

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
FEBRUARY 9, 2011  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:32 p.m., Wednesday, February 9, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

**ABSENT:** Commissioner Sullins, Commissioner Moore, Commissioner Kluchenek and Commissioner Brody

**ALSO PRESENT:** Sean Gascoigne, Village Planner and Gina Hassett, Director of Parks and Recreation

---

**Approval of Minutes**

The Plan Commission reviewed the minutes from the January 12, 2011 meeting. Commissioner Nelson motioned to approve the minutes of January 12, 2011. Commissioner Crnovich seconded. The motion passed unanimously.

**Findings and Recommendations**

**8 E. First Street – IL Poggiolo – Exterior Appearance Approval for a Seasonal Vestibule.**

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 Stifflear motioned to approve the findings and recommendations for 8 E. First Street, Exterior Appearance approval for a seasonal vestibule. Commissioner Nelson seconded. The motion passed unanimously.

**A-36-2010 – Village of Hinsdale – Text Amendment to Section 9-106, as it relates to projecting signs and staff review of code compliant signs.**

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 Nelson motioned to approve the findings and recommendations for a Text Amendment to Section 9-106, relating to projecting signs and staff review of code compliant signs. Commissioner Crnovich seconded. The motion passed unanimously.

## **Plan Commission Minutes**

**February 9, 2011**

### **A-37-2010 – 5891-5911 County Line Road (KLM Park) – Special Use and Site Plan/Exterior Appearance Review for Paddle Courts and Associated Structures.**

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 Nelson motioned to approve the findings and recommendations for 5891-5911 County Line Road (KLM Park), for a Special Use and Site Plan/Exterior Appearance approval for the paddle courts and the associated structures. Commissioner Stifflear seconded. The motion passed unanimously.

#### **Exterior Appearance/Site Plan Review**

#### **5891-5911 County Line Road (KLM Park) – Site Plan/Exterior Appearance Approval for the replacement and repair of certain park shelters**

Chairman Byrnes introduced the case and asked Gina Hassett, Director of Parks and Recreation, to summarize the request.

Director Hassett summarized the request and discussed the proposed improvements to the shelters including ADA compliant furnishings and new drinking fountains.

Commissioner Stifflear inquired as to other potential projects within the park in which the Lyons Township grant money could be used for.

Ms. Hassett indicated that this grant was only intended for the shelters but future improvements may be in the parks future, but paid for with different grants.

General discussion ensued and the Commissioners generally agreed that the proposed improvements were a great enhancement to the park.

Commissioner Crnovich questioned if any trees would need to come down.

Ms. Hassett indicated that a few smaller trees may be lost or transplanted as a result of the detention requirements for the park, but nothing substantial.

Chairman Byrnes confirmed that the additional surface being added to the shelter would not trigger any additional detention requirements.

Ms. Hassett indicated that the detention being done for the additional paddle courts is being designed to manage both projects.

Commissioner Stifflear asked Ms. Hassett if any consideration had been given to the long term plans for KLM Park and its use for more recreational activities.

Ms. Hassett indicated that no specific conversations had taken place in those regards and that it has always been their intention to preserve KLM as a passive park.

## **Plan Commission Minutes**

**February 9, 2011**

Chairman Byrnes summarized his thoughts on the project and clarified that while they had a quorum, a unanimous vote was required to pass any agenda item on with a positive recommendation.

Commissioner Crnovich motioned for the approval of Exterior Appearance for the replacement and repair of certain park shelters at 5891-5911 County Line Road (KLM Park). Commissioner Nelson seconded. The motion passed unanimously.

Commissioner Nelson motioned to disapprove the Site Plan for the replacement and repair of certain park shelters at 5891-5911 County Line Road (KLM Park). Commissioner Crnovich seconded. The motion failed unanimously and the site plan was approved.

### **Public Hearings**

**A-33-2010 – Doug Fuller – Text Amendment to Section 6-106, to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses and A-34-2010 – Special Use Permit to allow a Real Estate Office, with a Maximum of 10 Agents, at 22 N. Lincoln Street.**

Chairman Byrnes opened the public hearing, introduced the case and asked the applicant to present the case.

Doug Fuller, owner and applicant, summarized the request.

Chairman Byrnes offered some additional thoughts on the request and asked if there were any additional questions from the Commissioners.

General discussion ensued and the Commission decided the two requests should be discussed together.

Commissioner Crnovich asked how many parking spaces were currently on the site and expressed concerns with on-street parking and its proximity to the residential neighborhoods.

Mr. Fuller acknowledged the concern and indicated that the ZPS and Village Board had the same concerns when they approved the Temporary Use for the realtor's office, which is why they recommended the applicant apply for the text amendment restricting the use to only 10 agents.

General discussion ensued regarding the exact number of parking spaces on the site.

Commissioner Johnson questioned if the limitation of 10 realtors included support staff and also expressed concerns with parking.

Mr. Fuller indicated that he hadn't considered that, but didn't feel it would ever be a problem as there are usually no more than 4 or 5 realtors in the office at any given point.

Chairman Byrnes indicated that parking was available on both Maple and Lincoln.

## **Plan Commission Minutes**

**February 9, 2011**

Commissioner Crnovich complimented the work being done but expressed concerns with other areas within the O-1 District that may not have sufficient parking.

Mr. Gascoigne indicated that the intent of making this request a special use rather than a permitted use should alleviate that concern as the Plan Commission would hear each request on an individual basis allowing them to consider these concerns independently.

Commissioner Stifflear questioned whether other uses in the O-1 District are required to provide off-street parking.

Mr. Gascoigne indicated that by virtue of the zoning code, permitted uses moving into existing tenant spaces are assumed to have sufficient parking and would not be required to provide additional parking accommodations.

Chairman Byrnes asked if there were any comments from the audience.

Bill Haarlow introduced himself and expressed his support for the special use request. He indicated that as a neighbor, he was happy to see improvements being done to the house and that the space is filled. He indicated that while it might not be the appropriate venue, he wanted to go on the record to express his general concerns regarding the parking on Maple and the difficulties of exiting the alley onto Maple when vehicles park right up to the alley. He then asked if the Village was able to put up signs not allowing vehicles to park a certain distance from the alley.

Mr. Gascoigne indicated that he was happy to talk to the Police Chief Bloom and see what could be done.

Chairman Byrnes closed the public hearing.

Commissioner Stifflear expressed his support for the text amendment, citing several reasons but expressed additional concerns with the parking. He indicated that while he couldn't support the request unless the required spaces were there, he felt they had the room to provide the required parking.

General discussion ensued regarding the parking and how to proceed with the request.

Chairman Byrnes indicated that there was support for the text amendment and asked for a motion on the text amendment.

Commissioner Nelson motioned to approve a text amendment to Section 6-106, to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses. Commissioner Stifflear seconded. The motion passed unanimously.

Chairman Byrnes readdressed the special use and general discussion ensued as to how it should proceed.



## **Plan Commission Minutes**

**February 9, 2011**

Commissioner Stifflear recommended that the Commission recommend approval of the request subject to the applicant providing a site plan identifying the appropriate parking spaces prior to approving the findings and recommendations at next month's meeting.

Mr. Gascoigne acknowledged Commissioner Stifflear's recommendation, but recommended that if they were going to send it on, they tie the submittal deadline of a revised site plan to a ZPS or Board meeting due to the fact that regardless of what the applicant provides, they can't reopen the case for discussion. He then indicated that they essentially had two options. They could continue the case and have the applicant bring back a revised site plan showing the required parking spaces or recommend approval subject to the applicant providing the site plan before the Board meeting.

Discussion ensued regarding how to proceed.

Chairman Byrnes expressed his comfort level with sending it on and asked if he could get a motion to approve the special use subject to the applicant submitting a revised site plan illustrating the required number of parking spaces.

Commissioner Nelson motioned for the approval of a Special Use Permit to allow a Real Estate Office, with a Maximum of 10 Agents, at 22 N. Lincoln Street, subject to applicant providing a revised site plan confirming they could provide the required parking spaces. Commissioner Johnson seconded. The motion passed unanimously.

### **A -38-2010 – Village of Hinsdale – Text Amendment to Section 9-104 as it relates to driveway width.**

Chairman Byrnes opened the public hearing and asked Mr. Gascoigne to summarize the request.

Mr. Gascoigne indicated that the text amendment was a "house keeping" item intended to clean up any inconsistencies with the code relating to driveway widths. He explained that while staff had always taken the conservative approach regarding the interpretation and been more restrictive, the section was recently challenged by a resident and as a result, the Village Attorney recommended the language be cleaned up to avoid any future conflicts.

Commissioner Stifflear summarized his understanding of the text and that the intent of this section of the code was to minimize those requesting circular driveways from having large amounts of concrete in the front yard. He then summarized a recent zoning variation request and indicated that the proposed clarification of the language in the text amendment would help to maintain this and reduce the opportunity for challenges.

Mr. Haarlow also summarized his recollection of the zoning variation and confirmed that the only real change in the text amendment was the removal of the word "attached".

Mr. Gascoigne confirmed that was correct.

Commissioner Stifflear clarified a couple additional points for the record.

**Plan Commission Minutes**

**February 9, 2011**

Commissioner Nelson motioned to approve a Text Amendment to Section 9-104 as it relates to driveway width. Commissioner Johnson seconded. The motion passed unanimously.

**Adjournment**

Commissioner Johnson moved to adjourn. Commissioner Stifflear seconded and the meeting adjourned at 8:17 p.m. on February 9, 2011.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

# **HINSDALE PLAN COMMISSION**

**RE: 5891-5911 S. County Line Road – KLM Park - Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: February 9, 2011**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 28, 2011**

## **FINDINGS AND RECOMMENDATION**

### **I. FINDINGS**

1. The Village of Hinsdale Parks and Recreation Department, (the "Applicant") submitted an application for the property located at 5891-5911 S. County Line Road (the "Subject Property").
2. The property is located within the OS, Open Space District and improved with a community park containing sports/recreation fields and courts, as well as various structures.
3. The applicant is proposing the replacement and repair of certain shelters at KLM Park which will include ADA compliant furnishings, new drinking fountains and other improvements.
4. The Plan Commission finds that the plan submitted by the Applicant complies with the applicable bulk, space and yard requirements of the Hinsdale Zoning Code.
5. The Plan Commission finds that the application complies with the standards set forth in Section 11-606 of the Hinsdale Zoning Code pertaining to the exterior appearance review.
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. There are no changes proposed to the site plan.

### **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes", zero (0) "Nays," and four (4) "Absent" recommends that the President and Board of Trustees of the Village of Hinsdale approve the exterior appearance and site plans at 5891-5911 S. County Line Road (KLM Park).

**THE HINSDALE PLAN COMMISSION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

## **HINSDALE PLAN COMMISSION**

**RE: Case A-33-2010 - Applicant: Doug Fuller – Request: Text Amendment to Section 6-106, to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses and a Special Use to Allow a Real Estate Office with a Maximum of 10 Agents in the O-1 District.**

**DATE OF PLAN COMMISSION REVIEW: February 9, 2011**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 28, 2011**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. The Applicant, Doug Fuller, submitted an application to Article VI (Office Districts), Section 6-106 (Special Uses), to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses.
2. The Plan Commission heard testimony from residents regarding the proposed text amendment at the Plan Commission meeting of February 9, 2011.
3. The residents expressed general concerns with traffic on Maple, but were in support of the proposed text amendment.
4. 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", zero (0) "Nays" and four (4) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed.

**THE HINSDALE PLAN COMMISSION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.



## HINSDALE PLAN COMMISSION

**RE: Case A-34-2010 - Applicant: Doug Fuller - Location: 22 N. Lincoln: Special Use Permit to allow a real estate office, with a maximum of 10 agents, at 22 N. Lincoln Street.**

**DATE OF PLAN COMMISSION REVIEW: February 9, 2011**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 28, 2011**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. The applicant, Doug Fuller, has submitted an application for a Special Use to allow a real estate office, with a maximum of 10 agents, at 22 N. Lincoln Street.
2. The property is located within the O-1, Specialty Office District and improved with a 2-story home used for office.
3. The Plan Commission heard testimony from residents regarding the proposed request at the Plan Commission meeting of February 9, 2011.
4. The Plan Commission expressed concerns with parking and requested that the applicant provide a revised site plan confirming it could provide the required parking spaces.
5. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit.

#### II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of five (5) "Ayes," 0 "Nay," and four (4) "Absent" recommends that the President and Board of Trustees approve the Application for a special use permit to allow a real estate office, with a maximum of 10 agents, at 22 N. Lincoln Street, with the condition that the applicant provide a revised site plan identifying the 11 required parking spaces, before the next Village Board meeting.

### THE HINSDALE PLAN COMMISSION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

## **HINSDALE PLAN COMMISSION**

**RE:** Case A-38-2010 - Applicant: Village of Hinsdale – Request: Text Amendment to Section 9-104 F3(c), of the Hinsdale Zoning Code as it relates to Parking and Driveways for Residential Uses.

**DATE OF PLAN COMMISSION REVIEW:** February 9, 2011

**DATE OF COMMITTEE REVIEW:** February 28, 2011

## **FINDINGS AND RECOMMENDATION**

### **I. FINDINGS**

1. The Applicant, the Village of Hinsdale, submitted an application to amend Section 9-104 F3(c), of the Hinsdale Zoning Code as it relates to Parking and Driveways for Residential Uses
2. The Plan Commission was provided a summary of the text amendment from staff at the Plan Commission meeting of February 9, 2011.
3. The Plan Commission heard comments from the residents voicing their support for the proposed text amendment to clear up any confusion on the language.
4. 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", zero (0) "Nay", and four (4) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed.

THE HINSDALE PLAN COMMISSION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robb McGinnis, Director of Community Development/Building Commissioner  
David Cook, Village Manager  
**Date:** March 9, 2011  
**Re:** Scheduling Public Hearing for Case A-05-2011  
Applicant: Eden Supportive Living  
Request: Major Adjustment to a Planned Development and a Special Use Permit to allow a Personal Care Facility at 10 N. Washington.

---

The Applicant, Eden Supportive Living, has submitted an application for a Special Use Permit to operate a Personal Care Facility with a Major Adjustment to the Planned Development at 10 N. Washington Street. As stated in the applicant's submittal, the proposal is to provide assisted living housing for physically disabled individuals between the ages of 22 and 64. Due to the fact that Washington Square was a Senior Living Facility and the current request is for a Personal Care Facility, a new Special Use is required for the change in use. In addition to requested Special Use, a Major Adjustment to the Planned Development is requested to modify or obtain specific waivers that differ from those required/allowed as a Senior Living Facility. While the applicant is not proposing any physical alterations to the exterior of the existing structures, the Zoning Code provided certain allowances and exceptions for Washington Square as a Senior Living Facility that would not be afforded to Eden Supportive Living as a personal care facility. As such, the applicant will be requesting several waivers to make the existing building code compliant as a Personal Care Facility.

It is requested that the public hearing be scheduled for April 13, 2011.

## Attachment

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

**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: EDEN SUPPORTIVE LIVING  
Owner's name (if different): WASHINGTON SQUARE INC. (APPLICANT HAS SIGNED CONTRACT TO PURCHASE)  
Property address: 10 N. WASHINGTON  
Property legal description: [attach to this form]  
Present zoning classification: R-5  
Square footage of property: 49,262  
Lot area per dwelling: 30,000  
Lot dimensions: 247.52' x 165.31' x 247.65' x 165.44'  
Current use of property: 11  
Proposed use: ☐ Single-family detached dwelling  
☒ Other: ASSISTED LIVING FACILITY  
Approval sought: ☐ Building Permit ☐ Variation  
☐ Special Use Permit ☐ Planned Development  
☐ Site Plan ☐ Exterior Appearance  
☐ Design Review  
☒ Other: MAJOR ADJUSTMENT TO P.D.

**Brief description of request and proposal:**

ASSISTED LIVING FACILITY THAT SERVES  
ADULTS WITH DISABILITIES AGES 22-64

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

	Provided: (EXISTING)	Required by Code:
Yards:		
front:	<u>12</u>	<u>35</u>
interior side(s)	<u>21</u>	<u>8</u>

Provided:  
(EXISTING)

Required by Code:

corner side  
rear

0  
14

35  
25

Setbacks (businesses and offices):

front:  
interior side(s)  
corner side  
rear

12  
2 / 2  
0  
14  
N/A

35  
8 / 8  
35  
25  
N/A

others:  
Ogden Ave. Center:  
York Rd. Center:  
Forest Preserve:

↓  
↓  
↓

↓  
↓  
↓

Building heights:

principal building(s):  
accessory building(s):

34  
N/A

30  
N/A

Maximum Elevations:

principal building(s):  
accessory building(s):

N/A  
↓

N/A  
↓

Dwelling unit size(s):

71 UNIT (84 BEDS)

28 UNIT

Total building coverage:

44.6%

.35%

Total lot coverage:

N/A

N/A

Floor area ratio:

1.16

.45

Accessory building(s):

N/A

Spacing between buildings: [depict on attached plans]

principal building(s):  
accessory building(s):

42  
N/A

13

29

Number of off-street parking spaces required:

35

(37 EXISTING)

Number of loading spaces required:

1

(1 EXISTING)

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.

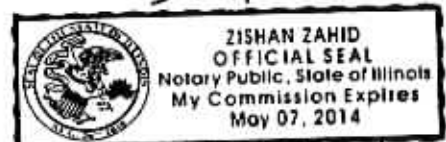
By:

Applicant's signature

Mitch HAMBLET  
Applicant's printed name

GENERAL MANAGER  
EDEN SUPPORTIVE LIVING

Dated: MARCH 1, 2011.





# 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-05-2011 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:

Eden Supportive Living

Address or description of subject property:

10 N. Washington Street, Hinsdale Illinois 60521

Use or proposal for subject property for which certificate is issued:  
Operation of a Personal Care Facility.

Plans reviewed, if any: *See attached plans, if any. – PC Case A-05-2011*

Conditions of approval of this certificate:

- The petitioner must apply for and obtain a Major Adjustment to the Planned Development, including all necessary waivers.
- The petitioner must apply for and obtain a Special Use Permit to operate a Personal Care Facility.

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

- Subsection 11-602E pertaining to Standards for special use permits;
- Subsection 11-603E pertaining to Standards for planned developments (including all necessary waivers);

*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:

3/4, 2011



VILLAGE  
OF HINSDALE FOUNDED IN 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: EDEN SUPPORTIVE LIVING  
Address: 311 S. LINCOLNWAY  
City/Zip: NORTH AURORA 60542  
Phone/Fax: (312) 446-6262 / 630-896-5894  
E-Mail: MHAMBLET@EDENSLF.COM

**Owner** (APPLICANT HAS A SIGNED CONTRACT TO PURCHASE)

Name: WASHINGTON SQUARE INC.  
Address: 10 N. WASHINGTON  
City/Zip: HINSDALE, 60521  
Phone/Fax: (630) 323-0122 /  
E-Mail: CSWRORLE@CCMCAST.NET

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

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: ( ) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: ( ) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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

- 1) NONE
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 10 N. WASHINGTON

Property identification number (P.I.N. or tax number): 09 - 01 - 331 - 011

Brief description of proposed project: OPERATE THE FACILITY AS AN  
ASSISTED LIVING FACILITY FOR ADULTS WITH DISABILITIES  
AGES 22-64

General description or characteristics of the site: EXISTING SENIOR INDEPENDENT  
LIVING FACILITY/

Existing zoning and land use: R-5

Surrounding zoning and existing land uses:

North: 1-B

South: B-1

East: 1-B

West: O-1

Proposed zoning and land use: SAME

Existing square footage of property: 49,262 square feet

Existing square footage of all buildings on the property: 56,002 square feet

## TABLE OF COMPLIANCE

Address of proposed request: 10 N. WASHINGTON

The following table is based on the R-5 Zoning District.

	Minimum Code Requirements	Proposed/Existing** Development
Minimum Lot Area	30,000	49,262
Minimum Lot Depth	125	247.02
Minimum Lot Width	70	165.44
Building Height	30	34 *
Number of Stories	2	3 *
Front Yard Setback	35	12 *
Corner Side Yard Setback	35	0 *
Interior Side Yard Setback	8	2 *
Rear Yard Setback	25	** 14
Maximum Floor Area Ratio (F.A.R.)*	.45	** 1.16
Maximum Total Building Coverage*	35%	** 43.816%
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements		
	35	37
Parking front yard setback	N/A	N/A
Parking corner side yard setback	↓	↓
Parking interior side yard setback	↓	↓
Parking rear yard setback	↓	↓
Loading Requirements	1	1
Accessory Structure Information	N/A	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:

\* WAIVER FROM 4-107(C)(1) TO ALLOW  
A PERSONAL CARE FACILITY NEXT TO RESIDENTIAL

NOTES:

\* DENOTES WAIVERS REQUESTED

\*\* DENOTES WAIVERS ALREADY OBTAINED



## 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 1 day of MARCH, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

MITCH HAMDET  
Name of applicant or authorized agent

GENERAL PARTNER EDEN SUPPORTIVE LUNG  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 1st day of  
March, 2011.

Zishan Zahid  
Notary Public





**VILLAGE  
OF HINSDALE**

FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT  
SPECIAL USE PERMIT CRITERIA**

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

Address of proposed request: 10 N. WASHINGTON

Proposed Special Use request: ASSISTED LIVING FACILITY

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 CODE PROVIDES FOR THIS USE AS  
A SPECIAL USE

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 USE WILL  
NOT HAVE ANY ADDITIONAL EFFECT UPON  
ADJACENT PROPERTIES MORE THAN THE  
PREVIOUS USES.

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 NO CHANGES ARE CURRENTLY

PROPOSED TO THE EXISTING PROPERTY'S EXTERIOR  
AND THE OPERATION IS SIMILAR TO PREVIOUS OPERATION.

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. PROPOSED USE AND OCCUPANCY

WILL BE THE SAME AS PREVIOUS AND THERE  
SHOULD BE NO ADDITIONAL DRAIN ON PUBLIC FACILITIES

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

THE PROPOSED USE WILL LIKELY CAUSE LESS  
TRAFFIC THAN PREVIOUS USE DUE TO THE  
SPECIFIC OCCUPANCY.

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. \_\_\_\_\_

THERE ARE CURRENTLY NO PROPOSED  
CHANGES TO THE SIGNIFICANT FEATURES  
OF THE PROPERTY

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. \_\_\_\_\_

THIS USE WILL COMPLY WITH ALL STANDARDS  
THRU WAIVER OR OTHERWISE

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. \_\_\_\_\_

THIS USE WILL COMPLY ANY SPECIAL  
RE STANDARDS THRU WAIVER OR OTHERWISE

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. THE USE WILL PROVIDE NECESSARY

HOUSING AND SERVICES FOR UNDER SERVED POPULATION

*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. THIS LOCATION WORKS BEST

BECAUSE OF ITS PROXIMITY TO DOWNTOWN STORES, LIBRARY, PUBLIC TRANSPORTATION.

*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. THE USE

WILL REUSE THE EXISTING FACILITY

THUS MITIGATING ADVERSE IMPACTS ON SURROUNDING PROPERTIES.



**MAJOR ADJUSTMENT TO PLANNED  
DEVELOPMENT  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

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

Address of proposed request: 10 N. WASHINGTON, HINSDALE, IL

Proposed Planned Development request: ADJUST SPECIFIC WAIVERS TO  
EXISTING PLAN DEVELOPMENT

Amendment to Adopting Ordinance Number: 02002-7

**REVIEW CRITERIA:**

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, by ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

THE PROPOSED USE WILL NOT CHANGE THE  
CURRENT NUMBER OF OCCUPANTS, NOR WILL IT  
CHANGE THE EXTERIOR OF THE PROPERTY  
NOR WILL IT CHANGE THE USE. THE ONLY  
SIGNIFICANT CHANGE WILL BE THE AGE  
OF THE OCCUPANTS.