

## HINSDALE PLAN COMMISSION

**RE:** Case A-27-2009 - Applicant: Adventist Hinsdale Hospital – Request: Text Amendment to Section 7 - 105 (Special Uses) and 12-206 (Definitions) of the Hinsdale Zoning Code to allow Helistops as Special Uses in the Health Services District.

**DATE OF PLAN COMMISSION REVIEW:** December 9<sup>th</sup>, 2009 and January 13, 2010

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

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. The Applicant, Adventist Hinsdale Hospital, submitted an application to amend Section 7 -105 (Special Uses) and 12-206 (Definitions) of the Hinsdale Zoning Code to allow Helistops as Special Uses in the Health Services District.
2. The Plan Commission heard presentations from the applicant at the Plan Commission meeting of December 9, 2009 and January 13, 2010.
3. The Plan Commission and residents expressed concerns with regards to noise, safety and property values.
4. Several residents were given the opportunity to speak, both in favor of, and opposition to the proposed text amendment.
5. As a result of comments and concerns of the residents and Commissioners, as well as discussions conducted, the Plan Commission offered a recommendation and revision to the proposed amendment, which included more refined language better identifying any potential usage being for outgoing patients only.
6. 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 six (6) "Ayes", one (1) "Nays", one (1) "Absent" and one (1) "Abstention" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended using the revised language as submitted.

THE HINSDALE PLAN COMMISSION

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

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

## HINSDALE PLAN COMMISSION

**RE: Case A-32-2009 - Applicant: Adventist Hinsdale Hospital - Location: 120 N. Oak Street: Special Use Permit to allow a Major Adjustment to a Planned Development, Special Use Permit to allow a Helistop associated with a hospital in the HS Health Services District and Site Plan/Exterior Appearance Approval for construction of a four-story hospital addition.**

**DATE OF PLAN COMMISSION REVIEW: December 9, 2009 and January 13, 2010**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 25, 2010**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. Adventist Hinsdale Hospital, submitted an application to the Village of Hinsdale for a Special Use Permit to allow a Major Adjustment to a Planned Development, Special Use Permit to allow a Helistop associated with a hospital in the HS Health Services District and Site Plan/Exterior Appearance Approval for construction of a four-story hospital addition for the property located at 120 N. Oak Street (the "Application").
2. The property is located within the HS Hospital District and improved with an existing hospital and associated medical and parking structures.
3. The Applicant, is proposing the construction of a four story addition to the hospital located at 120 N. Oak Street, which includes a Helistop on the top level of the existing parking garage at the subject property.
4. The Plan Commission heard comments from the audience regarding the proposed site improvements and Special Uses.
5. The Plan Commission expressed some general concerns regarding traffic and landscaping, but generally found the addition to be appropriate.
6. Residents and the Plan Commission presented both concerns and support regarding the proposed helistop associated with the approval. The concerns voiced regarding the helistop included those of noise, general safety and a decrease of property values.
7. While the Plan Commission generally shared some of these concerns, most felt that presentations and explanations given by both the applicant and their experts relieved any of these concerns.
8. The Plan Commission specifically finds that the Application, as a whole, satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit, Subsection 11-604F pertaining to Standards for site plan disapproval and Section 11-606 of the Zoning Code governing exterior appearance review.

#### II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 6 "Ayes," 1 "Nay," 1 "Absent" and 1 "Abstention" recommends that the President and Board of Trustees approve the Application for a Special

Use permit to allow a Helistop associated with a hospital in the HS Health Services District at 120 N. Oak, subject to the revised language recommended for the Text Amendment, case A-27-2009.

The Village of Hinsdale Plan Commission, by a vote of 7 "Ayes," 0 "Nay," 1 "Absent" and 1 "Abstention" recommends that the President and Board of Trustees approve the Application for a Special Use permit to allow a Major Adjustment to a Planned Development, for the Hinsdale Hospital located at 120 N. Oak Street.

The Village of Hinsdale Plan Commission, by a vote of 7 "Ayes," 0 "Nay," 1 "Absent" and 1 "Abstention" recommends that the President and Board of Trustees approve the Application for exterior appearance/site plan review approval, which includes a Helistop and a four-story addition, for the Hinsdale Hospital located at 120 N. Oak Street.

THE HINSDALE PLAN COMMISSION

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

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

**HINSDALE PLAN COMMISSION**

**RE: Case A-35-2009 - FMHC, agent for SprintCom/Nextel Westcorp – 15 Spinning Wheel Road - Request: Special Use Permit for a Wireless Antenna and Site Plan/Exterior Appearance**

**DATE OF PLAN COMMISSION REVIEW: January 13, 2010**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 25, 2010**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. FMHC, agent for SprintCom/Nextel Westcorp, submitted an application to the Village of Hinsdale for a special use permit and exterior appearance/site plan review approval, to allow the installation of a cellular antenna on the lawfully existing building located on the property known at 15 Spinning Wheel Road (the "Application").
2. The property is located within the O-3, General Office District, where cellular antennas are authorized as special uses.
3. The applicant is proposing to install one new cellular antenna on an existing antenna on the lawfully existing building.
4. The applicant will paint all antennas, visible from the ground, to blend with the building.
5. The Plan Commission did not hear any comments from the audience regarding the proposed site improvements.
6. The Plan Commission specifically finds that the Application, as a whole, satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit, Subsection 11-604f pertaining to Standards for site plan disapproval and Section 11-606 of the Zoning Code governing exterior appearance review.

**II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of 8 "Ayes," 0 "Nay," and 1 "Absent" recommends that the President and Board of Trustees approve the Application, for a special use permit and exterior appearance/site plan review approval for installation of cellular antenna and accessory equipment at 15 Spinning Wheel Road.

**THE HINSDALE PLAN COMMISSION**

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

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