

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
JANUARY 13, 2010  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:31 p.m., Wednesday, January 13, 2010 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Johnson, Commissioner Brody, Commissioner Stifflear, Commissioner Crnovich, Commissioner Nelson, Commissioner Moore, and Commissioner Kluchenek

**ABSENT:** Commissioner Sullins

**ALSO PRESENT:** Sean Gascoigne, Village Planner; Robert McGinnis, Acting Director of Community Development, David Cook, Village Manager; Paul Stephanides, Village Attorney; Ken Florey, Village Attorney

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Chairman Byrnes introduced Luke Stifflear, a new member to the Plan Commission, and also discussed the introduction of a second meeting each month in the event that they are not able to get through all cases at the 1<sup>st</sup> meeting of the month. This would allow the overflow to be heard at the 2<sup>nd</sup> meeting and also allow them to end meetings earlier than in the past have gone until very late into the night. Chairman Byrnes stated another purpose of this second meeting would also be to discuss the Zoning Rewrite that will be up for approval in the coming months.

### **Minutes**

The Plan Commission reviewed the minutes from the December 9<sup>th</sup>, 2009 meeting. Minor adjustments and corrections were addressed. Commissioner Brody motioned to approve the minutes of December 9<sup>th</sup>, 2009. Commissioner Nelson seconded. The motion passed unanimously.

### **Findings and Recommendations**

#### **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 a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Discussion between the Plan Commission members took place over the details that were included in the findings language. Commissioner Nelson motioned for the approval of findings and recommendations for a 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. Commissioner Johnson seconded. The motion passed unanimously.

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

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Discussion between the Plan Commission members took place over the details that were included in the findings language. Commissioner Moore motioned to approve findings and recommendations for A-30-2009 – 920 N. York Rd. – The Doings – Signage in the Design Review Overlay District. Commissioner Nelson seconded. The motion passed unanimously.

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

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Brody motioned for the approval of findings and recommendations for 48 S. Washington – Facade Changes to Accommodate Signage for an Additional Retail Tenant. Commissioner Nelson seconded. The motion passed unanimously.

**Scheduling of Public Hearings**

**A-28-2009 – 333 W. 57<sup>th</sup> – Insite RE, Inc – Special Use Permit for Wireless Antennas and Site Plan/Exterior Appearance Approval**

Chairman Byrnes stated the public hearing would be scheduled for February 10, 2010.

**A-37-2009 – Applicant: Raghuram Jagadam – 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**

Chairman Byrnes stated the public hearing would be scheduled for February 10, 2010.

**Sign Permit Review**

**35 S. Washington Street – Prudential Rubloff – Two Wall Signs**

Tina Porterfield, representative from Prudential Rubloff, provided a brief description of the proposed sign. She stated the current lighting will remain the same and the only item being replaced is the sign itself. The sign will be the same size as the previous sign and it meets all of the specifications of the Village code. Commissioner Moore motioned for the approval of signage for 35 S. Washington Street – Prudential Rubloff – Two Wall Signs. Commissioner Kluchenek seconded. The motion passed unanimously.

Public Hearings

**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 briefly discussed where the Plan Commission left off on discussions from the previous meeting and introduced John George, Hinsdale Hospital's representative, to continue presenting information regarding the new development plans of the Hinsdale Hospital. Mr. George summarized the discussion that took place from each witness the hospital provided at the meeting held on December 9<sup>th</sup> and also stated he would be addressing issues that surfaced from residents at the previous meeting.

Mr. George reported on the resident's concern regarding diminishing property values. He stated as of meeting time, neither the hospital nor the Village received any reports describing diminishing property value reports from residents. He provided several other reports that show zero effect or an increase in property values to the Village for public record.

Mr. George also cleared up any confusion regarding the language in the proposed text amendment and stated all hospital representatives were in attendance to answer any questions. Lastly he presented an additional noise study to clear up any issues and questions had regarding sound levels surrounding the hospital.

Patti McKay, member of the Hinsdale Hospital stated that she was in favor of the helistop. She indicated that while her son needed to be transported via helicopter three years ago, inclement weather made that impossible and they were required to transport him by ambulance. She discussed the anxiety and fears felt while having to wait for emergency vehicles and indicated that a delay in treatment for a critical patient is unneeded and every minute counts to save a life. She stated the transport to the Ogden Ave. helipad takes too long and ties up municipal vehicles that may be needed elsewhere. She also touched on safety concerns and stated ground transport can be equally dangerous and also takes longer to arrive at the destination.

Caroline Palmer, member of Hinsdale Hospital Board, stated she was born in Hinsdale Hospital and was in favor of the proposed helistop. She currently manages two buildings located next to the current helistop on Ogden Ave. and has never had any issues with sound. She asked the Plan Commission to think about if their loved ones were ever in need of care and in need of a helicopter to save time and possibly save a life.

Katie Mosquera, Hinsdale resident, provided a story of a tragic event in which a family member was in need of a helicopter transport. She stated every second counts in an emergency and the helistop could add extra minutes in order to save a life. She was in favor of the plans for the hospital redevelopment and the installation of the helistop.

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Dr. Jason Goliath, Hinsdale doctor and Village resident, stated he was in favor for the new hospital plans and proposed helistop. He discussed an example of how the helistop could save a life and that his family lives a block away from the hospital and any extra noise would be minimal in comparison to the benefit it could provide.

Frank Facchini, Hinsdale resident, stated he has flown in both military and medical helicopters and there is a large difference between the sound that each emits. He discussed with the Plan Commission that he recently purchased a home only two blocks from the Hinsdale Hospital and the noise should not be a factor to the Village residents.

Cindy Cimo, Hinsdale resident, expressed her concerns with the helistop and stated it would not fit in with the community of the Village. She touched on safety concerns and the extra noise it would bring to the Village of Hinsdale.

Jane Dillon, Hinsdale hospital employee and Village resident, stated she was not in favor of the helistop and proposed redevelopment and asked the Plan Commission to pursue other options such as relocating the hospital or consolidate the facility with LaGrange Hospital. She expressed her concerns with the noise and safety and stated the LaGrange Hospital example is not a comparable example.

Troy Unell, Hinsdale resident, expressed his concerns with the safety of the proposed helistop and cited crash figures over the past 3 years. He also stated noise and property value issues could be a concern if the helistop is approved.

Alex Housen, Hinsdale resident, discussed the possibility of diminishing property values if a helistop is installed at the Hinsdale Hospital. He stated the numbers presented to the Plan Commission from the hospital were taken from select data and were doctored to agree with the hospital's views. He stated he has discussed this matter with local realtors and that property values could decline by 5%, but could not provide any data to back up stat. He also suggested that this development would not fit the character of the Village.

Betty Hubbarb, Hinsdale resident and Hinsdale Hospital employee, stated the Hinsdale hospital is one of the last hospitals left in the area without private rooms and the hospital is simply outdated. She discussed the importance of the helistop and the timesavings that could potentially save a life.

Scott Richards, Hinsdale Hospital employee, expressed his concerns with the safety of the helipad. He stated he was in favor of the redevelopment but due to safety and noise concerns he could not be in favor of the helipad.

Jim Porter, pilot, discussed the "if" factors of any type of new development and stated no matter how much planning is done something bad could always go wrong. He retold a story of while he was flying a plane to deliver an organ for a transplant several years ago.

Dr. Lanny Wilson, Hinsdale resident and Hinsdale Hospital employee, stated he was in favor of the proposed changes to the Hinsdale Hospital.



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Michael Kelling, Hinsdale Hospital volunteer, provided an example of a helicopter trip needed in order to take care of a sick baby that was in critical condition. He stated he lives only a few hundred yards away from a commercial helicopter pad and has never been affected by the sound in the 11 years he has lived there.

Mr. George touched on comments that were presented in the public hearing. He referenced the gentleman who touched on diminishing property values and stated the not one of his claims were backed up by actual data.

Commissioner Johnson motioned to close the public hearing. Commissioner Nelson seconded. The motion passed unanimously.

Commissioner Moore questioned the supplemental noise calculations prepared at the LaGrange Hospital and some of the figures that were included in the report. Mr. Barry cleared up any confusion in the report and discussed the procedures used in order to take the noise measurements. Commissioner Kluchenek questioned what the duration of the maximum decibel level was. Mr. Barry stated that type of data was not included into the report but it was roughly a few seconds as the sound hit a maximum and then became lighter. ??? 1:38:30 questioned the measurement of the Metra train that comes through the Village and a siren from a fire engine or ambulance everyday. Mr. Barry stated this measurement was included in the previous report and the noise associated with a siren can be well above 100 decibels depending on the type siren and vehicle. Commissioner Brody questioned how wind may be a factor when determining the sound in this report. Mr. Barry stated the wind direction may increase or decrease the noise level slightly depending on the amount of sound depending on the wind direction.

Commissioner Nelson expressed his concerns with the safety of the helistop. Mr. Stephens stated the data of actual accidents at heliports is almost zero. The majority of accidents that have occurred are usually collisions with terrains or at the scene of an accident.

Commissioner Moore questioned where the departure and arrival flights would take place. Mr. Stephens stated the State of Illinois regulations for helipads are much stricter than FAA Regulations. He provided several examples of safety regulations that are enforced and that would apply to the proposed helipad at the Hinsdale Hospital. General discussion took place over safety regulations and how wind may be a factor during the landing and taking off of a helicopter. Mr. Stephens stated in extreme weather conditions the possibility for an incident is much greater but in these cases a helicopter flight would not take place and an alternative option would be chosen for transportation.

Commissioner Crnovich questioned how the Helistop would be lit. Mr. Stephens stated perimeter lighting and floodlights would be needed and are a green or amber type of lighting with a wattage of about 40 and only certain lights will need to be turned on when a helicopter is in bound. He also discussed the use of night vision goggles that will improve safety and require even less lighting. She also questioned if cars will be present at the top of the parking garage when a helicopter lands on the Helistop. Mr. Stephens stated that was correct although certain vehicles such as pickups that have a bed may not be allowed because of the threat of debris that may decrease the safety.

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Chairman Byrnes questioned the timetable that takes place when a helicopter arrives at the Ogden Ave. helistop. Dr. Waldman provided a detailed timetable of the length of time it takes for a patient to be transported from the Hinsdale Hospital to the Ogden Ave. helistop. He noted every patient is different depending on the time of day, condition of the patient, and other factors. Mr. Byrnes questioned what the amount of savings in time could be gained if the helistop was placed at the Hinsdale Hospital. Dr. Waldman stated each patient is different but the amount of time saved could be as much as 20 to 30 minutes.

Commissioner Nelson stated the exact number of times the Ogden Ave. helistop was used in 2007, 2008, and 2009. Mr. Crane stated 8 in 2009, 11 in 2008, and data for 2007 was not available at this time.

Commissioner Nelson questioned how many times the helistop may be used if it were installed at the Hinsdale Hospital. Mr. Crane stated there is no way to tell but as the technology at the hospital rises, the less of a need to transport patients to a different facility. He was confident the number would stay within the historical averages.

Commissioner Nelson thanked all of the Village residents and hospital employees for sharing their stories and opinions. He stated the issue of diminishing property values was not valid because zero information was presented

Commissioner Johnson stated at first she was skeptical of the proposed helistop but after hearing testimonials the issues of noise and property values were not convincing enough to reject this submittal

Commissioner Moore stated she was not comfortable with the original noise study but after reviewing the most recent noise study she was comfortable with the noise. She was also concerned over the possibility of the hospital expanding and using the helistop more than an average of once a month but that those concerns have been addressed. She was also happy with the clarifications that were presented in the text amendment language.

Commissioner Crnovich was concerned with the neighbor's issues including safety. She was unhappy with the location of the helistop and the potential for danger with the surrounding residential area.

Chairman Byrnes was concerned over the number of flights that will take place each year. He stated there might be a negative effect on property values though data has not been presented. He also touched on the safety issues that could arise with a helicopter landing in the heart of a residential area. He discussed the benefit of time savings that could be gained with the new helistop and if it outweighed the safety concerns and other issues presented tonight. The most important item however, is that care for patients is increased and the possibility to save lives is increased and that is the most important factor.

Commissioner Kluchenek motioned for the approval of case 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. Commissioner Johnson seconded. The motion passed with the following vote: Ayes: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes,

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Commissioner Moore, Commissioner Nelson, Commissioner Brody. Nays: Commissioner Crnovich. Recused: Commissioner Stifflear.

Commissioner Kluchenk motioned for the approval of a special use permit for a helistop located at Adventist Hinsdale Hospital. Commissioner Johnson seconded. The motion passed with the following vote: Ayes: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes, Commissioner Moore, Commissioner Nelson, Commissioner Brody. Nays: Commissioner Crnovich. Recused: Commissioner Stifflear.

Commissioner Brody motioned for the approval of a major adjustment to a planned development for the Adventist Hinsdale Hospital. Commissioner Moore seconded. The motion passed with the following vote: Ayes: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes, Commissioner Moore, Commissioner Nelson, Commissioner Brody, Commissioner Crnovich. Recused: Commissioner Stifflear.

Commissioner Johnson motioned for the disapproval of the site plan for Adventist Hinsdale Hospital. The motion was failed and the site plan was approved with the following vote: Nays: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes, Commissioner Moore, Commissioner Nelson, Commissioner Brody, Commissioner Crnovich. Recused: Commissioner Stifflear.

Commissioner Kluchenek motioned for the exterior appearance approval of Adventist Hinsdale Hospital. Commissioner Brody seconded. The motion passed and the exterior appearance was approved with the following vote: Ayes: Commissioner Johnson, Commissioner Kluchenek, Chairman Byrnes, Commissioner Moore, Commissioner Nelson, Commissioner Brody, Commissioner Crnovich. Recused: Commissioner Stifflear.

### **A-29-2009 – 718 N. York Rd. – Women’s Choice – Signage in the Design Review Overlay District. (Continue to February 10, 2010)**

Chairman Byrnes opened the public hearing for case A-29-2009. Commissioner Moore motioned to continue the public hearing until February 10, 2010. Commissioner Crnovich seconded. The motion passed unanimously.

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

Kimberly Kline, representative from 15 Spinning Wheel, provided information regarding this request. She stated the proposal would install microwave dishes on the roof of 15 Spinning Wheel. In this request one 24-inch microwave will be installed at the top of the 60-foot building and should not be seen by any residents or travelers. She stated this would increase wireless services to Village residents and provide additional revenue to the Spinning Wheel property.

Commissioner Moore motioned for the approval of a Special Use Permit for a new rooftop wireless antenna located at 15 Spinning Wheel. Commissioner Nelson seconded. The motion failed unanimously and the site plan was approved.

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Commissioner Moore motioned for the disapproval of a Site Plan Review for a new rooftop wireless antenna located at 15 Spinning Wheel. Commissioner Crnovich seconded. The motioned was disapproved unanimously.

Commissioner Brody motioned for the approval of exterior appearance review for a new rooftop wireless antenna located at 15 Spinning Wheel. Commissioner Nelson seconded. The motion passed unanimously.

**A-7-2009 – 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 opened the public hearing for case A-29-2009. Commissioner Nelson motioned to continue the public hearing until January 27, 2010. Commissioner Brody seconded. The motion passed unanimously.

## **Adjournment**

Commissioner Brody moved to adjourn. Commissioner Nelson seconded and the meeting adjourned at 10:20 p.m. January 13, 2010.

Respectfully Submitted,

Sean Gascoigne  
Village Planner



**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
JANUARY 27, 2010  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:31 p.m., Wednesday, January 27, 2010 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Johnson, Commissioner Crnovich, Commissioner Nelson, Commissioner Moore, and Commissioner Klucheneck

**ABSENT:** Commissioner Sullins, Commissioner Brody, Commissioner Stifflear

**ALSO PRESENT:** Sean Gascoigne, Village Planner

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**Findings and Recommendations**

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

Chairman Byrnes presented the findings and recommendations found by the Plan Commission during the public hearing and discussion. General discussion took place between the Plan Commission members over the wording used and content found in the recommendations. Commissioner Nelson motioned for the approval of the findings and recommendations for a text amendment to section 7-105g and 12-206 to allow heliports in the HS district as special uses. Commissioner Moore seconded. The motion passed unanimously.

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

Chairman Byrnes presented the findings and recommendations found by the Plan Commission during the public hearing and discussion. General discussion took place between the Plan Commission members over the wording used and content found in the recommendations. Commissioner Johnson motioned for the approval of the findings and recommendations for a special use for a major amendment to a planned development, special use for a heliport and site plan/exterior appearance review located at 120 N. Oak St. Commissioner Nelson seconded. The motion passed unanimously.

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

Chairman Byrnes presented the findings and recommendations found by the Plan Commission during the public hearing and discussion. General discussion took place between the Plan Commission members over the wording used and content found in the recommendations.

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Commissioner Moore motioned for the approval of the findings and recommendations for a special use permit and exterior appearance/site plan review for a new rooftop wireless antenna located at 15 Spinning Wheel. Commissioner Crnovich seconded. The motion passed unanimously.

## **Public Hearings**

**A-7-2009 – 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 applicant of this agenda item requested to continue the public hearing until the February 10, 2010 meeting. Commissioner Nelson motioned to open the public hearing for a text amendment to section 5-110A(1)(a) and (b), as it relates to overall building heights in the B-2 Central Business District. Commissioner Moore seconded. The motion passed unanimously. Without any public comment the public hearing was closed until the February 10, 2010 meeting.



## **Adjournment**

Commissioner Nelson moved to adjourn. Commissioner Moore seconded and the meeting adjourned at 7:48 p.m. on January 27, 2010.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

# 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.

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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. In the past, some commissioners had expressed interest in any height comparisons completed for the downtown. While staff was previously unaware of any such studies, we have recently come across a "building height calculations" study done several years ago which is attached hereto.

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



LAND SURVEYING AND CONSTRUCTION LAYOUT  
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002922

**BUILDING HEIGHT CALCULATIONS  
DOWNTOWN HINSDALE, IL.**

1.	24 E. Hinsdale	News Agency	NE corner	30.14'
2.	28-30 E. Hinsdale	Tile Store	NW corner	28.13'
3.	36 E. Hinsdale	Toy Store	NE corner	33.24'
4.	40 E. Hinsdale	Corner Bakery	NW corner	33.24'
5.	14-16 W. Hinsdale	Prudential	NW corner	28.38'
6.	33-35 S. Washington	Barth Pharmacy	SW corner	28.34'
7.	34-36 S. Washington	Roudebush	SE corner	31.63'
8.	39 S. Washington	Golf Store	NW corner	32.51'
9.	40 S. Washington	Design Toscano	NE corner	34.07'
10.	45 S. Washington	Starbucks	NW corner	33.88'
11.	53 S. Washington	Antique Store	NW corner	29.69'
12.	54 S. Washington	Einstein Bagel	NE corner	40.34'
13.	101 S. Washington	Gap	High Point E. Side	32.38'
14.	102 S. Washington	Biondi Shoe	Center of E. Face @ Facia	40.83'
15.	120 S. Washington	Tissu Colbert	NE corner	28.66'
16.	11-21 E. First	Fitiques	SE corner Front	29.81'
17.	29 E. First	Theatre (front & back)	Soffit SE corner Front	28.34'
			NE corner Back	43.86'
			Facade center of Bld. @ entrance	34.37'
			SE corner	25.14'
18.	35 E. First	Soukups		

Ted G. Staley  
Illinois Professional Land Surveyor  
Registration No. 035-002348

*Ted G. Staley*  
Dated: March 19, 2004



30W270 BUTTERFIELD ROAD, SUITE 105, WARRENVILLE, IL. 60555  
PHONE (630) 836-0930 FAX (630) 836-0933



# COMPARISON OF SPECIFIC BUILDING HEIGHT IN THE CENTRAL BUSINESS DISTRICT

<u>ADDRESS</u>	<u>TENANT</u>	<u>STORIES</u>	<u>HEIGHT</u>	<u>MEASUREMENT LOCATION</u>	<u>DATE CONSTRUCTION</u>
29 East First	Old Theater - front	2	28.34 feet	southeast corner	1925
	rear	3	43.86 feet	northeast corner	
11-21 East First	Fitigues/Hana K	2	29.81 feet	southeast corner	1925
40 East Hinsdale	Corner Bakery	2	33.24 feet	northeast corner	1998
36 East Hinsdale	Foster Toys	2	33.24 feet	northeast corner	1924
28-30 East Hinsdale	Tile Store	2	28.13 feet	northwest corner	1928
24 East Hinsdale	News Agency	2	30.14 feet	northeast corner	1909
14-16 West Hinsdale	Prudential/ La Maison Gallery	2	28.38 feet	northwest corner	1926
33-35 S. Washington	Barth Pharmacy	2	28.34 feet	southwest corner	1900
39 S. Washington	Players Club House	2	32.51 feet	northwest corner	1897
45 S. Washington	Starbucks	3	33.88 feet	northwest corner	1993
53 S. Washington		2	29.69 feet	northwest corner	1927
34-36 S. Washington	Roudebush	2/3	31.63 feet	southeast corner	1891
40 S. Washington	Design Toscano	2	34.07 feet	northeast corner	1894
54 S. Washington	Einstein Bagel	3	40.34 feet	northeast corner	1892
101 S. Washington	Gap	2	32.38 feet	Washington St.	1927
102 S. Washington	Biondi/French Toast	3.5	40.83 feet	center of Wash.	1888
120 S. Washington	Tissue Colbert	2	28.66 feet	northeast corner	1965

The land surveyor measured to the highest point on each building (excluding turrets) and there was no review of elevational changes to the properties. In the case of the corner buildings, the building measurement was taken from the street address which in the case of 34-36 S. Washington and 33-35 S. Washington Streets did not include the Hinsdale Avenue street elevations which can be assumed would have a higher overall dimension because of the change in grade.



## 1.24 Capital Priorities

Given the capital spending priorities in previous questions, consider your annual property tax bill and tell us how much more you would be willing to pay annually to fund the capital improvements you prioritized in question 1.21. Circle the amount of additional annual property taxes you would be willing to pay for the following capital improvements.

Improvement Areas	Average	Circle one for each improvement							
a. Beautification Opportunities	<b>\$92</b>	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
b. Vehicular & Pedestrian Under/Overpass	<b>\$67</b>	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
c. Additional Facilities & Park Improvements	<b>\$72</b>	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
d. Utility Line Burial	<b>\$72</b>	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
e. Village-wide Street Improvements	<b>\$83</b>	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
f. Village-wide Sidewalk Improvements	<b>\$59</b>	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+
g. Downtown Parking Structure	<b>\$88</b>	\$0	\$50	\$100	\$150	\$200	\$300	\$400	\$500+

## Section 2: Managing Development in the Village

### 2.01 Downtown Building Height - Refer to Page 7 in the Resource Book

While most newer buildings are two stories, current zoning allows three stories as long as they do not exceed 35 feet. This height can result in low interior ceilings and a different architectural look. Please select the option that best describes your preference for downtown building heights.

	Circle One
a. No change from current policy	Option 1 - <b>557</b> 28%
b. Allow up to 3 stories in the downtown area	Option 2 - <b>732</b> 36%
c. Permit buildings to be 3 stories on corner lots but restrict to 2 stories between corners	Option 3 - <b>267</b> 13%
d. Limit buildings to 2 stories in the downtown area	Option 4 - <b>456</b> 23%

### 2.02 Building Height in Downtown Buffer Areas - Refer to the enclosed map side B

Buffer areas are areas of transition between retail/commercial buildings downtown and single family homes.

As we consider managing development in downtown buffer areas, we would like your opinion about building height. The current height maximum for residential areas surrounding the downtown is up to 40 feet, yet the current height maximum downtown is 35 feet. Select the option that best describes your preference for building height in the downtown buffer areas.

	Circle one
a. I think the height in buffer areas should be limited to 35 feet, similar to downtown buildings	Option 1 - <b>1077</b> 54%
b. I think we should allow 40 foot height in buffer areas, similar to the surrounding residential areas	Option 2 - <b>923</b> 46%

**Sean Gascoigne**

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**From:** [REDACTED]  
**Sent:** Friday, February 05, 2010 09:43 AM  
**To:** Sean Gascoigne  
**Subject:** Up-coming public hearing

I do not support keeping building height at 30'. Hiinsdale needs to grow with the times. Let's compete with surrounding villages. Let's add restaurants, offices and storefronts. If we continue to fight growth our village will become stagnant. I support keeping the architectural integrity and beauty of the village but this can still be accomplished with 3 and 4 story structures. Our village is a walking destination for many who do not live in town. Let's add some interest, let's add outdoor seating for cafes and restaurants. Let's grow our reputation as a destination spot. Currently, there is nothing to do but get get our nails done.

Come on commision, don't give in to the small minority that continues to fight growth. It's 2010!

Regards,

[REDACTED]

02/05/2010

**Sean Gascoigne**

---

**From:** [REDACTED]

**Sent:** Friday, February 05, 2010 09:42 AM

**To:** Sean Gascoigne

we support the up coming text amendment for 30' height restrictions in the downtown district. we will attend the March 10 meeting.

---

Hotmail: Powerful Free email with security by Microsoft. Get it now.

02/05/2010



**Sean Gascoigne**

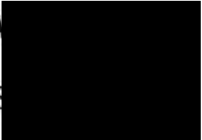
---

**From:****Sent:** Thursday, February 04, 2010 04:47 PM**To:** Sean Gascoigne**Subject:** our downtown

Hi. I am writing to show my support for an amendment to protect our downtown by limiting any development or reconstruction to 30 feet tall or lower.

22 years ago this summer, as we shopped for whatever teeny home we could afford (usually in LaGrange Park, or Clarendon Hills) we discovered and fell in love with charming downtown Hinsdale. I can still remember our realtor driving us down Burlington on a warm summer night, crowds of families gathering outside the Baskin Robbins enjoying a treat. It seemed like Heaven. PLEASE don't let the greed of development, or even the short sighted eye of convenience destroy the historical significance and charm that is our downtown. Yes, some buildings will be replaced or redeveloped, but keep it within the original intent of the town.

M  
S



**Sean Gascoigne**

---

**From:** [REDACTED]  
**Sent:** Thursday, February 04, 2010 05:20 PM  
**To:** Sean Gascoigne  
**Subject:** Historic Downtown Text Amendment

I support the proposed text amendment to keep building heights in downtown Hinsdale at a maximum of 30 feet. I request your approval of this amendment.

[REDACTED]

**Sean Gascoigne**

---

**From:** [REDACTED]  
**Sent:** Thursday, February 04, 2010 09:26 PM  
**To:** Sean Gascoigne  
**Subject:** height regulation

Dear Commissioners,

I support the text amendment regulating the height of buildings in the downtown. I live at Third and Lincoln and have been impacted by newly constructed buildings on Lincoln between Second and First Streets. Thank you,

02/05/2010

**Sean Gascoigne**

---

**From:** [REDACTED]  
**Sent:** Friday, February 05, 2010 06:31 AM  
**To:** Sean Gascoigne  
**Subject:** Text Amendment re: Building Height

Dear Plan Commissioners,

In our historic downtown, two-story buildings create a charming streetscape, with its mix of boutiques and national chain stores. New construction of buildings within our business district should be limited to 30 feet to preserve our unique downtown.

**I am in support of the upcoming text amendment which will keep buildings in our historic downtown district at a maximum of 30 feet.**

Thank you for your service to our village and for your consideration in this important zoning matter.

Sincerely,

[REDACTED]

02/05/2010



**Sean Gascoigne**

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**From:**

**Sent:** Thursday, February 04, 2010 04:34 PM

**To:** Sean Gascoigne

**Subject:** text amendmentsupport

Gentlemen and ladies,

I am writing to express my support for the proposed text amendment restricting building height in downtown Hinsdale. This amendment will insure that future developments will be built to the appropriate scale and keep Hinsdale special.

Thanks for your consideration.



02/04/2010

**Sean Gascoigne**

---

**From:**

**Sent:** Thursday, February 04, 2010 03:32 PM

**To:** Sean Gascoigne

**Subject:** Proposed Text Amendment on Building Height

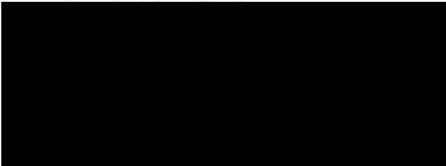
Dear Plan Commissioners,

I understand that the public hearing for the proposed text amendment on limiting building height to 30 feet is next week. I am writing to express my SUPPORT for this proposal. This is a modest step that can be taken to help preserve the character of the village and to be sure that future development is appropriate to the surroundings.

Experience to date has shown us that new structures above this height not only detract from the look of the downtown, but also seem to have economic viability issues.

I urge you to give the proposal serious consideration.

Thank you for the time you devote to the Village on behalf of its residents.



02/04/2010

**Sean Gascoigne**

---

**From:** [REDACTED]  
**Sent:** Friday, February 05, 2010 11:02 AM  
**To:** Sean Gascoigne  
**Subject:** 30 foot height discussion

Dear Plan Commission members;

It is my sincere hope that the Village will limit the height of buildings in the historic Village center to 30 feet. This will preserve the character of the Village and assure that any new buildings will fit in to what is currently in place. When we have allowed taller buildings the results have been horrendous and have not been in keeping with the Village feeling which is so key to maintaining the charm and unique quality of Hinsdale Village center.

I hope they you will support this height restriction.  
Sincerely

[REDACTED]



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English | Chinese | Japanese  
[www.molex.com/confidentiality.html](http://www.molex.com/confidentiality.html)

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robert McGinnis, Building Commissioner   
David Cook, Village Manager  
**Date:** February 10<sup>th</sup>, 2010  
**Re:** 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 a Wireless Antenna and Site Plan/Exterior Appearance

---

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 7-305I 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>.

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

The site currently contains the Villages' water tower and is adjacent to Hinsdale Central High School's campus on three sides of the existing zoning lot. The property to the south is located in the R-3, Single-Family Residential District and contains both vacant property and single-family homes. Directly north, east and west of the subject property is Hinsdale Central High School.

## **GENERAL STAFF COMMENTS**

Subsection 7-305I of the Zoning Code states that personal wireless services antennas are Special Uses in the IB Institutional Buildings District when the antennas would not otherwise be permitted pursuant to section 7-302. Paragraph 7-309B(4) of the Zoning Code states that panel antennas shall not exceed two feet horizontally and five feet vertically. The applicant has confirmed that none of the proposed antennas exceed these dimensions.

The plans submitted depict a total of 36 antennas to be located on the existing water tower, with an equipment shelter proposed at ground level on the existing zoning lot, west of the water tower. The antennas are proposed to be spaced in a manner to wrap entirely around the existing tower. The antennas will vary in height and width, depending on carrier however as stated previously, the applicant has confirmed that none of the proposed antennas will exceed the required dimensions. Staff does not believe that there would be any additional impact to historic structures within the Village as they would not be visible from any historic sites and the applicant has indicated that they will further mitigate any potential visual impacts by painting the antennas and cables to match the existing water tower. 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. The antennas would be placed on the water tower in accordance with Subparagraph 7-310E3(c)(iii) which states that 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 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 above the highest point of any water tower to which they are attached. As depicted in the attached drawings, the proposed antennas would be located below the highest point of the existing water tower.

The Federal Telecommunications Act prohibits local governments from considering environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions when reviewing antenna locations. Carriers are responsible for being EMF compliant (electromagnetic field levels) with Federal regulations.

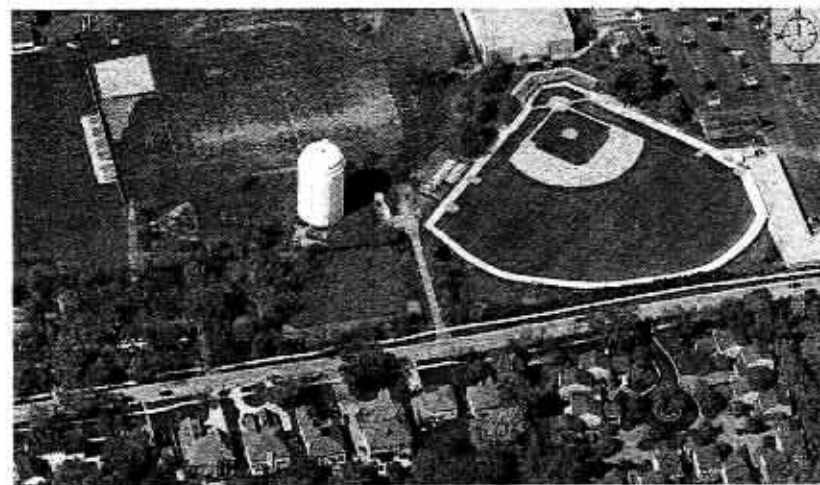
The plans submitted indicate that the proposed equipment shelter will have an overall height of 12'-6" and located on the west side of the existing water tower. Subparagraph 7-310E3(c)(iv) states that electronic equipment and equipment structures shall not exceed applicable district height regulations. Subsection 7-310A states a maximum building height of 40 feet. The applicant has also proposed additional landscaping along the southwest corner of the lot to provide a buffer for the equipment shelter from the single-family residences and 57<sup>th</sup> Street. Subparagraph 7-310E11(c) which states a setback of not less than 300 feet, pertains to antennas and antenna support structures of a tower design, which this request is not.

#### **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



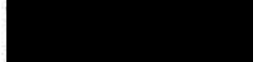
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**From:**  
**Sent:** Monday, February 01, 2010 07:04 PM  
**To:** Sean Gascoigne  
**Subject:** Cell Antennae on Water Tower

I rec'd public notice regarding the installiation of cellular antennae on the water tower at Hinsdale Central.

As I will be unable to attend your meeting on Feb10, I would like to state that I am 100% FOR this installation. It is long overdue for the residents on the south end of Hinsdale, such as myself, who barely can keep a cell connection active (and have no land line). I live across the street from the tower and very much look forward to better service in the near future.

Thank you.



Hinsdale

PS In the spirit of public disclosure, I must mention I am on the Dist86 school board, which has a financial interest in the antennae being installed. The opinion expressed above however is my own, and does not represent that of the Board as a whole or individually.

---

**From:**  
**Sent:** Monday, February 01, 2010 05:47 PM  
**To:** Sean Gascoigne; Village President  
**Cc:** Village Trustees  
**Subject:** cell towers

To Whom It May Concern:

I am a resident of Hinsdale and my three children will be attending Hinsdale Central High School in a few short years. I have recently learned that cell towers are going to be installed on the water tower at HCMS. Do you know why this is under consideration if we still do not have conclusive evidence that the existence of these towers won't be harmful to the health and development of our children?

I also understand that other municipalities have not allowed the placement of these towers within 1000 feet of their schools until such evidence exists. Do you know if this is true, and if so, what are your thoughts on this matter?

Thank you for your time and attention,

[REDACTED]

**Sean Gascoigne**

---

**From:** Michael Gartlan  
**Sent:** Saturday, January 30, 2010 10:07 PM  
**To:** Sean Gascoigne  
**Cc:** Lisa Moore  
**Subject:** Cellular antennas

Dear Plan Commission,

I understand that the Village of Hinsdale Plan Commission will be reviewing a 20-year contract with numerous wireless carriers very soon. I strongly urge the Plan Commission to vote AGAINST the placement cellular antennas on the village water tower at Hinsdale Central High School.

While I am not opposed to cellular antennas in our area, I am opposed to its placement so close to 2700 high school students. Until there is conclusive evidence that the constant electromagnetic fields and radiofrequency radiation exposure will not be harmful to our teenagers attending Hinsdale Central High School, I urge that the the multiple cellular antennas be placed somewhere else in Hinsdale other than school property.

Let us follow the lead of numerous other municipalities which have restricted the placement of cell phone towers within 1000 feet of their schools. I am sure other placement options can be found.

Thank you.

—  
[REDACTED]

**Sean Gascoigne**

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**From:** [REDACTED]  
**Sent:** Sunday, January 31, 2010 08:12 AM  
**To:** Sean Gascoigne; Village President; Village Trustees  
**Subject:** Cellular Antenna

Dear Village of Hinsdale Plan Commission Members, President Cauley and Village Trustees,

I am sending you a copy of a letter to the editor that I submitted yesterday to the local papers. It is my hope that some residents will agree with me and voice their opposition to placement of multiple cellular antennas atop the water tower at HCHS. I am happy to provide you with information regarding safety issues associated with such antennas. Feel free to contact me.

Thank you for your careful consideration.

Respectfully,

[REDACTED]

#### Cellular Antenna Agreement?

According to The Hinsdalean, January 28<sup>th</sup>, 2010, Hinsdale High School District 86 members voted to approve an easement agreement allowing cellular antennas to be placed on the village water tower at Hinsdale Central High School. The Village of Hinsdale Plan Commission will be reviewing this potential 20-year contract that will include at least 4 wireless carriers very soon.

While I am not opposed to cellular antennas in our area, I am opposed to its placement within 800 feet of the 2700 high school students and atop their athletic fields. Until there is conclusive evidence that the constant electromagnetic fields and radiofrequency radiation exposure will not be harmful to our teenagers attending Hinsdale Central High School, I urge further consideration of the multiple cell antenna placement somewhere other than school property.

Other municipalities here and abroad have not allowed the placement of cell phone towers within 1000 feet of their schools until cell towers can be proven to be harmless.

If you agree that the cellular carriers should explore their other placement options, please voice your opinion to the VOH plan commission and village board president and trustees via email and/or attending the meetings.

Thank you.

[planning@villageofhinsdale.org](mailto:planning@villageofhinsdale.org)   [president@villageofhinsdale.org](mailto:president@villageofhinsdale.org)   [trustees@villageofhinsdale.org](mailto:trustees@villageofhinsdale.org)

Kathy Gartlan



**Sean Gascoigne**

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**From:** [REDACTED]  
**Sent:** Friday, February 05, 2010 07:18 AM  
**To:** Sean Gascoigne; Village President; Village Trustees  
**Subject:** RE: Proposed Placement of Cell Tower at Hinsdale Central High School

**TO:** Plan Commission and Village Board President and Trustees of Hinsdale  
**RE:** Placement of Cell Antenna on or near Hinsdale Central High School Property


I am outraged that Hinsdale would consider placing an antenna on or near Hinsdale Central High School's property.

An international scientific debate continues about the harmful effects of constant electromagnetic fields and radiofrequency radiation exposure. There is absolutely no proof that cell towers are harmless, and the placement of one at Hinsdale Central could endanger the health and lives of tens of thousands of students over the years. Do you believe that the health or life of even ONE student can be weighed against income from rental fees?!

There is no amount of money that warrants such a reckless and "financially desperate" plan.

[REDACTED]  
Hinsdale Resident

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robb McGinnis, Building Commissioner  
David Cook, Village Manager  
**Date:** February 10, 2010  
**Re:** Public Hearing for Case A-29-2009  
Applicant: Woman's Choice Services/Doyle Signs  
Location: 718 N. York Road  
Request: Design Review Permit for Signage

---

The petitioner is requesting design review approval, to allow for a monument sign and wall sign for Woman's Choice Services at 718 N. York Road, which is located in the O-2 Limited Office District. The building is located on the west side of York Road, just south of Ogden, and is located within the "Historic Graue Mill Gateway" Design Overlay District, which requires a public hearing for any exterior alteration to the property. Article VIII of the Zoning Code provides information regarding the purpose of the district and Section 11-605 provides additional information for procedures and review criteria.

The petitioner is proposing to install a new monument sign and one wall sign on the east side of the subject property, facing York Road. The proposed monument sign will have an overall height of 6'-0" and would be 11.25 square feet (4'-6" x 2'-6"). The proposed wall sign would be on the east façade of the existing building and would be 17.75 square feet (2'-0" x 8'-10 1/2"). Both signs would be internally illuminated with the colors being a dark bronze in finish, with the exception of the monument sign which would have a "cap" on it (where the address is located) and would match the color of the brick on the existing building, as illustrated in the attached illustrations.

## **SIGN PERMIT REVIEW**

Subsection 9-106J of the Zoning Code provides the requirements for signage in the O-2 Limited Office District. The code provides for one ground sign, having a maximum overall height of eight feet and not exceeding 50 square feet per sign face. While the applicant is only proposing one wall sign, the code provides for 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.

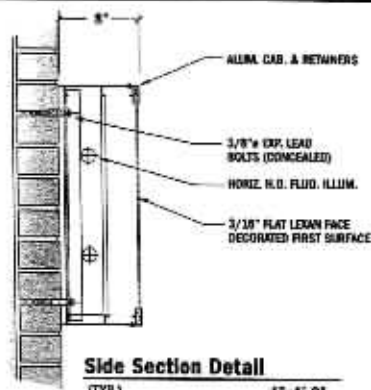
### Review Criteria

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

1. Subsection 11-605E Standards for Design Review Permit.

### Attachment

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



Side Section Detail

(TYP.)

1\"/>



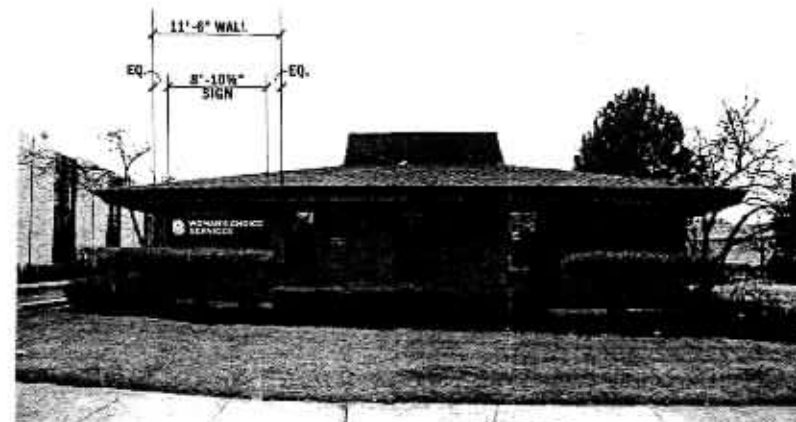
MOUNTED TO FACE BRICK  
w/ CONCEALED MASONRY ANCHORS

**1 New H.O.-Illum'd. S/F Wall Sign**

QTY: (1) REQ'D.

3/4\"/>

(1) S/F INT. ILLUMINATED EXTERIOR DISPLAY  
ALUMINUM CABINET AND RETAINERS PAINTED TO  
MATCH DARK BRONZE.  
WHITE FACE W/FIRST SURFACE GRAPHICS APPLIED  
TO MATCH:  
BACKGROUND: DARK BRONZE TO MATCH CABINET.  
COPY: WHITE  
LOGO: FIRST SURFACE APPLIED DIGITAL PRINT  
FLUSH MOUNTED TO BUILDING FACE AS SHOWN  
CONN. TO ELEC. @ SIGN LOCATION (1-20 AMP CIR. @120V)



EAST ELEV. - Wall Sign Location



DATE	REVISION
4-8-09	PER T.O. NOTATIONS

CUSTOMER APPROVAL	DATE

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CLIENT		WOMAN'S CHOICE SERVICES			
ADDRESS		718 N. YORK RD.			
CITY	HINSDALE	STATE	IL	DESIGNER	OF
SALESPERSON	TO				
DRAWG. NO.	#10680	SCALE:	NOTED	DATE:	4-07-08
SHEET NO.	2	of 4			



ELEV. - Location of Directional



NORTH ELEV.



**1 ELEV. - New D/F Illum'd, Directional**

QTY: (1) REQ'D. 3/4" x 1'-0"

- FURNISH & INSTALL H.O. FLUO. INTERNALLY-ILLUM'D, D/F DIRECTIONAL SIGN AS NOTED
- ALSO PROVIDE MASONRY BASE, FOUNDATION & STEEL COLUMN SUPPORT
- CONN. TO ELEC. & SIGN LOCATION (1-20 AMP CIR. @ 120V)



**GENERAL SIGN CONTRACTORS**  
253 INTERSTATE RD. P.O. BOX 1088 ADDISON, IL 60101 630-543-8490 FAX 630-543-8492

DATE	REVISION
4-8-09	PER T.D. NOTATIONS
4-9-09	ADD LOGO/FLOWER TO TEXT
9-23-09	SHOW PROP. LINE w/ SETBACK
11-5-09	ADD N. ELEV. VIEW PHOTO

CUSTOMER APPROVAL DATE

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CLIENT	WOMAN'S CHOICE SERVICES				
ADDRESS	718 N. YORK RD.				
CITY	WILSON	STATE	IL	DESIGNER	JP
SALESPERSON	TD				
DRWG. NO.	#10680	SCALE	NOTED	DATE	4-07-09
SHEET NO.	1 of 4				



## ACU Health Center, Ltd.

January 13, 2010

*Sent via Facsimile & FedEx*

Village of Hinsdale  
Plan Commission  
19 East Chicago Avenue  
Hinsdale, IL 60521

Re: Testimony for public hearing January 13, 2010 and any other future dates  
Re: Petitioner Women's Choice Services

Dear Hinsdale Planning Commission:

We protest and object to the proposed Women's Choice Services Sign. We are a healthcare provider also located at 736 N. York Road, not far from the Women's Choice Service Center. Our concern is that the proposed signage will inveigle our patients to the wrong facility. Some of our patients have already been lured to the Women's Choice Service Center by the current sign.

We ask the record to show the following possibilities:

- 1.) We feel that the sign is possibly misleading
- 2.) We feel that the sign is a misrepresentation of the services offered at that center.
- 3.) We feel that the Women's Choice Services uses deceptive trade practices.
- 4.) Women's Choice Services willfully gives incorrect information to the patients and public.

The current temporary sign is not "marked with the first day of display and the last day of display that is permitted by this code" (F-13) and therefore is in violation of the village code.

**We object to the proposed sign.**

Respectfully Submitted,

Aimee Dillard  
Assistant Administrator  
ACU Health Center, Ltd.



Arkansas Illinois, L.P.  
P.O. Box 66786  
Chicago, IL 60666

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January 13, 2010

*Sent via Facsimile & FedEx*

Village of Hinsdale  
Plan Commission  
19 East Chicago Avenue  
Hinsdale, IL 60521

Re: Testimony for public hearing January 13, 2010 and any other future dates  
Re: Petitioner Women's Choice Services

Dear Hinsdale Planning Commission:

We protest and object to the proposed Women's Choice Services Sign. We are a healthcare provider also located at 736 N. York Road, not far from the Women's Choice Service Center. Our concern is that the proposed signage will inveigle our patients to the wrong facility. Some of our patients have already been lured to the Women's Choice Service Center by the current sign.

We ask the record to show the following possibilities:

- 1.) We feel that the sign is possibly misleading
- 2.) We feel that the sign is a misrepresentation of the services offered at that center.
- 3.) We feel that the Women's Choice Services uses deceptive trade practices.
- 4.) Women's Choice Services willfully gives incorrect information to the patients and public.

The current temporary sign is not "marked with the first day of display and the last day of display that is permitted by this code" (F-13) and therefore is in violation of the village code.

**We object to the proposed sign.**


Respectfully Submitted,



Michele Shin  
Authorized Representative V.P./G.P.  
Arkansas Illinois L.P.

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Sean Gascoigne, Village Planner 

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

**Date:** February 10<sup>th</sup>, 2010

**Re:** 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.

## **Attachment**

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

David Cook