING DETAIL

SCALE: NTS



PREPARED FOR:



forge

FORGE SERVICES, INC.  
T: (630) 264-6485  
F: (630) 206-0119  
2210 MIDWEST RD. STE 213  
OAK BROOK, IL 60523

kamry

406 MEADOW RIDGE  
PROSPECT HEIGHTS, IL 60070  
TEL: (847) 670-7413  
FAX: (847) 670-7434  
WWW.KAMRYENG.COM

FORGE PROJECT NO: 1242-29

DRAWN BY: DP

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	7/13/09	ISSUED FOR REVIEW

DATE SIGNED: \_\_\_\_\_

© 2009 FORGE SERVICES, INC. ALL RIGHTS RESERVED

8831627  
HINSDALE WT

339 W. 57TH STREET  
HINSDALE, IL 60521  
WATER TOWER







1

SCALE: 1" = 20'-0"

- 



**FORGE SERVICES, INC.**  
T: (630) 264-6488  
F: (630) 206-0111  
2210 MIDWEST RD. STE 21  
OAK BROOK, IL 60521

406 MEADOW RIDGE  
PROSPECT HEIGHTS, IL 60070  
TEL: (847) 670-7413  
FAX: (847) 670-7434  
WWW.KAMRYENG.COM

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	7/13/09	ISSUED FOR REVIEW

© 2009 FORGE SERVICES, INC. ALL RIGHTS RESERVED

339 W. 57TH STREET  
HINSDALE, IL 60521

WATER TOWER

## C2.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLET")

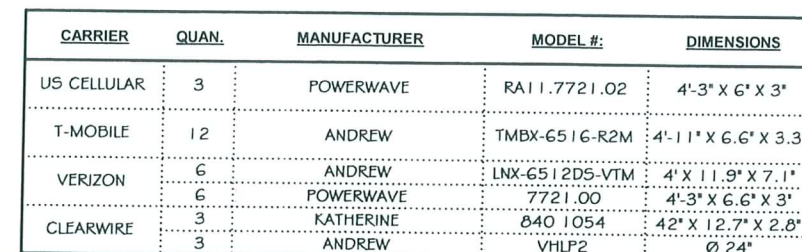


1	ANTENNA PLAN
	SCALE: 1" = 10'-0"

1

SCALE: 1" = 10'-0"

- 



**FORGE SERVICES, INC.**  
T: (630) 264-6485  
F: (630) 206-0119  
10 MIDWEST RD. STE 213  
OAK BROOK, IL 60523

06 MEADOW RIDGE  
PROSPECT HEIGHTS, IL 60070  
TEL: (847) 670-7413  
FAX: (847) 670-7434  
WWW.KAMRYENG.COM

CHECKED BY: FB

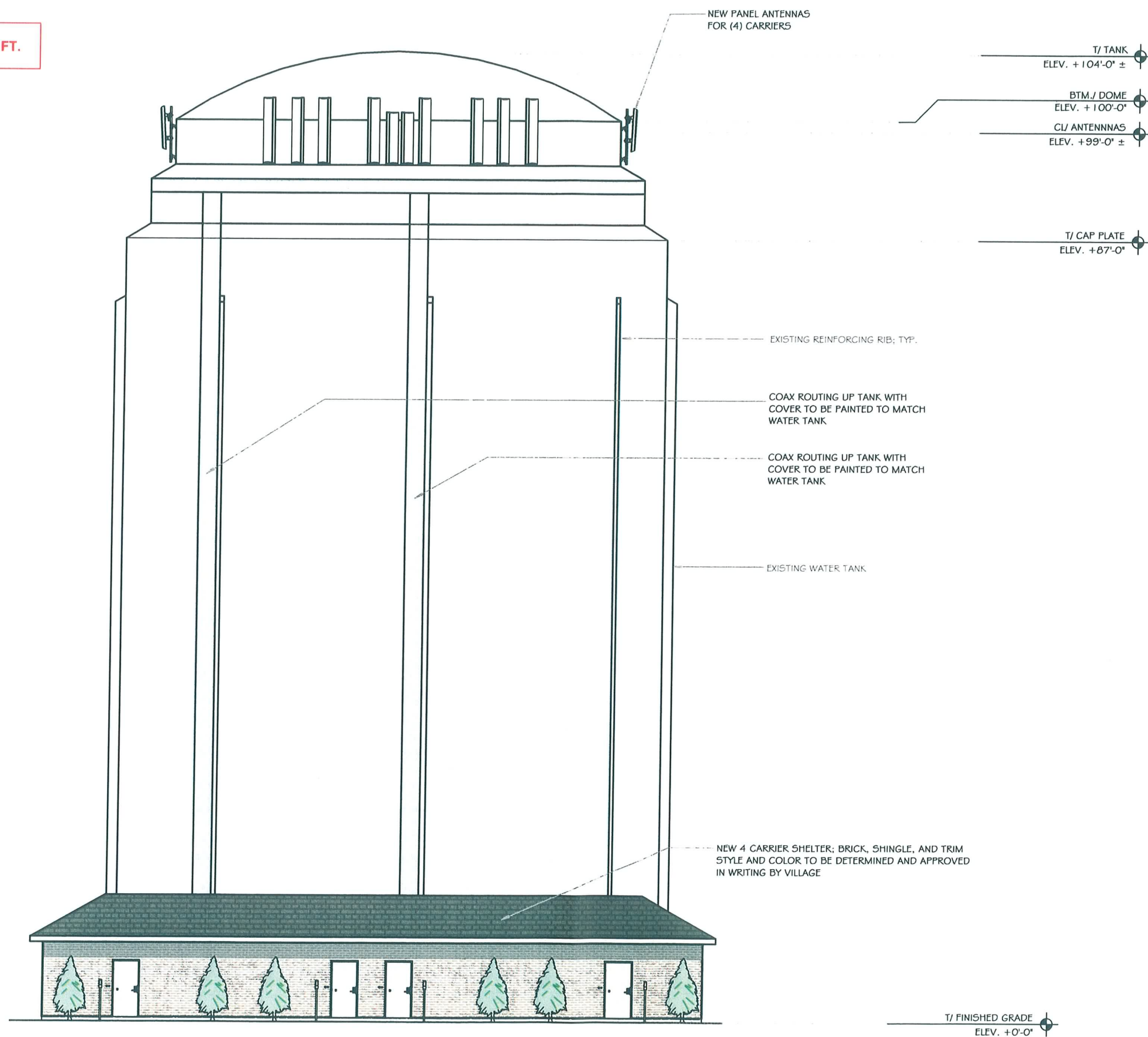
DATE SIGNED: \_\_\_\_\_

© 2009 FORGE SERVICES, INC. ALL RIGHTS RESERVED

## WATER TOWER

## C2.2

THIS DRAWING IS SCALED FOR 11\*17 PAPER (U.S. GOVT "TABLOID")

**WATER TANK VOLUME: 293,904 CU. FT.**

PREPARED FOR:

**forge**FORGE SERVICES, INC.  
T: (630) 264-6485  
F: (630) 208-0119  
2210 MIDWEST RD. STE 213  
OAK BROOK, IL 60523**kamry**  
CONSULTING ENGINEERS406 MEADOW RIDGE  
PROSPECT HEIGHTS, IL 60070  
TEL: (847) 670-7413  
FAX: (847) 670-7434  
WWW.KAMRYENG.COM

FORGE PROJECT NO: 1242-29

DRAWN BY: DP

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	7/13/09	ISSUED FOR REVIEW

DATE SIGNED: \_\_\_\_\_

© 2009 FORGE SERVICES, INC. ALL RIGHTS RESERVED

**8831627  
HINSDALE WT**339 W. 57TH STREET  
HINSDALE, IL 60521

WATER TOWER

**ELEVATION****C3.1**

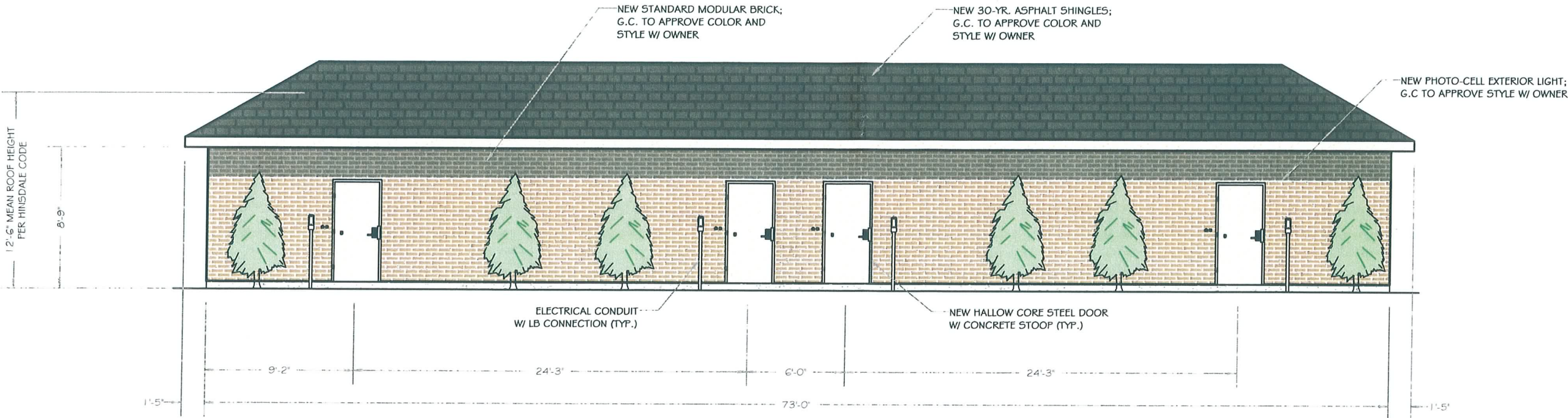
THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")



1

WEST ELEVATION

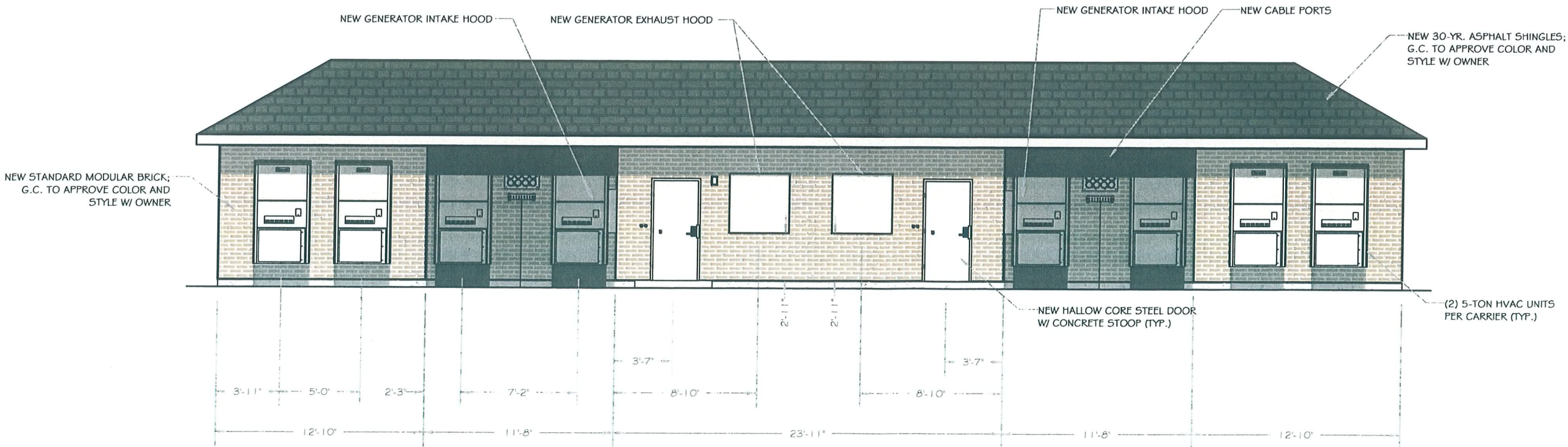
SCALE: NTS



2

EAST ELEVATION

SCALE: NTS



PREPARED FOR:



forge

FORGE SERVICES, INC.  
T: (630) 264-6485  
F: (630) 206-0119  
2210 MIDWEST RD. STE 213  
OAK BROOK, IL 60523

kamry

406 MEADOW RIDGE  
PROSPECT HEIGHTS, IL 60070  
TEL: (647) 670-7413  
FAX: (647) 670-7434  
WWW.KAMRYENG.COM

FORGE PROJECT NO: 1242-29

DRAWN BY: DP

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	7/13/09	ISSUED FOR REVIEW

DATE SIGNED: \_\_\_\_\_

© 2009 FORGE SERVICES, INC. ALL RIGHTS RESERVED

8831627  
HINSDALE WT

339 W. 57TH STREET  
HINSDALE, IL 60521  
WATER TOWER

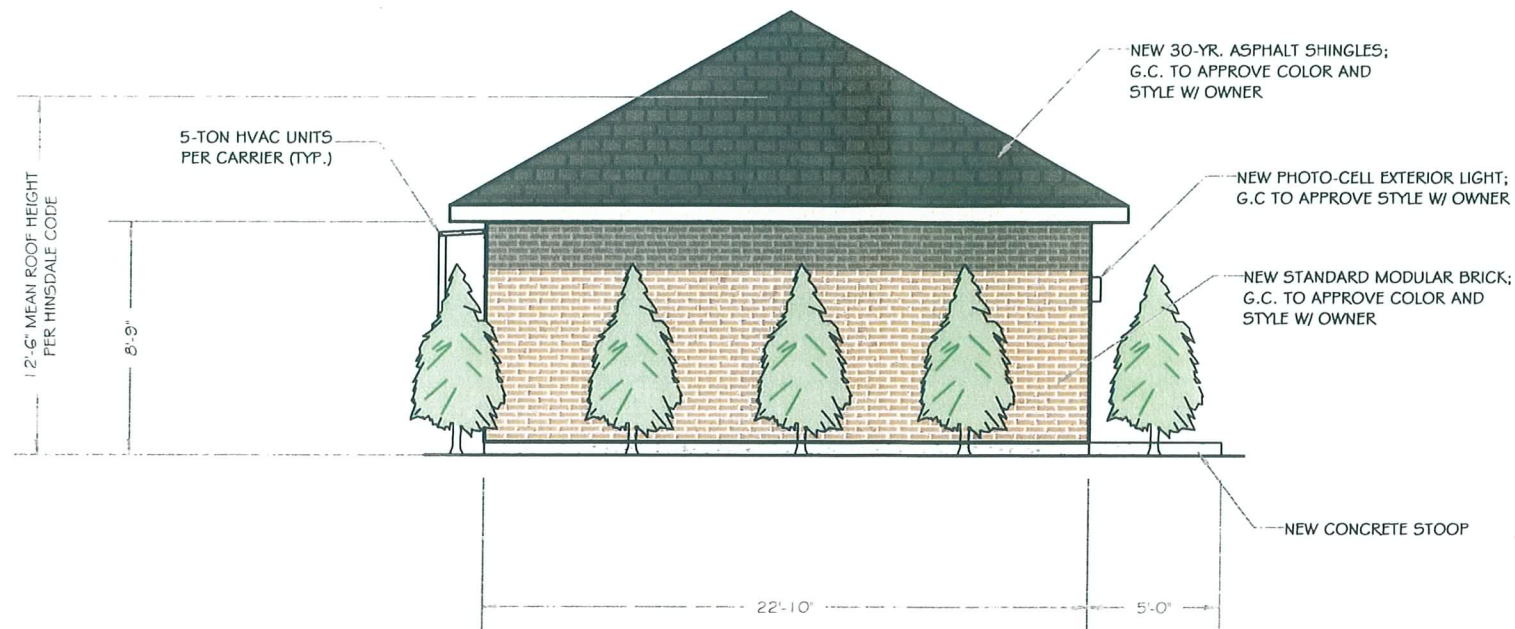
SHELTER ELEVATIONS

C4.1

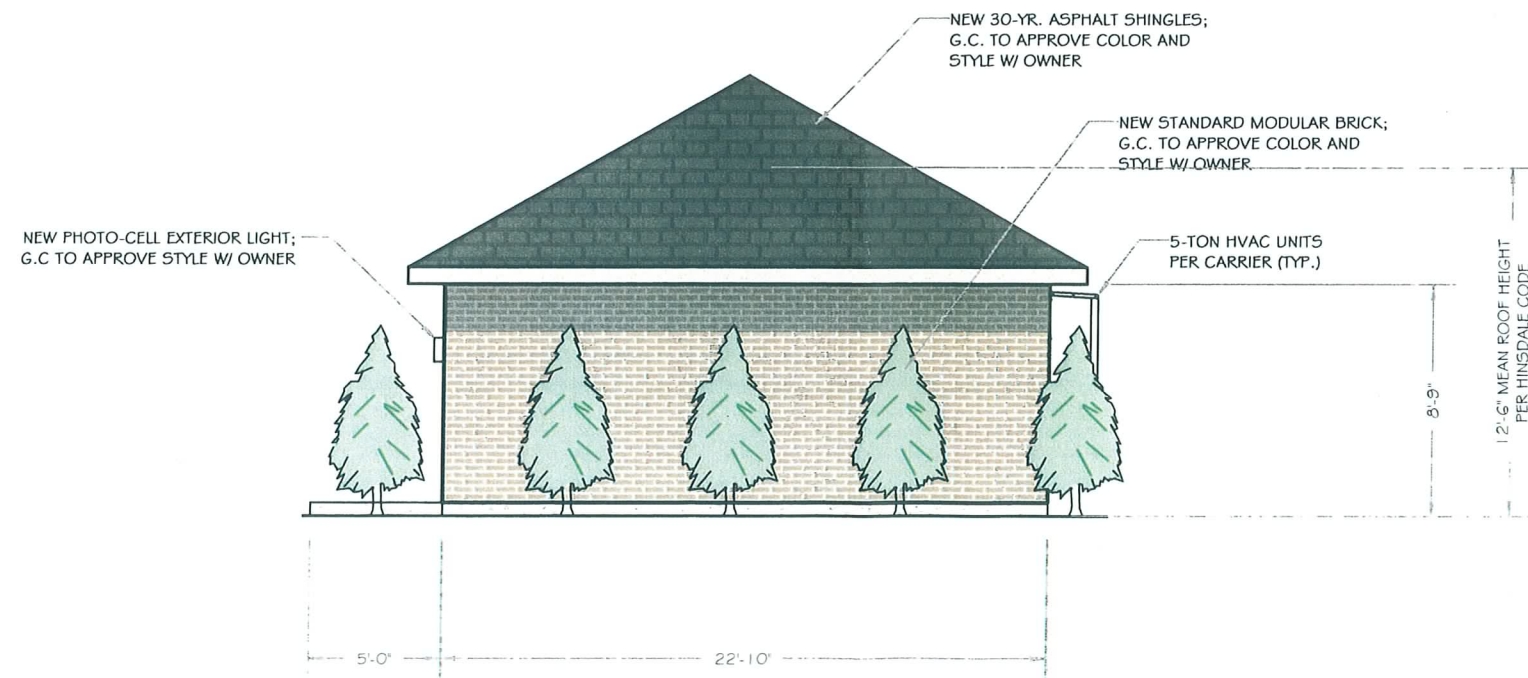
THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")



1 NORTH ELEVATION  
SCALE: NTS



2 SOUTH ELEVATION  
SCALE: NTS



PREPARED FOR:  
**U.S. Cellular**  
U.S. CELLULAR CORPORATION  
ONE PIERCE PLACE SUITE 800  
ITASCA, IL 60143

**forge**  
FORGE SERVICES, INC.  
T: (630) 264-6485  
F: (630) 206-0119  
2210 MIDWEST RD. STE 213  
OAK BROOK, IL 60523

**kamry**  
CONSULTING ENGINEERS  
406 MEADOW RIDGE  
PROSPECT HEIGHTS, IL 60070  
TEL: (847) 670-7413  
FAX: (847) 670-7434  
WWW.KAMRYENG.COM

FORGE PROJECT NO: 1242-29  
DRAWN BY: DP  
CHECKED BY: FB

REV	DATE	DESCRIPTION
A	7/13/09	ISSUED FOR REVIEW

DATE SIGNED: \_\_\_\_\_

© 2009 FORGE SERVICES, INC. ALL RIGHTS RESERVED

8831627  
HINSDALE WT  
  
339 W. 57TH STREET  
HINSDALE, IL 60521  
WATER TOWER

SHELTER ELEVATIONS

C5.1

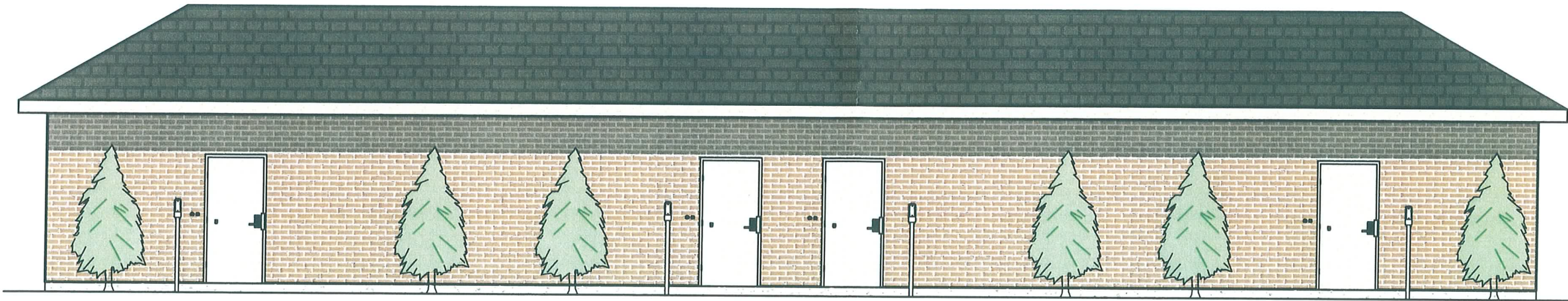
THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLET")



1

WEST ELEVATION

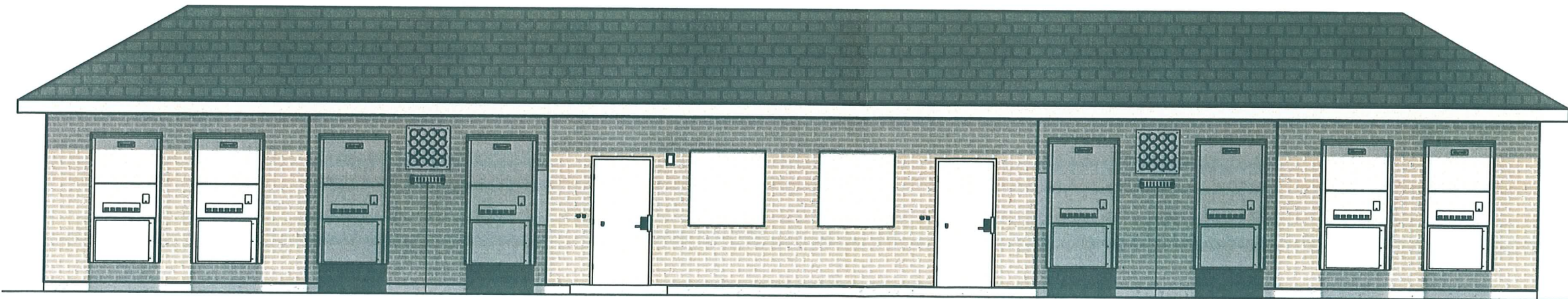
SCALE: NTS



2

EAST ELEVATION

SCALE: NTS



PREPARED FOR:



forge

FORGE SERVICES, INC.  
T: (630) 264-6485  
F: (630) 206-0110  
2210 MIDWEST RD, STE 213  
OAK BROOK, IL 60523

kamry

406 MEADOW RIDGE  
PROSPECT HEIGHTS, IL 60070  
TEL: (847) 670-7413  
FAX: (847) 670-7434  
WWW.KAMRYENG.COM

FORGE PROJECT NO: 1242-29

DRAWN BY: DP

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	7/13/09	ISSUED FOR REVIEW

DATE SIGNED: \_\_\_\_\_

© 2009 FORGE SERVICES, INC. ALL RIGHTS RESERVED

8831627  
HINSDALE WT

339 W. 57TH STREET  
HINSDALE, IL 60521  
WATER TOWER

SHELTER ELEVATIONS

ELEV 1

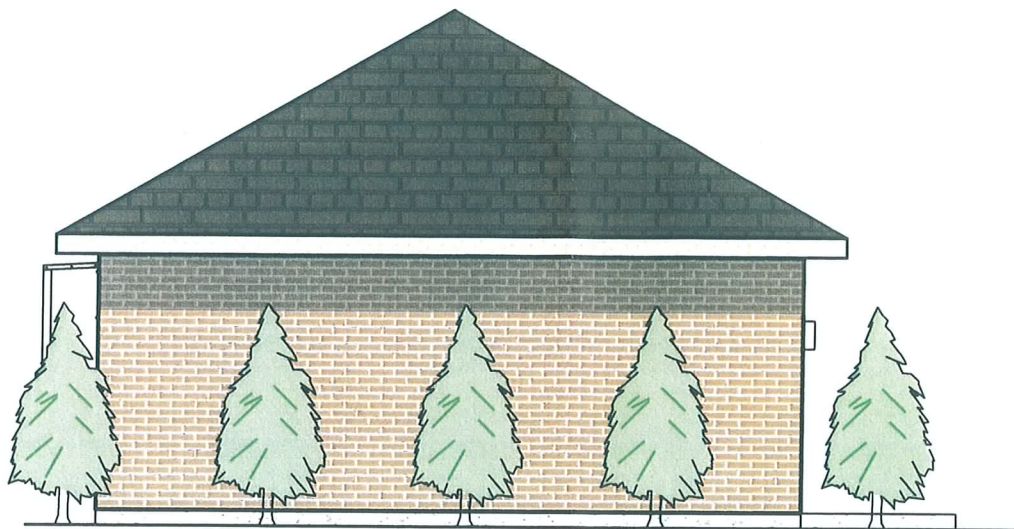
THIS DRAWING IS SCALED FOR 11-17 PAPER (U.S. GOVT. "TABLOD")



1

NORTH ELEVATION

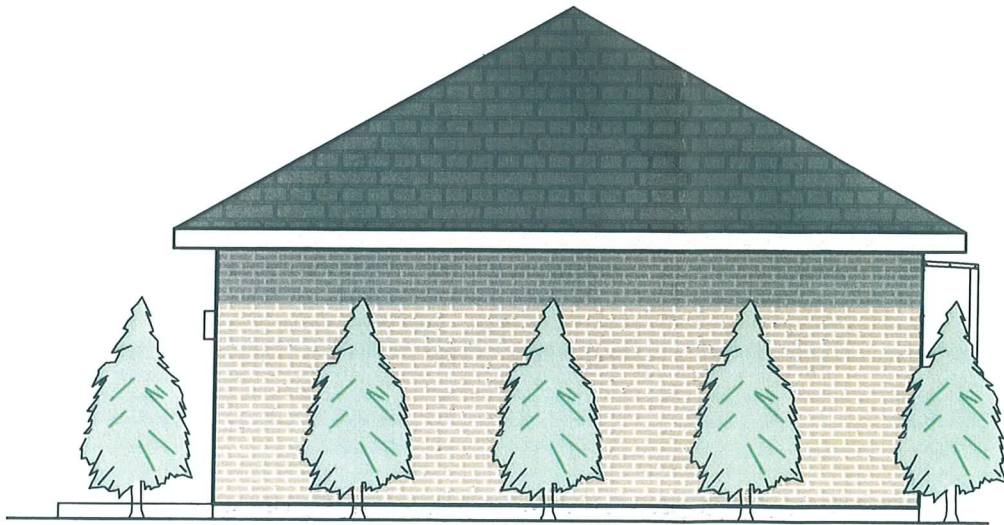
SCALE: NTS



2

SOUTH ELEVATION

SCALE: NTS



PREPARED FOR:

**US Cellular**  
U.S. CELLULAR CORPORATION  
ONE PIERCE PLACE SUITE 800  
ITASCA, IL 60143

**forge**

FORGE SERVICES, INC.  
T: (630) 264-6485  
F: (630) 206-0119  
2210 MIDWEST RD. STE 213  
OAK BROOK, IL 60523

**kamry**  
CONSULTING ENGINEERS

406 MEADOW RIDGE  
PROSPECT HEIGHTS, IL 60070  
TEL (847) 670-7413  
FAX: (847) 670-7434  
WWW.KAMRYENG.COM

FORGE PROJECT NO: 1242-29

DRAWN BY: DP

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	7/13/09	ISSUED FOR REVIEW

DATE SIGNED: \_\_\_\_\_

© 2009 FORGE SERVICES, INC. ALL RIGHTS RESERVED

8831627  
HINSDALE WT

339 W. 57TH STREET  
HINSDALE, IL 60521  
WATER TOWER

ELEV 2

C5.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLOID")

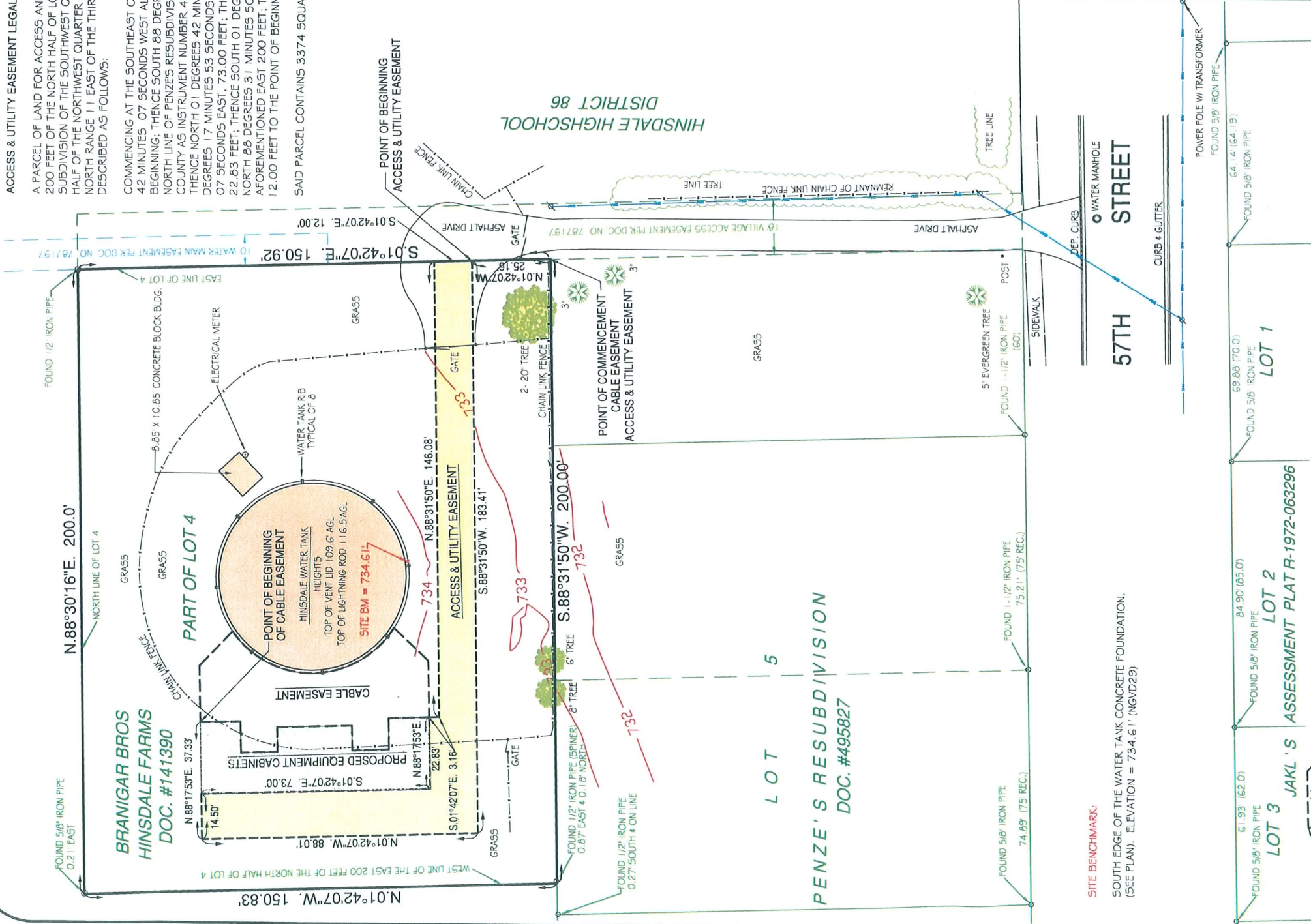


ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS AND UTILITY EASEMENT PURPOSES, BEING PART OF THE EAST 200 FEET OF THE NORTH HALF OF LOT 4, BLOCK 7 IN BRANIGAR BROS HINSDALE FARMS BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SAID NORTHWEST) OF SECTION 13 TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST 200 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 07 SECONDS WEST ALONG THE EAST LINE THEREOF 25.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 31 MINUTES 50 SECONDS WEST PARALLEL WITH THE NORTH LINE OF PENZE'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DUPAGE COUNTY AS INSTRUMENT NUMBER 495827 ON APRIL 16, 1946, A DISTANCE OF 183.41 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 07 SECONDS WEST, 88.01 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 53 SECONDS EAST, 14.50 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 07 SECONDS EAST, 73.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 53 SECONDS EAST, 22.83 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 07 SECONDS EAST, 3.16 FEET; THENCE NORTH 88 DEGREES 31 MINUTES 50 SECONDS EAST, 146.08 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST 200 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 07 SECONDS EAST, 12.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3374 SQUARE FEET.



CABLE EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR CABLE EASEMENT PURPOSES, BEING PART OF THE EAST 200 FEET OF THE NORTH HALF OF LOT 4, BLOCK 7 IN BRANIGAR BROS HINSDALE FARMS BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SAID NORTHWEST) OF SECTION 13 TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST 200 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 07 SECONDS WEST ALONG THE EAST LINE THEREOF 25.16 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 50 SECONDS WEST, 183.41 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 07 SECONDS WEST, 88.01 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 53 SECONDS EAST, 37.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 17 MINUTES 53 SECONDS EAST, 18.00 FEET; THENCE SOUTH 46 DEGREES 42 MINUTES 07 SECONDS EAST, 15.11 FEET TO POINT ON A CURVE; THENCE SOUTHWESTERLY TO SOUTHEASTERLY 60.05 FEET ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 30.95 FEET, AND A CHORD WHICH BEARS SOUTH 01 DEGREES 42 MINUTES 07 SECONDS EAST, 51.63 FEET; THENCE SOUTH 43 DEGREES 17 MINUTES 53 SECONDS WEST, 15.11 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 53 SECONDS WEST, 18.00 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 07 SECONDS WEST, 10.00 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 53 SECONDS WEST, 11.71 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 07 SECONDS WEST, 23.92 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 53 SECONDS WEST, 7.86 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 07 SECONDS WEST, 11.71 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 53 SECONDS EAST, 10.00 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 07 SECONDS WEST, 12.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1761 SQUARE FEET.

SURVEY NOTES

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND / OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY ENCUMBERED BY THE LEASE SITE AND EASEMENTS HEREON IS 09-13-100-015

THE FLOOD INSURANCE RATE MAP SHOWS THAT PROPERTY DESCRIBED HEREON AS FALLING WITHIN ZONE 'X'. ACCORDING TO COMMUNITY PANEL NO. 170105 0466 J, VILLAGE OF HINSDALE, FOUND ON MAP 17031 CO466J, COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

ZONE 'X' IS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY WHEATLAND TITLE GUARANTY COMPANY, AND IDENTIFIED AS FILE NO. TEH-DP-2366-0, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2009.

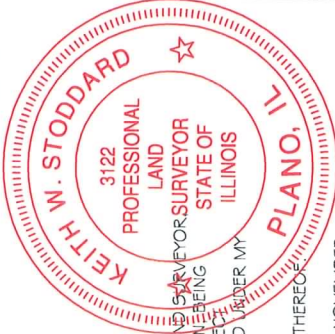
STATE OF ILLINOIS )  
COUNTY OF KENDALL )

I, KEITH W. STODDARD, AN INDIANA REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON BEING COMPLETED IN THE FIELD ON 8/3/2009, IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF NOVEMBER, A.D. 2009.

*Keith W. Stoddard*

KEITH W. STODDARD  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3122  
LICENSE EXPIRES 11/30/2010



BASIS OF BEARING

BASIS OF BEARING ARE BASED UPON RIK GPS OBSERVATIONS

MEAN MAGNETIC DECLINATION OBTAINED FROM U.S.G.S. 7 1/2 MINUTE SERIES MAP HINSDALE QUADRANGLE STATE OF ILLINOIS



UTM GRID AND 1993 MAGNETIC NORTH DECLINATION AT CENTER OF QUAD MAP

LATITUDE: N 41°47'10.09"  
LONGITUDE: W 087°56'03.09"  
COMPLIES WITH F.A.A. 21C ACCURACY REQUIREMENTS



PREPARED BY:



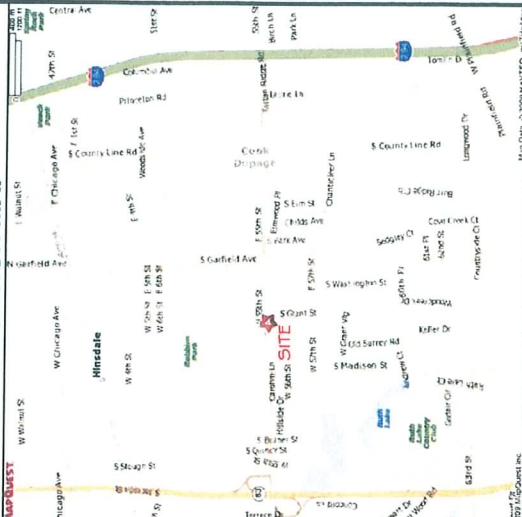
Advanced Surveying & Mapping  
E-MAIL: advanced@advsmi.com

PO Box 7  
Plano, IL 60545  
Telephone (630) 273-2500  
Fax (630) 273-2600

LEGEND

- MANHOLE
- CATCH BASIN
- VALVE (INDIVIDUAL SERVICE)
- FIRE HYDRANT
- UTILITY/POWER POLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- SIGN
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- ASPHALT
- BUILDING
- CONCRETE
- GRAVEL
- BOUNDARY LINE
- EVERGREEN TREE
- IRON PIPE
- IRON ROD
- CUT CROSS
- FINISH FLOOR
- MEASURED
- RECORD
- LEASE SITE
- CABLE EASEMENT
- ACCESS EASEMENT

LOCATION MAP



MAP NOT TO SCALE

DATE	REVISIONS / UPDATES
8/3/2009	FIELD SURVEY COMPLETED
10/09/2009	FINAL SURVEY COMPLETED
11/5/2009	REVISED TO REFLECT TITLE COMMITMENT AND ITS EXCEPTIONS AND REVISED EASEMENTS

PREPARED FOR:

forge

Forge Services, Inc.  
2210 MIDWEST RD, STE 213  
OAK BROOK, IL 60523

SITE DESIGNATION INFORMATION:

HINSDALE WT  
HINSDALE WATER TANK  
5500 GRANT STREET  
HINSDALE, IL 60521


DRAWN BY: DL  
CHECKED BY: KWS  
DATE OF DRAWING: 11/5/2009  
PROJECT NO.: 711222A

PLAT OF SURVEY  
OF ACCESS & UTILITY EASEMENTS  
LS-1



# Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

Cc: Robb McGinnis, Building Commissioner  
David Cook, Village Manager

Date: January 13<sup>th</sup>, 2010

Re: Scheduling Public Hearing for Case A-37-2009

Applicant: Raghuram Jagadam

Request: Text Amendment to Section 5 -102 (Permitted Uses) and 12-206 (Definitions) of the Hinsdale Zoning Code to allow Professional, Home-Based, Supplemental Education Program Centers as Permitted Uses in the B-1, Community Business District.

The Applicant, Raghuram Jagadam, has submitted an application to amend Sections 5-102E and 12-206 of the Zoning Code to allow Professional, Home-Based, Supplemental Education Program Centers as Permitted Uses in the B-1, Community Business District for the purpose of operating a Kumon Math and Science Center within Gateway Square. Currently the Zoning Code does not have any allowances or provisions for this type of uses in this district however the applicant indicates in his application that his proposed use is more analogous with other uses that would be permitted in that district, such as an accountant or an architect, due to the fact that the student's presence at the facility is minimal. If approved, the text amendment would allow these types of uses in areas including Grant Square and Gateway Square, as well as a couple additional B-1 locations within the Village.

Below is draft language proposed by the applicant that would amend the Zoning Code so that Professional, Home-Based, Supplemental Education Program Centers would be Permitted Uses in the B-1, Community Business District:

## **Section 5-102 Permitted Uses**

### **E. Services**

27. Professional, Home-Based, Supplemental Education Program Centers

B-1

B-2

B-3

P

## **Section 12-206 Definitions**

**Professional, Home-Based, Supplemental Education Program Centers** - any business which seeks to supplement and not replace current local school programs through application by certified individuals of an established learning process which is primarily performed by the client off-site at the client's home.

It is requested that the public hearing be scheduled for February 10<sup>th</sup>, 2010.

Attachment

Cc: President Cauley and Village Board of Trustees  
David Cook

## MEMORANDUM

**To:** President Cauley and Village Board Of Trustees  
**From:** Raghuram Jagadam  
**Date:** December 10, 2009  
**Subject:** Requested Text Amendment  
**cc:** Chairman Byrnes and Plan Commission Members

---

**Introduction** – The following provides a summary of the Requested Text Amendment as well as detailed information regarding why the Requested Text Amendment should be adopted and is made pursuant to the procedures outlines in Section 11-602 of the code.

**Requested Text Amendment** – Section 5-102 of the Zoning Code should be changed to allow a professional, home-based, supplemental education program center to be designated as a permitted use in B-1 zones.

**In General** – Laws are enacted to protect people. More specifically, laws are enacted for the common good of the people and not to adversely/negatively impact people for no significant reason.

The Village of Hinsdale Zoning Code is approximately 20 years old. In 1989, when it was originally approved, very few Kumon Math and Reading Centers existed in Illinois.

The laws governing our communities should be viewed as a “living animal” not a stagnant, written in stone tome. Things change, situations change, technology changes, mindsets change, etc. What was once considered good for the public does not necessarily mean it is good for the public today.

**Kumon Math and Reading Centers** – There are over 1,300 Kumon Centers throughout the United States and Canada. The owners of these centers are franchisee, similar to the way individuals own a McDonald's or Egg Harbor restaurant.

Kumon Centers are not “Schools” nor do they offer “Tutoring Services.” Rather, Kumon Centers provide a service that supplements, not replaces, children's schooling and the setting is NOT a traditional classroom setting. In fact, there is no “teacher” or “tutor.” Kumon Centers are places that offer professional, home-based, supplemental math and reading programs to children. A Kumon Center is only open to the public two or three days a week, with after school hours not exceeding four hours each day. During those times, each client is dropped off by his parent or caretaker and is present at the center only thirty minutes per subject

to exchange work previously performed at home with new work to be completed at home and to allow assessments of their progress within the program.

The business conducted at the site is more typical of an office function with a retail-type component in which a service is provided to our client's for a fee. The majority of the time that a Kumon Center is in operation is for general business purposes. Center staff typically spends their time preparing for consultations, organizing worksheets plans for home use, general office management and fielding inquiries from parents of prospective clients.

**Comparison To Other Permitted Uses In B1 Zones** – The description of a professional, home-based, supplemental education program center is most analogous to that of other current permitted uses. Specifically, subsections 8 (tax preparation), 21 (legal), 22 (architectural), and 23 (accounting) can all be lumped together as “professional consulting services.” Each of the aforementioned businesses is specifically permitted in B1 zones. Each of them provide professional services to the general public which require some on site consultation. As described above, a professional, home-based, supplemental education program center such as a Kumon Center offers the same, professional consultative services as that which would be provided by an accountant, lawyer or architect.

**Positive Impact on the Surrounding Businesses** - Professional, home-based, supplemental education program centers like Kumon both directly and indirectly impact surrounding businesses in a positive way. They directly impact surrounding businesses by providing potential shoppers (parents and caretakers) with thirty minutes to with which to shop while their child is exchanging his/her homework. Many of the surrounding businesses provide complementary shopping opportunities to parents. For example, in one B1 area there is a Kingaroo Shoes (children's shoe store). Retailers will benefit from having a captive audience in the exact demographic to which they cater for thirty minutes twice a week.

Professional, home-based, supplemental education program centers like Kumon indirectly impact surrounding businesses in a positive way by consistently exposing new segments of the community to businesses they might not otherwise be familiar with. This business awareness could generate shopping opportunities even when the Kumon Center is not open. As an added benefit, there would greater opportunity to gain occupancy in sites which have been vacant far too long.

**Issues Supporting Need for the Requested Text Amendment** – Hinsdale has long been known for its emphasis on education and the viability a person's future holds based on that education. The residents of Hinsdale have actively supported funding what is considered by many one of the finest school districts in the



greater Chicagoland area. Up to this point, Hinsdale has not had the opportunity to offer a supplemental education program which is both home-based and extremely affordable.

**Summary** – The adoption of the proposed text would:

- **Create** no issues.
- Be consistent with the public good
- **Enhance** Hinsdale's reputation as a community that emphasizes education
- **Enable** Hinsdale to enjoy affordable, home-based educational programs
- **Encourage** greater direct and indirect shopping opportunities within Hinsdale.
- **Prevent** loss of business opportunities to other communities with such centers.
- **Create** occupancy for space that has been vacant for over a year.

**Bottom line**, granting the requested text amendment is a win for everyone, the children of Hinsdale, the parents of Hinsdale children, the businesses of Hinsdale, and Hinsdale itself. This recommendation does not hurt anyone but potentially could help a lot of residents and businesses. **It is consistent with the public good.**



**VILLAGE  
OF HINSDALE** FOUNDED IN 1833

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**GENERAL APPLICATION**

**I. GENERAL INFORMATION**

**Please Note: You MUST complete and attach all appropriate applications and standards applicable to your specific request to this application.**

**Applicant**

Name: **Raghuram Jagadam**  
Address: **1757 Trevino Circle**  
City/Zip: **Bolingbrook, IL 60490**  
Phone/Fax: **(630) 779-5894/(630) 839-9013**  
E-Mail: \_\_\_\_\_

**Owner**

Name: **N/A**  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: ( ) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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

Name: **Albert C. Bettuzzi**  
Title: **Attorney**  
Address: **1021 Vine Ave**  
City/Zip: **Park Ridge, IL 60068**  
Phone/Fax: **(847) 867-0365**  
E-Mail: **acbettuzzi@comcast.net**

Name: **Mike Woldman**  
Title: **Commercial Real Estate Agent**  
Address: **64 W. Seegers Road. Suite 201**  
City/Zip: **Arlington Heights, IL 60005**  
Phone/Fax: **(815) 739-6013 / (815) 407-2274**  
E-Mail: **mike@acre.net**

**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) **Not Applicable**
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: **777 North York Road, Hinsdale, IL 60521**\_\_\_\_\_

Property identification number (P.I.N. or tax number): **Not Applicable**

Brief description of proposed project: **Text Amendment for the B1 Zoning District which designates as a permitted use in B1 Zoning District any "Professional, home-based, supplemental education program center"**

General description or characteristics of the site: **Midsized shopping center consisting of typical retail businesses commonly associated with a property of this type and zoning**

Existing zoning and land use: **B-1**\_\_\_\_\_

Surrounding zoning and existing land uses:

North: **Not Applicable**      South: **Not Applicable**

East: **Not Applicable**      West: **Not Applicable**

Proposed zoning and land use: **Text Amendment to current B1 Zoning.**

Existing square footage of property: **Not Applicable**\_\_\_\_\_ square feet

**Existing square footage of all buildings on the property: Not Applicable** \_\_ square feet

## 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 11th day of December, 2009, I/We have read the above certification, understand it, and agree to abide by its conditions.

Raghuram Jagadam  
Signature of applicant or authorized agent

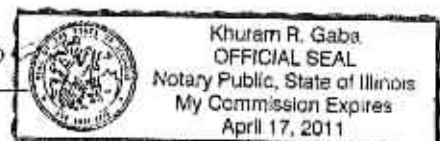
\_\_\_\_\_  
Signature of applicant or authorized agent

Raghuram Jagadam  
Name of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 11th day of  
December, 2009.

Khuram R. Gaba  
Notary Public



## TABLE OF COMPLIANCE

Address of proposed request: **Not Applicable**

The following table is based on the \_\_\_\_\_ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	N/A	
Minimum Lot Depth	N/A	
Minimum Lot Width	N/A	
Building Height	N/A	
Number of Stories	N/A	
Front Yard Setback	N/A	
Corner Side Yard Setback	N/A	
Interior Side Yard Setback	N/A	
Rear Yard Setback	N/A	
Maximum Floor Area Ratio (F.A.R.)*	N/A	
Maximum Total Building Coverage*	N/A	
Maximum Total Lot Coverage*	N/A	
Parking Requirements	N/A	
Parking front yard setback	N/A	
Parking corner side yard setback	N/A	
Parking interior side yard setback	N/A	
Parking rear yard setback	N/A	
Loading Requirements	N/A	
Accessory Structure Information	N/A	

\* Must provide actual square footage number and percentage.

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



# 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: **Not Applicable** \_\_\_\_\_

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

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

Subscribed and sworn to before me

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

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

Notary Public



COMMUNITY DEVELOPMENT  
DEPARTMENT  
**ZONING CODE TEXT AND MAP**  
**AMENDMENT APPLICATION**

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

Address of the subject property or description of the proposed request: **Not Applicable**

**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.

**Please refer to the attached accompanying Memorandum to President Cauley and Village Board Trustees, dated December 11, 2009**

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

**Not Applicable**

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.

Since the Village of Hinsdale Zoning Code was adopted in 1989, things have changed. Twenty years ago, there were no professional, home-based , supplemental education program centers in the area. With the greater emphasis on quality educational opportunities, more families are searching out affordable options within their community.

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

**Based on what the text amendment seeks to accomplish, there should be no decrease in the value of any properties. In fact, local businesses will experience greater exposure within the community**

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

**Not Applicable**

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

**Additional shopping traffic with increased frequency of visits would positively affect the surrounding businesses and make it more convenient for the residents of the community to have this business at the subject property.**

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

**It should not have any impact on the adjacent properties value.**

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

**No identified impact whatsoever.**

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

**The subject property is ideally suited for its current zoning classification as it is similar in character and service to several permitted uses currently allowed under the Zoning Code.**

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

**The subject property and the adjacent properties would have the same or lesser impact if the units were leased to a typical retailer permitted under the current zoning ordinance.**

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.

**Utilities and public services are adequate for the subject property under the current 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.

**This unit within the subject property has been vacant for nearly one year with four new vacancies within the complex since we have gone under lease. There are currently very few opportunities for development in today's current economic climate within the vicinity of the subject property.**

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

**Hinsdale has long been known for the emphasis on education and the viability one's future holds based on that education. This use would further emphasize Hinsdale's commitment to education and would provide additional venues for parents to further that very important role education has at an affordable price.**


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

**There are several reasons why this permitted use would be positive for the overlay district and the surrounding residents in the area. First would be that the subject property would benefit from having this type of mix of tenants to provide a more frequent trip pattern to the center so people would rely on the center for more of their short trip and frequent needs. This saves on gas and helps them plan their shopping. The residents in the area that use this service would have an opportunity to do more of their shopping at the subject property on a regular basis at the center providing a repeat business atmosphere for the current tenants that are at the subject property. The**

negative would be residents that did not use this service would have more traffic to deal with, however, this impact would be no different that that which would be experienced for a currently permitted use.



# Memorandum

**To:** Chairman Byrnes and Plan Commission Members  
**From:** Sean Gascoigne, Village Planner   
**Date:** January 13, 2010  
**Re:** Sign Review – 35 S. Washington – Prudential Rubloff

---

## SIGN PERMIT REVIEW

The applicant is proposing placement of two wall-mounted signs, one for each building frontage on the subject building. The building is located at the southeast corner of Hinsdale Avenue and Washington Street and is zoned B-2 Central Business District.

The signs would be located along the north and west elevations of the building and would be 12 square feet (2'-0" x 6'-0") each. The proposed signs would be installed on, what is currently a blank brick façade in the exact same location and dimensions as the "A Lady's Game" signs, which have since been removed. The signs would be illuminated with the existing goose neck lighting on the building, which is why the applicant is proposing to maintain the same scale and dimensions of the previous signs that were removed.

Subsection 9-106J of the Zoning Code provides the requirements for wall signage in the B-2 District and allows two wall signs totaling twenty five square feet for each business that has a separate ground level principal entrance directly to the outside of the building onto a street. The maximum overall height of a wall sign is not more than 20 feet or no higher than the bottom of any second floor window, whichever is less. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

## Attachment

Cc: President Cauley and Board of Trustees  
David Cook, Village Manager

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

<b>Applicant</b>	
Name:	<u>Prudential</u> <i>sk900</i>
Address:	<u>950 N. Michigan Ave.</u>
City/Zip:	<u>Chicago, IL 60610</u>
Phone/Fax:	<u>(312) 289-1350</u>
E-Mail:	<u>keigal@rubloff.com</u>
Contact Name:	<u>Karoline Eigel</u>

<b>Contractor</b>	
Name:	<u>Signs Now</u>
Address:	<u>5150 Northwest Hwy</u>
City/Zip:	<u>Crystal Lake, IL 60014</u>
Phone/Fax:	<u>(815) 477-3748</u>
E-Mail:	
Contact Name:	<u>Alan Drews</u>

<b>ADDRESS OF SIGN LOCATION:</b> <u>35 S. Washington</u>	
<b>ZONING DISTRICT:</b> <u>B2-Central Business District</u>	
<b>Sign Type:</b> <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Ground Sign <input checked="" type="checkbox"/> Wall Sign <input type="checkbox"/> Pole Sign	<input type="checkbox"/> Temporary

<b>Sign Information:</b> Overall Size (Square Feet): <u>12 sq. (12" x 24")</u> Overall Height from Grade: <u>13'-15'</u> Ft. <i>bottom to top of sign</i> Proposed Colors (Maximum of Three Colors): <u>• Black • White</u> Type of Illumination: <u>existing GOOSE</u> Foot Candles: <u>NELKS</u>	<b>Site Information:</b> Lot/Street Frontage: <u>Washington/Hinsdale</u> Building/Tenant Frontage: <u>Washington</u> Existing Sign Information: Business Name: <u>Existing sign has been</u> Size of Sign: <u>removed</u> * Square Feet Business Name: _____ Size of Sign: _____ Square Feet
--	---

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Signature of Applicant <u>Karoline Eigel</u>	Date <u>12/16/09</u>
Signature of Building Owner <u>[Signature]</u>	Date <u>12/16/09</u>

**FOR OFFICE USE ONLY:** Fee: \$4.00 per square foot, not less than \$75.00 per sign  
Total square footage: 24 sq. ft. x \$4.00 = \$96  
Plan Commission Approval Date: \_\_\_\_\_

\* PROPOSED SIGN TO REPLACE ORIGINAL - SAME SIZE, SHAPE, BLACK & WHITE COLOR SCHEME, AND MATERIAL

72"

24"



**Prudential RUBLOFF**

# Hinsdale Hospital Supplemental Information



## **ZONING CODE TEXT AND MAP AMENDMENT APPLICATION**

**Applicant:** Adventist Hinsdale Hospital  
**Address:** 120 North Oak Street, Hinsdale, Illinois

### **Description of Proposed Text Amendment:**

Applicant proposes a text amendment to Section 7-105 **Special Uses**, of the Hinsdale Zoning Code (proposed new text indicated by underline):

“Except as specifically limited in the following paragraphs, the uses listed in the following paragraphs may be permitted in the Health Services District subject to the issuance of a special use permit as provided in Section 11-602 of this Code. In interpreting the use designations, reference should be made to the Standard Industrial Classification Manual (see Appendix A) and Section 11-501 of this Code. SIC codes are given in parentheses following each use listing.

- A. *Social Services*
  - 1. Individual and Family Services (832)
  - 2. Child Day Care Services (835)
  - 3. Residential Care (836)
- B. *Vocational Schools* (8249), limited to nursing, medical, and allied health schools.
- C. *Dwelling units*, subject to the provisions applicable in the R-5 District, but only when occupied by hospital personnel, staff, and students enrolled in medical or allied health schools.
- D. *Staff dwellings*, subject to the provisions applicable to multiple family dwellings in the R-5 District; provided, however, that every rooming unit in a staff dwelling shall be counted as one-third dwelling unit for the purpose of calculating compliance with minimum total lot area per dwelling unit requirements.
- E. *Planned Developments*.
- F. *Emergency directional signs on public property* pursuant to Section 9-106 of this Code.
- G. *Helistop*.”

Applicant also proposes a text amendment to Section 12-206 **Definitions**, of the Hinsdale Zoning Code (to be inserted between “*Height*” and “*Holiday Decorations*”, proposed new text indicated by underline):

“*Helistop*: Structure used for an emergency medical helicopter heliport (the “Landing Pad”) to transport patients for medical and surgical emergencies.

1. Helicopter transports may only be made for outgoing patients from the structure and may be made only when patients require immediate transport for surgery or medical care in an intensive care unit.

2. The decision to transfer an outgoing patient by air will strictly remain a decision between the referring physician, the Transport Team and their Medical Control.

3. No helicopter transport business shall be owned or operated from the Helistop and no helicopter may be based, stored, fueled or serviced at the Helistop.

4. The user of a Helistop must submit all required documentation to the State of Illinois Department of Transportation Division of Aeronautics in order for that agency to review and, if the appropriate regulations are met, to issue the appropriate permit for utilization of a Helistop.

5. A Helistop must be reviewed and approved as a Special Use in the Health Services Zoning District for purposes of a Hospital.”



## **NOISE MONITORING RESULTS**

**For The**

**Proposed Helistop**

**At**

**Adventist Hinsdale Hospital**

**120 North Oak Hinsdale, IL 60521**

**Supplemental**

***(LaGrange Helistop Noise Test)***

**Prepared By: Barry Technologies Inc.**

**6822 S. Clyde Ave., Chicago, IL 60649**

**773-406-8288**

**Barrytechnologies.com**

## **Supplemental – Test at LaGrange Hospital**

### **Summary**

A Noise Study was performed at Adventist LaGrange Hospital on December 28, 2009 to determine the noise levels of helicopter landing on a Helistop in surrounding communities.

Four Noise Meters were placed in the immediate area surrounding La Grange Hospital Helistop in different directions and distances to capture the noise levels from the Helicopter landing. **Table 6** shows the direction and distances that the Noise Meters were placed and **Exhibit 1** is a map of those locations. Distances of locations from the Helistop were chosen to reflect similar distances of homes near the proposed Helistop at Hinsdale Hospital show in **Exhibit 2**.

**Table 6**

Site	Monitor Location	Approximate Distance from Helistop
1	West: Intersection of Harvey & 51 <sup>st</sup> PL.	550 ft.
2	North: Park Area near Mason & Carriage	1650 ft.
3	East: Golf Course (Maintenance Area)	1200 ft.
4	South East: Hospital Parking Lot	700 ft.

The Test began at 11:08:00 a.m. just before the initial sound of the Helicopter and ended at 11:15:00 after the helicopter departed and could no longer be detected. The Twin Engine Dauphin 2 UCAN Helicopter approached from the South and landed on the Helistop at 11:10:35. The Helicopter paused for a moment and then lifted off and departed to the North. A second approach was made from the North; the Helicopter then hovered over the Helistop at 11:12:41 and departed to the North West.

**Table 7** shows the Leq (average), Lmin (Lowest), and Lmax (Loudest) and time levels were recorded during the test.

Site	Leq	Lmin	Time	Lmax	Time
1	75.4	52.1	11:14:59	85.9	11:09:53
2	69.4	51.0	11:08:05	82.0	11:12:18
3	64.8	48.5	11:13:59	73.8	11:12:41
4	70.6	53.0	11:14:15	79.0	11:13:06

A "Comparison of Sound" chart is attached to compare above sound levels to familiar sound levels that may be heard on a daily bases.



# La Grange Memorial Hospital Helistop Noise Test



Exhibit 1

# Hinsdale Hospital Proposed Helistop



Exhibit 2



\* As measured along the takeoff path 2 miles from the overflight end of the runway.

# TERRENCE O'BRIEN & Co.

## LA GRANGE HOSPITAL

### Near Sales/Re-Sales

1) Location: 5225 Harvey Ave.  
Western Springs, IL

PIN: 18-08-325-004

Sales Price 10/21/2004: \$395,000

Sales Price 11/29/1984: \$130,000

Total Appreciation: \$265,000

Time Span: 239+ mo.

Total Appreciation Percent: 204% +

Monthly Appreciation Percent: .85% +

Distance From Helipad: 970+ Ft. Southwest

2) Location: 5229 Clausen Ave.  
Western Springs, IL

PIN: 18-08-323-009

Sales Price 09/16/2003: \$480,000

Sales Price 09/02/1997: \$280,000

Total Appreciation: \$200,000

Time Span: 72+ mo.

Total Appreciation Percent: 71% +

Monthly Appreciation Percent: .99% +

Distance From Helipad: 1,200+ Ft. Southwest



## TERRENCE O'BRIEN & Co.

### LA GRANGE HOSPITAL (cont'd)

#### Near Sales/Re-Sales (cont'd)

3) Location: 5204 Harvey Ave.  
Western Springs, IL

PIN: 18-08-323-036

Sales Price 06/10/2005: \$760,000

Sales Price 07/17/1984: \$238,500

Total Appreciation: \$521,500

Time Span: 251+ mo.

Total Appreciation Percent: 219% +

Monthly Appreciation Percent: .87% +

Distance From Helipad: 800+ Ft. Southwest

4) Location: 5222 Harvey Ave.  
Western Springs, IL

PIN: 18-08-324-009

Sales Price 12/28/2007: \$755,000

Sales Price 04/23/1996: \$326,000

Total Appreciation: \$429,000

Time Span: 140+ mo.

Total Appreciation Percent: 132% +

Monthly Appreciation Percent: .94% +

Distance From Helipad: 1,000+ Ft. Southwest

## TERRENCE O'BRIEN & Co.

### LA GRANGE HOSPITAL (cont'd)

#### Far Sales/Re-Sales

- 1) Location: 5301 Franklin  
Western Springs, IL

PIN: 18-08-314-001

Sales Price 09/14/2005: \$610,000  
Sales Price 07/09/1996: \$319,000

Total Appreciation: \$291,000

Time Span: 110+ mo.

Total Appreciation Percent: 91% +

Monthly Appreciation Percent: .83% +

Distance From Helipad: 2,300+ Ft. Southwest

- 2) Location: 609 52nd Place  
Western Springs, IL

PIN: 18-08-313-025

Sales Price 01/30/2002: \$335,000  
Sales Price 10/06/1977: \$ 93,500

Total Appreciation: \$241,500

Time Span: 291+ mo.

Total Appreciation Percent: 258% +

Monthly Appreciation Percent: .89% +

Distance From Helipad: 2,260+ Ft. Southwest

## TERRENCE O'BRIEN & Co.

### LA GRANGE HOSPITAL (cont'd)

#### Far Sales/Re-Sales (cont'd)

- 3) Location: 703 53rd Street  
Western Springs, IL

PIN: 18-08-310-019

Sales Price 11/17/2006: \$515,000

Sales Price 04/25/2002: \$345,000

Total Appreciation: \$170,000

Time Span: 55+ mo.

Total Appreciation Percent: 49% +

Monthly Appreciation Percent: .89% +

Distance From Helipad: 2,875+ Ft. Southwest

- 4) Location: 5207 Howard  
Western Springs, IL

PIN: 18-08-312-013

Sales Price 08/17/2005: \$415,000

Sales Price 03/16/1993: \$185,000

Total Appreciation: \$230,000

Time Span: 149+ mo.

Total Appreciation Percent: 124% +

Monthly Appreciation Percent: .83% +

Distance From Helipad: 2,010+ Ft. Southwest

## TERRENCE O'BRIEN & Co.

### LA GRANGE HOSPITAL (cont'd)

#### Near Properties - Average Monthly Appreciation

1)	.85%	±
2)	.99%	±
3)	.87%	±
4)	<u>.94%</u>	±

$$3.65\% \pm \div 4 = \underline{\underline{.91\% \pm}}$$

#### Far Properties - Average Monthly Appreciation

1)	.83%	±
2)	.89%	±
3)	.89%	±
4)	<u>.83%</u>	±

$$3.44\% \pm \div 4 = \underline{\underline{.86\% \pm}}$$

The data indicates no substantial differences in appreciation of Near Properties (1,200± feet or less) and Far Properties (2,000± feet or more).



# TERRENCE O'BRIEN & Co.

## CHILDREN'S MEMORIAL HOSPITAL

### Near Sales/Re-Sales

1) Location: 626 W. Fullerton Pkwy.  
Chicago, IL

PIN: 14-28-315-036

Sales Price 08/19/2004: \$2,500,000

Sales Price 07/09/1990: \$ 960,000

Total Appreciation: \$1,540,000

Time Span: 169+ mo.

Total Appreciation Percent: 160% +

Monthly Appreciation Percent: .95% +

Distance From Helipad: 550+ Ft. Northeast

2) Location: 620 W. Fullerton Pkwy.  
Chicago, IL

PIN: 14-28-315-038

Sales Price 03/19/2004: \$2,250,000

Sales Price 04/07/1997: \$1,251,000

Total Appreciation: \$ 999,000

Time Span: 83+ mo.

Total Appreciation Percent: 80% +

Monthly Appreciation Percent: .96% +

Distance From Helipad: 610+ Ft. Northeast

## TERRENCE O'BRIEN & Co.

### CHILDREN'S MEMORIAL HOSPITAL (cont'd)

#### Near Sales/Re-Sales (cont'd)

3) Location: 2338 N. Geneva Terrace  
Chicago, IL

PIN: 14-33-102-027

Sales Price 01/08/2008: \$2,000,000

Sales Price 11/18/2003: \$1,215,000

Total Appreciation: \$ 785,000

Time Span: 50+ mo.

Total Appreciation Percent: 65% +

Monthly Appreciation Percent: 1.30% +

Distance From Helipad: 760+ Ft. East

4) Location: 621 W. Fullerton Pkwy.  
Chicago, IL

PIN: 14-33-102-036

Sales Price 04/10/2002: \$945,000

Sales Price 04/28/2000: \$809,500

Total Appreciation: \$135,500

Time Span: 24+ mo.

Total Appreciation Percent: 17% +

Monthly Appreciation Percent: .71% +

Distance From Helipad: 560+ Ft. Northeast

## TERRENCE O'BRIEN & Co.

### CHILDREN'S MEMORIAL HOSPITAL (cont'd)

#### Far Sales/Re-Sales

- 1) Location: 2129 N. Cleveland Ave.  
Chicago, IL

PIN: 14-33-123-013

Sales Price 10/17/2005: \$1,705,000

Sales Price 10/06/1997: \$ 775,000

Total Appreciation: \$ 930,000

Time Span: 96+ mo.

Total Appreciation Percent: 120% +

Monthly Appreciation Percent: 1.25% +

Distance From Helipad: 2,100+ Ft. Southeast

- 2) Location: 2122 N. Hudson Ave. - #2  
Chicago, IL

PIN: 14-33-123-061-1002

Sales Price 12/29/2005: \$1,750,000

Sales Price 08/11/1999: \$1,212,500

Total Appreciation: \$ 537,500

Time Span: 76+ mo.

Total Appreciation Percent: 44% +

Monthly Appreciation Percent: .58% +

Distance From Helipad: 2,350+ Ft. Southeast

## TERRENCE O'BRIEN & Co.

### CHILDREN'S MEMORIAL HOSPITAL (cont'd)

#### Far Sales/Re-Sales (cont'd)

3) Location: 2208 N. Cleveland Ave.  
Chicago, IL

PIN: 14-33-112-024

Sales Price 08/25/2006: \$1,575,000

Sales Price 10/04/1993: \$ 700,000

Total Appreciation: \$ 875,000

Time Span: 154+ mo.

Total Appreciation Percent: 125% +

Monthly Appreciation Percent: .81% +

Distance From Helipad: 1,850+ Ft. Southeast

4) Location: 630 W. Drummond Pl.  
Chicago, IL

PIN: 14-28-304-037

Sales Price 04/10/2006: \$2,300,000

Sales Price 08/05/2002: \$1,507,000

Total Appreciation: \$ 793,000

Time Span: 44+ mo.

Total Appreciation Percent: 53% +

Monthly Appreciation Percent: 1.20% +

Distance From Helipad: 2,200+ Ft. Northeast



## TERRENCE O'BRIEN & Co.

### CHILDREN'S MEMORIAL HOSPITAL (cont'd)

#### Near Properties - Average Monthly Appreciation


1)	.95% ±
2)	.96% ±
3)	1.30% ±
4)	<u>.71% ±</u>
$3.92\% \pm \div 4 = \underline{\underline{.98\% \pm}}$	

#### Far Properties - Average Monthly Appreciation

1)	1.25% ±
2)	.58% ±
3)	.81% ±
4)	<u>1.20% ±</u>
$3.84\% \pm \div 4 = \underline{\underline{.96\% \pm}}$	

The data indicates no substantial differences in appreciation of Near Properties (760± feet or less) and Far Properties (1,850± feet or more).

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robert McGinnis, Building Commissioner  
David Cook, Village Manager  
**Date:** January 13<sup>th</sup>, 2010  
**Re:** Public Hearing for Case A-35-2009  
Applicant: FMHC, agent for SprintCom/Nextel Westcorp  
Location: 15 Spinning Wheel  
Request: Special Use Permit for a Wireless Antenna and Site Plan/Exterior Appearance

---

The applicant is proposing to install a new cellular antenna on the roof of the existing Spinning Wheel Office Complex located at 15 Spinning Wheel in the O-3 General Office District. Subsection 6-106D states that personal wireless service antennas as proposed by the applicant are special uses in the O-3 District. According to the applicant the proposal would include installing one new dish on the roof in addition to the existing antennas already located on the rooftop at the subject property.

## **ZONING HISTORY/CHARACTER OF AREA**

The site is located in the O-3 General Office District and improved with a 4-story office building. As stated previously, the applicant has identified that additional antennas exist on the roof of 15 Spinning Wheel and they are proposing to add one additional dish to supplement their existing antennas on the roof. The applicant has indicated that the proposed dish would utilize and share all existing wire trays and any mechanical equipment and nothing new is proposed to that extent.

The property to the south is located in the O-3 General Office District and improved with a multi-story office building. To the east is land located in the Cook County Forest Preserve; west is an office building located within the O-3 General Office District and to the north is additional office buildings, also located in the O-3, General Office District.

## **GENERAL STAFF COMMENTS**

The Federal Telecommunications Act prohibits local governments from considering environmental issues when reviewing antenna locations. Carriers are responsible for being EMF compliant (electromagnetic field levels) with Federal regulations. This property is not listed on the National Register of Historic Places and is not designated as a Local Landmark by the Village of Hinsdale.

## **Special Use Permit for a Personal wireless services antennas**

Subsection 6-106D of the Zoning Code states that personal wireless services antennas are special uses in the O-3 General Office District due to the fact that the proposed antennas and equipment do not satisfy the requirements of subsection 6-103F(3) which requires electronic equipment to be fully enclosed in a structure otherwise permitted on the zoning lot when shielded from view from any point located off the zoning lot on which they are located. Subparagraph 6-106D states that the antennas are limited to omnidirectional or whip antennas and directional or panel antennas when located on a lawfully pre-existing building that will serve as the antenna support structure.

In addition, Subsection 6-110K provides additional special development and use regulations that pertain to personal wireless services antennas. Additional requirements included within this subsection state that the antenna shall be located on lawfully preexisting buildings or structures wherever possible and that the antenna and support structure shall be of neutral colors that are harmonious with, and that blend with, the natural features, buildings and structures surrounding and that directional or panel antennas shall be of a color that match, and blend with the exterior of the building. The applicant will be painting the antenna to blend with the building. The applicant has also confirmed that they will comply with all other applicable requirements as set forth in this subsection.

#### Exterior Appearance/Site Plan Review

The applicant is proposing to install a new antenna/dish on the existing support structure at the existing office building as depicted on the attached plans. The applicant has confirmed that the antenna is no larger than five feet vertically and two feet horizontally, as required per Subsection 6-110K(4)(b). As stated previously, the code requires that every personal wireless antenna be of neutral color or blend with the natural features, buildings and structures surrounding the antenna. Again, the applicant has confirmed that the antenna will be painted to blend with the existing office building.


#### Review Criteria

In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:

1. Subsection 11-602E pertaining to Standards for special use permits;
2. Subsection 11-604F pertaining to Standards for site plan disapproval; and
3. Subsection 11-606E pertaining to Standards for building permits (exterior appearance review), which refers to Subsection 11-605E Standards and considerations for design review permit.

Cc: President Cauley and Village Board of Trustees  
David Cook

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robert McGinnis, Building Commissioner  
David Cook, Village Manager  
**Date:** January 13, 2010  
**Re:** Public Hearing for Case A-07-2009  
Applicant: Karl Weber  
Request: Text Amendment to Section 5-110A1(a) and 5-110A1(b) (Bulk, Space, And Yard Requirements), of the Hinsdale Zoning Code as it relates to overall building height, in the B-2, Central Business District.

---

The Applicant, Karl Weber, has submitted an application to amend Section 5-110A(1)(a) and (b) of the Village of Hinsdale Zoning Code, as it relates to overall building height in the B-2, Central Business District.

The applicant has requested a text amendment to the Village Zoning Code to limit overall building height in the B-2, Central Business District to 30 feet or 2 stories, whichever is less. Currently the code permits an overall height of 35 feet or 3 stories, whichever is less. The application appeared before the Village Board on October 6, 2009 to consider the referral to the Plan Commission. The Village Board, on a 3-1 vote, motioned to deny the referral of the application to the Plan Commission, however due to a deficiency of votes (per Section 11-601D2(C), 4 affirmatives votes are required to deny), the motion failed and the text amendment request was forwarded to the Plan Commission for consideration.

**Cc:** President Cauley and Village Board of Trustees  
David Cook