

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

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, March 9, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: Commissioner Sullins

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the February 9, 2011 meeting. Commissioner Nelson motioned to approve the minutes of February 9, 2011 as amended. Commissioner Stifflear seconded. The motion passed unanimously.

Findings and Recommendations

5891-5911 S. County Line Road – Site Plan/Exterior Appearance Approval for the Replacement and Repair of Certain Park Shelters.

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 Crnovich motioned to approve the findings and recommendations for 5891-5911 S. County Line Road – Site Plan/Exterior Appearance Approval for the Replacement and Repair of Certain Park Shelters. Commissioner Nelson seconded. The motion passed unanimously.

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.

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 Moore requested clarification that there was not a resolution reached as to the number of agents versus employees.

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Commissioner Crnovich indicated that she also had some comments and that she was going to vote against the findings and recommendations. She felt that they were given inaccurate information at the public hearing and that she voted for the special use, with the condition, under the impression that she needed to because the temporary use was going to expire. She then identified the confusion regarding the number of existing parking spaces and cited a section of the code that indicated the item could have been continued. Ms. Crnovich then expressed her concern regarding the use encroaching into a residential neighborhood. She identified several potential factors that could create parking conflicts in the area.

General discussion ensued regarding the language limiting the site to 10 agents and the fact that the business' web site identified 45 agents. Discussion also ensued regarding whether or not the limiting number included support staff or just agents.

Commissioner Moore summarized the transcripts regarding this conversation at the public hearing.

Chairman Brynes indicated that he had a comfort with the request given the nature of the real estate business and the fact that the parking requirements had been met. He then indicated that in his tenure with the Plan Commission, he had never experienced votes against the Findings and Recommendations and that the Zoning Code doesn't really address this issue. He asked Mr. Gascoigne if he had any ideas.

Mr. Gascoigne indicated that he had never experienced it either.

Commissioner Johnson indicated that she had similar concerns to Commissioner Crnovich in that she felt compelled to address the issue that night given the expiration of the temporary use. She also identified an excerpt from the code that addressed the ability to extend the temporary use.

Mr. Gascoigne appreciated the Commissioner's concerns and apologized for any confusion. He felt that he had clearly identified that the temporary use could have been extended as well as indicating that if the Commission didn't have the comfort with sending on the application to the ZPS they could certainly continue it to the next meeting.

Commissioner Kluchenek questioned if members of the Commission that were not present for the public hearing, could vote on the Findings and Recommendations.

Mr. Gascoigne indicated that through the Village Attorney, a Commissioner absent for the public hearing could vote on the findings, provided they could confirm the transcripts had been read.

Commissioner Johnson questioned how the qualifier of "maximum of 10 agents" would be policed?

Mr. Gascoigne acknowledged Commissioner Johnson's point and indicated that it was actually through the temporary use process that the ZPS placed the limitation of 10 agents on the request.

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General discussion ensued regarding the limitation of number of agents within the office versus the total number of agents on staff.

Commissioner Kluchenek asked where the limitation of 10 agents had come from.

Mr. Gascoigne indicated that the limitation on the number of total employees was discussed and recommended as part of the temporary use process.

Commissioner Stifflear indicated that he wanted to point out that the zoning code does not restrict a use in terms of parking by the number of employees but rather by the square footage of the building. He also indicated that he originally had some reserve regarding the specific language in the findings and whether the Commission had determined that the applicant show he could provide the additional parking or that he would provide it. After going back to the video, he had confirmed that the findings were correct and properly reflected what the Commission had said. He indicated that even though the applicant had indicated he was going to provide them, he hoped the Board would take the position that they should be required.

Commissioner Crnovich agreed with the comments, but identified certain uses where different standards were used to determine required parking, such as in the upcoming case for Edens.

Chairman Brynes questioned how these concerns get relayed to the Board.

Mr. Gascoigne indicated that they would be aware of the situation if they viewed the meeting or read any minutes regarding the discussions.

Commissioner Moore confirmed that the current discussion then would not be "on the record" and they would not be aware of it unless they watched the video.

Mr. Gascoigne confirmed.

Commissioner Kluchenek identified his concern that with the process, it raises concerns that the applicant isn't present to respond to changes to the findings and recommendations.

Mr. Gascoigne indicated that the findings and recommendations were really to confirm and approve the accuracy of the statements made from the previous month and that there really shouldn't be any additional deliberations at this point in the process.

Commissioner Crnovich summarized an excerpt of the code relating to the certification of an application and that she wanted it on record that she felt they were given inaccurate information.

Chairman Brynes indicated that this was unusual situation and that the only way to get it on record was to take it to a vote and let the chips fall where they may. He also indicated that after going back and checking, he was incorrect in that the code does not currently

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limit realtor's offices to 10 agents. He then stated that he was not sure where the limitation of 10 agents came from.

Mr. Gascoigne indicated that the limitation of 10 agents had come as a recommendation from the Board of Trustees. He then added that based on the codes requirement to approve findings and recommendations at the next regularly scheduled meeting, he believed that the Commission had the discretion to remove or add language to more accurately represent the happenings at the public hearing, but didn't believe they could necessarily be denied.

Commissioner Stifflear indicated that the inadequacies within the application should allow the Commission to pull the application.

Mr. Gascoigne acknowledged Commissioner Stifflear's point and then indicated that due to where the application was in the process, suggested that maybe the ZPS or Village Board was a more appropriate place for that to happen.

Commissioner Kluchenek suggested that Chairman Byrnes take a non-binding vote to determine the position of the Commission and then re-open the public hearing if the vote to approve was not there.

Commissioner Nelson stated that he believed the only thing the Commission could do was to have the Chairman write a letter to the Board presenting the concerns they had with the application.

Chairman Byrnes indicated he could draft a letter to present to the Board.

Commissioner Crnovich summarized additional information regarding certification of the application.

Commissioner Brody suggested that maybe the information wasn't truly presented false and that there was possibly a lack of due diligence on the Commission's part.

Discussion ensued and Commissioner Kluchenek indicated that while he didn't find it fair to introduce new evidence, he also didn't believe that the Commission was obliged to approve the findings.

Chairman Byrnes indicated he would like to take vote and he would write a letter to the Board of Trustees.

Commissioner Stifflear indicated he was going to vote in favor of the findings but suggested that this should serve as a lesson as to the need to be more detailed with language used, citing the example stated previously regarding "could" and "should".

Commissioner Nelson motioned to approve the findings and recommendations for case 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. Commissioner Moore seconded.

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Discussion ensued to clarify the proposed subject content of the letter to the Board. The motion passed on a 7-1 vote.

A-34-2010 – 22 N. Lincoln Street – Special Use Permit to Allow a Real Estate Office, with a Maximum of 10 Agents, in the O-1, Specialty Office 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. Commissioner Nelson motioned to approve the findings and recommendations for case A-34-2010 – 22 N. Lincoln Street – Special Use Permit to Allow a Real Estate Office, with a Maximum of 10 Agents, in the O-1, Specialty Office District. Commissioner Brody seconded. The motion passed on a 7-1 vote.

Commissioner Kluchenek expressed some concern regarding whether the letter to the Board was going to be on behalf of the commission or the chair, identifying concern with stating that it was from everyone without the ability for everyone to look at it.

Discussion ensued regarding suggested approaches.

Chairman Byrnes acknowledged the concern.

A-38-2010 – Village of Hinsdale – Text Amendment to Section 9-104 as it Relates to Driveway Width.

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 case A-38-2010 – Village of Hinsdale – Text Amendment to Section 9-104 as it Relates to Driveway Width. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-05-2011 – 10 N. Washington Street – Eden Supportive Living – Major Adjustment to a Planned Development and a Special Use for a Personal Care Facility.

Chairman Byrnes stated the public hearing would be scheduled for April 13, 2011.

The Commission requested specific information regarding previous approvals for Washington Square.

Mr. Gascoigne indicated he would include everything he could find.

Commissioner Crnovich asked if they would also be requesting Exterior Appearance approval.

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Mr. Gascoigne indicated that he would let the applicant respond to that at the meeting, but it was his understanding that they had no intention of making any exterior improvements to the structures at this time.

Commissioner Stifflear requested that the applicant provide an up-to-date survey with parking spaces identified.

Chairman Byrnes summarized three signs approved over the last month.


Adjournment

Commissioner Nelson moved to adjourn. Commissioner Brody seconded and the meeting adjourned at 8:07 p.m. on March 9, 2011.

Respectfully Submitted,

Sean Gascoigne
Village Planner

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: April 13, 2011
Re: Scheduling Public Hearing for Case A-08-2011
Applicant: BP/Parent Petroleum
Request: Design Review Permit for Exterior Improvements and a Special Use for a Carryout Facility

The petitioner is requesting design review approval as well as a special use for carryout, to allow for the construction of a 700 square foot Quick Serve Restaurant (QSR) as well as additional site improvements to the gas station and mini-mart at 149 E. Ogden Road, which is located in the B-3 General Business District. As illustrated in the attached drawings, the petitioner proposes to construct the addition to the west of the existing mini-mart to house a new American Dog, QSR. Besides the physical addition, the scope of substantial site changes would include the addition of three new parking spaces, updating the existing monument sign, two new wall signs and wrapping the existing canopy poles with decorative brick. In addition, the applicant is also proposing to install new lighting under the canopy that is more energy efficient and produces less spillover. The building is located on the corner of York Road, and Ogden Road, and is located within the "Historic Graue Mill Gateway" Design Overlay District, which, in addition to the special use request, 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. It should be noted that should these improvements be recommended for approval, the applicant will be seeking zoning variations for the west landscape buffer as well as the requirement for a single loading space which currently does not exist.

It is requested that the public hearing be scheduled for May 11, 2011.

Attachment

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

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-08-2011 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:

Mario Spina/Parent Petroleum

Address or description of subject property:

149 E. Ogden Avenue, Hinsdale Illinois 60521

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

Construction of a New Quick Serve Restaurant, including New Signage and Additional Parking Lot Improvements.

Plans reviewed, if any: *See attached plans, if any. – PC Case A-08-2011*

Conditions of approval of this certificate:

- The petitioner must apply for and obtain the necessary Variations from the Zoning Board of Appeals.
- The petitioner must apply for and obtain Design Review Approval and a Special Use Permit to Allow Carry Out.

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

- Section 11-602E pertaining to Standards for special use permits;
- Section 11-604 of the Zoning Code governing Site Plan Review.
- Section 11-605 of the Hinsdale Zoning Code pertaining to the Design Review Permit.
- Section 11-606 of the Hinsdale Zoning Code pertaining to the Exterior Appearance Review.

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:

4/7, 2011

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: Mario Spina

Owner's name (if different): _____

Property address: 149 East Ogden Ave

Property legal description: [attach to this form]

Present zoning classification: B-3

Square footage of property: 38,078 SF

Lot area per dwelling: NA

Lot dimensions: 166.99' x 189.96'

Current use of property: Gas Station, C-Store

Proposed use:
☐ Single-family detached dwelling
☒ Other: Carry out Restaurant

Approval sought:
☐ Building Permit ☐ Variation
☒ Special Use Permit ☐ Planned Development
☐ Site Plan ☒ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:
We are proposing an addition of a carry out restaurant

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____
interior side(s) 1 1

Legal Description:

THAT PART OF LOTS 10 AND 11 (EXCEPT THE SOUTHWESTERLY 1/3 OF SAID LOT 11) ALL IN BLOCK 2 IN THE TOWN OF FULLERSBURG IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1852 AS DOCUMENT NO. 6172 AND RE-RECORDED APRIL 9, 1929 AS DOCUMENT NO. 277264, TAKEN AS A TRACT DESCRIBED AS FOLLOWS: (THE EASTERLY LINE OF THE AFORESAID LOT 10 IS CONSIDERED AS BEARING NORTH 28 DEGREES 30 MINUTES 00 SECONDS WEST) COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID LOT 10, DISTANT 12.00 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF (SAID POINT BEING THE NORTHERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED DATED JANUARY 3, 1979 AND RECORDED JUNE 20, 1979 AS DOCUMENT R79-51990); THENCE CONTINUING NORTH 28 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 10 (SAID LINE BEING ALSO THE WESTERLY LINE OF YORK ROAD), FOR A DISTANCE OF 166.98 FEET TO A POINT; THENCE SOUTH 56 DEGREES 00 MINUTES 10 SECONDS WEST ALONG A LINE, FOR A DISTANCE OF 221.74 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWESTERLY 1/3 OF SAID LOT 11 THAT IS 182.20 FEET NORTHERLY OF THE SOUTHERLY LINE OF THE AFORESAID LOT 11 (BEING THE NORTHERLY LINE OF OGDEN AVENUE); THENCE SOUTH 34 DEGREES 50 MINUTES 10 SECONDS EAST ALONG THE AFORESAID EASTERLY LINE OF THE SOUTHWESTERLY 1/3 OF LOT 11 A DISTANCE 182.20 FEET TO A POINT IN THE NORTHERLY LINE OF THE AFORESAID OGDEN AVENUE; THENCE NORTH 54 DEGREES 52 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE AFORESAID LOTS 10 AND 11) BEING THE NORTHERLY LINE OF THE AFORESAID OGDEN AVENUE), FOR A DISTANCE OF 189.96 FEET TO A POINT DISTANT 12.00 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 13 DEGREES 11 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR A DISTANCE OF 17.92 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Provided:

Required by Code:

corner side	_____	_____
rear	_____	_____
Setbacks (businesses and offices):		
front:	86'-1"	25'
interior side(s)	16'-6"	10' 110
corner side	190'-11"	100'
rear	47'-6"	20'
others:	_____	_____
Ogden Ave. Center:	190'-11"	100'
York Rd. Center:	_____	_____
Forest Preserve:	NA	NA

Building heights:

principal building(s):	existing	15'
accessory building(s):	15'	15'

Maximum Elevations:

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

Dwelling unit size(s):	NA	NA
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Total building coverage:	NA	NA
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Total lot coverage:	87%	90%
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Floor area ratio:	.09	.50
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Accessory building(s): NONE

Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required: 15 (2986/200)
 Number of loading spaces required: 1

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
Manzo Spina
 Applicant's printed name

Dated: March 24th, 2011.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Mario Spina
Address: 381 E. St. Charles Road
City/Zip: Carol Stream, IL 60188
Phone/Fax: (630) 668-0141 / 630-668-9114
E-Mail: M.Spina@parentpetroleum.com

Owner

Name: Angel Associates, L.P.
Address: 381 E. St. Charles Rd
City/Zip: Carol Stream
Phone/Fax: (630) 668-0141 / 668-9114
E-Mail: M.Spina@parentpetroleum.com

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

Name: Gleason Architects, Diane Duncan
Title: Architect
Address: 769 Heartland Dr.
City/Zip: Sugar Grove, IL 60054
Phone/Fax: (630) 466-8740 / 466-8700
E-Mail: Diane.Duncan@gleasonarchitects,pc.com

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) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 149 East Ogden Ave, Hinsdale, IL

Property identification number (P.I.N. or tax number): 09-012-01-011

Brief description of proposed project: Addition to existing gas station for carry out restaurant, New Monument sign

General description or characteristics of the site: Existing gas station with a c-store, has 16 parking spaces and fuel canopy

Existing zoning and land use: B-3

Surrounding zoning and existing land uses:

North: B-3 (office)

South: B-3 (Retail)

East: B-3 (office)

West: B-3 (Bank)

Proposed zoning and land use: B-3 gas station/carry out rest.

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested: Carry out Restaurant

☐ Map and Text Amendments 11-601E
Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 149 East Ogden Avenue

The following table is based on the B-3 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	
Minimum Lot Area	6,250	2,500	6,250	38,078.5F
Minimum Lot Depth	125'	125'	125'	189.96
Minimum Lot Width	50'	20'	50'	166.99
Building Height	30'	35'	30'	18'
Number of Stories	2	3	2	1
Front Yard Setback	25'	0'	25'	86'-11"
Corner Side Yard Setback	25'	0'	25'	190'-11"
Interior Side Yard Setback	10'	0'	10'	10'-0"
Rear Yard Setback	20'	20'	20'	47'-5"
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	.09
Maximum Total Building Coverage*	N/A	80%	N/A	87%
Maximum Total Lot Coverage*	90%	100%	90%	
Parking Requirements			15	19
Parking front yard setback			NA	NA
Parking corner side yard setback			NA	NA
Parking interior side yard setback			10'	10'
Parking rear yard setback			10'	2'-11" ★
Loading Requirements			1	0 ★
Accessory Structure Information (height)	15'	15'	15'	

* 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: Apply for variance for these 2 items

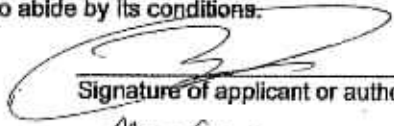
listed above

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 24th day of March, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.

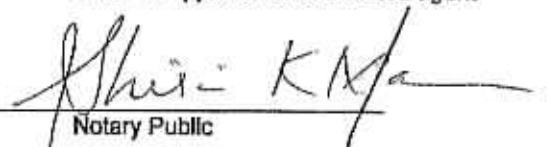

Signature of applicant or authorized agent

MARCO SPINA
Name of applicant or authorized agent

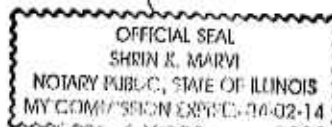
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 24th day of
MARCH, 2011


Notary Public

4





VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 149 East Ogden Ave

REVIEW CRITERIA

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

*****PLEASE NOTE***** If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

Within 250 feet of a Single-Family Residential District: \$800

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. **Open spaces.** The quality of the open space between buildings and in setback spaces between street and facades. We will be adding landscaping as required by the village and maintain the existing to a high standard
2. **Materials.** The quality of materials and their relationship to those in existing adjacent structures. The Materials proposed will match the existing building
3. **General design.** The quality of the design in general and its relationship to the overall character of neighborhood. The quality of the design is fitting with existing character of the neighborhood all being commercial
4. **General site development.** The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. The Site will be reworked to accommodate the new addition and be relandscaped as required

5. **Height.** The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. The height of the proposed addition is compatible with the existing building.
6. **Proportion of front facade.** The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. The new addition will match the existing building. We are also changing the awnings to a sage green on the entire building.
7. **Proportion of openings.** The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. The building's windows will match the existing openings in size.
8. **Rhythm of solids to voids in front facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. The windows and their size and shape will match the existing building.
9. **Rhythm of spacing and buildings on streets.** The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. The new addition will be adjacent to the existing building and look like it was existing.
10. **Rhythm of entrance porch and other projections.** The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. The existing walkways, awnings and openings will be continued in the new building.
11. **Relationship of materials and texture.** The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. The materials will match the existing building; it will be masonry.
12. **Roof shapes.** The roof shape of a building shall be visually compatible with the buildings to which it is visually related. The building will have a flat roof so as not to deflect from the existing building.
13. **Walls of continuity.** Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. The building and its features will match the existing building.
14. **Scale of building.** The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. The size of the building is 1/4 the size of the existing, thus fitting in.
15. **Directional expression of front elevation.** The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character,

whether this be vertical character, horizontal character, or nondirectional character.

The facade addresses the existing "Proposed" front of site
and matches the existing

16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

The proposed building will closely match the existing
build. Same materials will be used

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable. The site does meet the zoning code and the
owner will comply with any changes requested
2. The proposed site plan interferes with easements and rights-of-way. There is an
existing building and the new building is not near any of the above.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site. The proposed building does not change the topography or
modify the site
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property. The site plan enhances the properties around
this area by offering a
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. this proposed addition will not add to the traffic, there is
separate parking for this restaurant, there is more than ample parking
provided on the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses. The site is screened by a fence and landscaping

and both will be maintained

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. The buildings and landscaping are to be maintained and match the existing character of the site
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance. The site plan shows existing green space to remain, and the owner is adding more trees
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. The owner will address any drainage issues that arise, currently there are none and the new addition will not cause any
10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. there is more than enough utilities existing on the site to serve the new building
11. The proposed site plan does not provide for required public uses designated on the Official Map. This site is a public use and it will not change
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare. The site plan complies with public health and safety of 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: 149 East Ogden Ave

Proposed Special Use request: Carry out Restaurant

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

REVIEW CRITERIA

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

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

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

The carry out restaurant is in harmony with the code.
it is an allowed use in this area.

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.

There are several restaurants in this area and this will
fit in with the fabric of the neighborhood and
surrounding businesses and 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. This development is on ~~the~~ parcel is
will not interfere with the surrounding businesses.
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. The existing site has utilities
that are adequate to serve this new addition without
strain.
5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. this
development is on a main street and there are not any
residential areas to be affected close to this existing development
6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. the existing building has no historic, natural
or scenic features to be disfigured by the new
addition
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. The use is allowed and the owner will comply with any
additional standards that are required of him.
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. The owner will comply with special standards
if required.

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. We feel that this site can support a carry

out restaurant, we have adequate parking and circulation and feel that this fits into the existing conditions

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

to support this use and it is an allowed use

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 proposed

building and site plan fit into the existing area allowed and will make a nice addition to this building

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Mario Spina
Address: 381 E. St. Charles Rd
City/Zip: Carol Stream, IL 60188
Phone/Fax: (630) 608-0441 / 608-9114
E-Mail: Mspina@parautpetroleum.com
Contact Name: Mario Spina

Contractor

Name: American Sign factory
Address: 123 King St
City/Zip: Elk Grove Village IL 60007
Phone/Fax: (847) 725-8000 / 725-8005
E-Mail: Flemke@american-sign.com
Contact Name: Frank Lemke

ADDRESS OF SIGN LOCATION:

149 E. Ogden Ave

ZONING DISTRICT:

B-3

Sign Type:

- ☒ Permanent ☐ Temporary
☒ Ground Sign
☐ Wall Sign
☐ Pole Sign

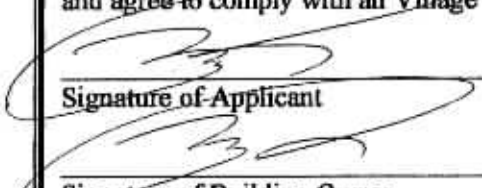
Sign Information:

Overall Size (Square Feet): 50 (9.5 x 5.6)
Overall Height from Grade: 9'6" Ft.
Proposed Colors (Maximum of Three Colors):
① Green ② Red
③ yellow
Type of Illumination: LED
Foot Candles: _____

Site Information:

Lot/Street Frontage: _____
Building/Tenant Frontage: _____
Existing Sign Information:
Business Name: BP Am/pm
Size of Sign: 76" x 76" Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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


Signature of Applicant

3/24/11
Date


Signature of Building Owner

3/24/11
Date

FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Mario Spina
Address: 381 E. St. Charles Rd
City/Zip: Carol Stream, IL 60188
Phone/Fax: (630) 408-0141 / 668-9114
E-Mail: Mspina@parantpetroleum.com
Contact Name: Mario Spina

Contractor

Name: American Sign factory
Address: 123 King St
City/Zip: Elk Grove Village IL 60007
Phone/Fax: (847) 725-8000 / 725-8005
E-Mail: Flemke@american-sign.com
Contact Name: Frank Lemke

ADDRESS OF SIGN LOCATION:

149 E. Ogden Ave
ZONING DISTRICT:
B-3

Sign Type:

- ☒ Permanent ☐ Temporary
☒ Ground Sign
☒ Wall Sign
☐ Pole Sign

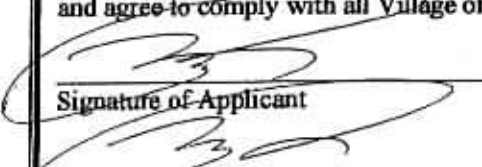
Sign Information: "Americas Dogs"

Overall Size (Square Feet): 19.08' (3' x 6'-6 3/4")
Overall Height from Grade: 7'-6" Ft.
Proposed Colors (Maximum of Three Colors):
① Blue ② Red
③ Yellow
Type of Illumination: LED
Foot Candles: _____

Site Information:

Lot/Street Frontage: 166.99'
Building/Tenant Frontage: 166.99'
Existing Sign Information:
Business Name: BP Am/pm
Size of Sign: 7'6" x 7'6" Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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


Signature of Applicant

3/24/11
Date


Signature of Building Owner

3/24/11
Date

FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: Mario Spina
Address: 381 E. St. Charles Rd
City/Zip: Carol Stream, IL 60188
Phone/Fax: (630) 408-0141 / 668-9114
E-Mail: Mspina@paratpetroleum.com
Contact Name: Mario Spina

Contractor

Name: American Sign factory
Address: 123 King St
City/Zip: Elk Grove Village IL 60007
Phone/Fax: (815) 725-8000 / 725-8005
E-Mail: Flemke@american-sign.com
Contact Name: Frank Lemke

ADDRESS OF SIGN LOCATION:

149 E. Ogden Ave

ZONING DISTRICT:

B-3

Sign Type:

- ☒ Permanent ☐ Temporary
☒ Ground Sign
☒ Wall Sign
☐ Pole Sign

Sign Information:

"The Pride"
Overall Size (Square Feet): 9.25 (1'6.5" x 9.25')
Overall Height from Grade: 7'6" Ft.
Proposed Colors (Maximum of Three Colors):
① Blue ② White
③ _____
Type of Illumination: LED
Foot Candles: _____

Site Information:

Lot/Street Frontage: 166.99'
Building/Tenant Frontage: 166.99'
Existing Sign Information:
Business Name: BP / Am/PM
Size of Sign: 76" x 76" Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

3/24/11
Date

[Signature]
Signature of Building Owner

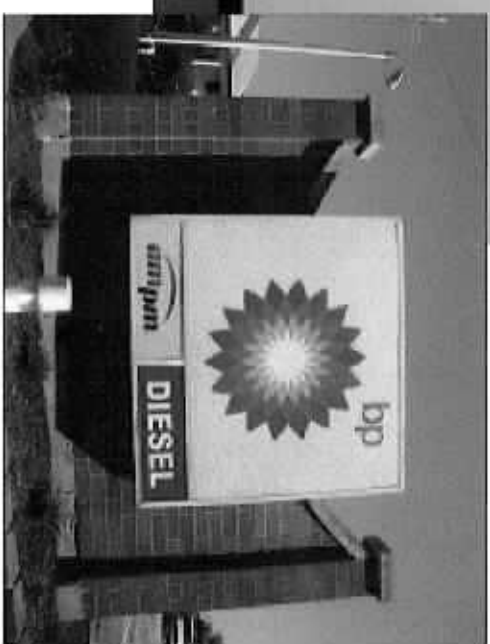
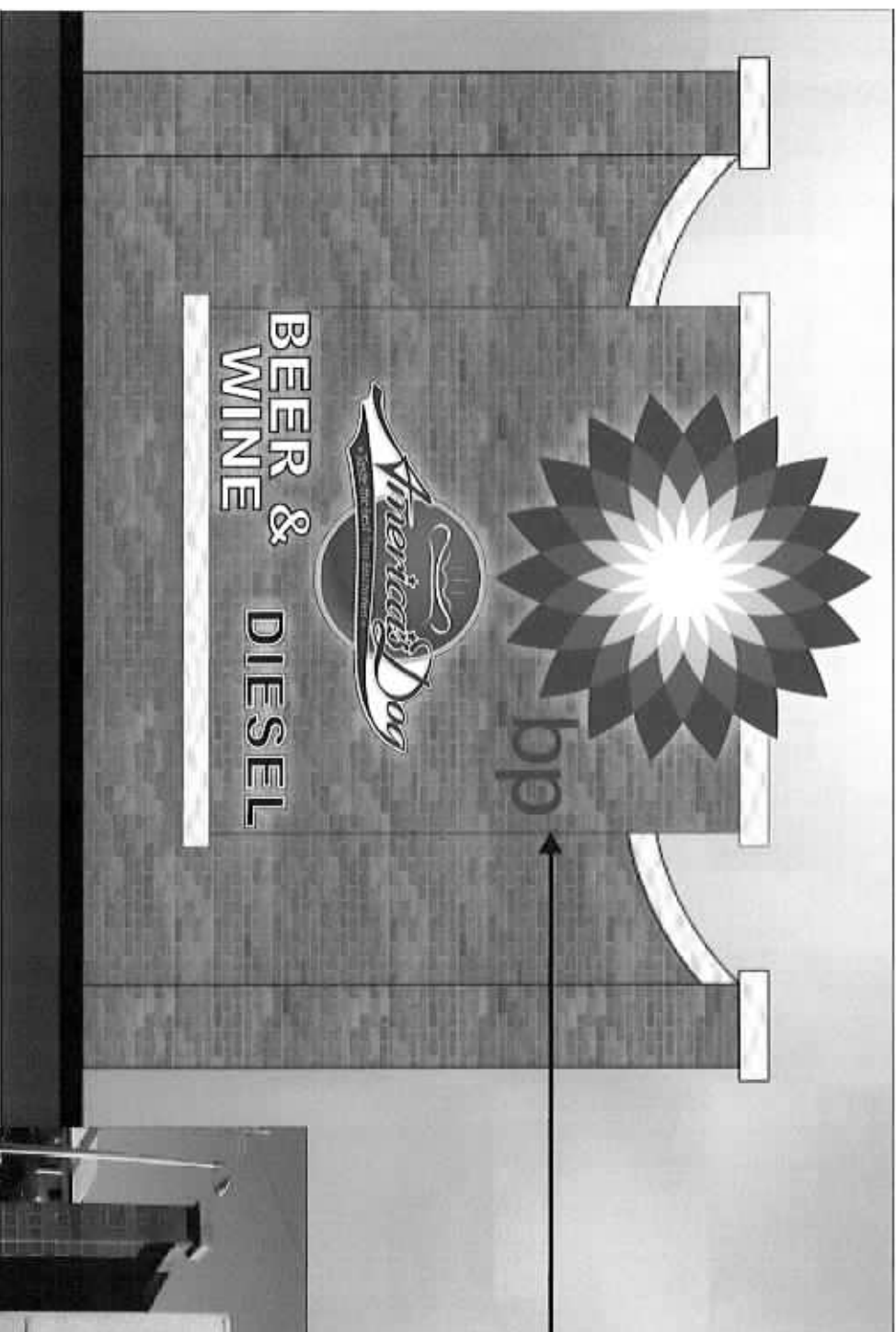
3/24/11
Date

FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

Front-Lit Plex-Face Channel Letters w/ LED • Wireway Mounted • BP • Hinsdale • Illinois



B Front-Lit, Plex-Face Channel Letters w/ LED, Wireway Mounted • Front View
SCALE: 1/2" = 1' 0" • For Production / For Presentation

AMERICAN SIGN FACTORY LLC <small>123 Main Street Evanston, IL 60201 847.725.3000</small>	Client Name: BP Location: Address Hinsdale, IL	Start Date: 02/15/11 Last Revision: 03/03/11 Job#: 92506 Drawing#: 92506b_v5 Page: 5 of 5	Client Approval Landlord Approval	Sales Rep: FL Designer: KM
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b6
12"

Front-Lit/Reverse-Lit Channel Letters w/ LED, Individually Mounted • Front View

QUANTITY: Two(2)
Overall Height: 4' - 6"

Two(2)
4'-6"

Overall Height: 4'-6"

Overall Length: 5' - 7/8

Sq.Ft.: 22.82

Returns: Stock Black Precoat

Trimcap: 3/4" Black

Face: #7328 White

Backs: Clear Lexan Backs

First-surface translucent vinyl:

Digitally Printed BR Graphics
T.M. 101 ED

WHITE LIEB

NOTES:

- Individually Mounted w/ stand offs
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic

FIELD SURVEY REQUIRED PRIOR TO FABRICATION

Client Name:

95

Start Date: 02/15/11

Last Revision: 03/03/11

Job#: 92506

Location:

Address _____

Hinsdale, IL

Page: 1 of 5

Client Approval

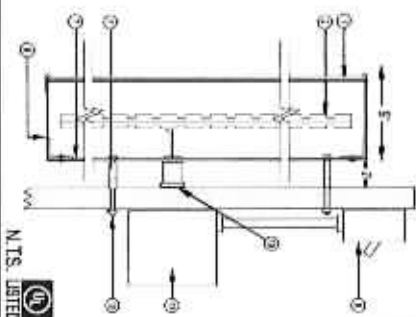
Sales Rep:

E

K3N

K3N

1. PLEX FACE
2. LED
6. ALUMINUM SPACERS
7. CLEAR LEXAN BACK
8. ALUMINUM SIDEWALLS
9. DISCONNECT SWITCH
10. SEAL TIGHT PASS-THROUGH WIRING KIT
11. LED POWER SUPPLY
12. WALL ANCHORS AS REQUIRED



ELECTRICAL NOTES

sign. **Conversely** DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:

1. A minimum of one dedicated 120V, 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



B2 Front-Lit/Reverse-Lit Cloud Sign w/ LED, Individually Mounted • Front View
SCALE: 1/2" = 1' 0" • For Production / For Presentation

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: Two(2)
Overall Height: 2' - 5/8"
Overall Length: 4' - 6"
Sq.Ft.: 9.23
Returns: Stock Black Precoat
Trimcap: 3/4" Black
Face: #7328 White
Backs: Clear Lexan Backs
First-surface translucent vinyl: Digitally printed vinyl graphics
Illumination: White LED

NOTES:

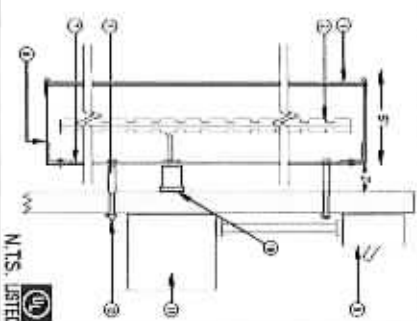
- Individually Mounted w/ stand offs
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic

FIELD SURVEY REQUIRED PRIOR TO FABRICATION

DIGITAL ARTWORK REQUIRED PRIOR TO FABRICATION (.AI OR .EPS)

INDIVIDUALLY MOUNTED FRONT-LIT / REVERSE-LIT COMBINATION LED CHANNEL LETTERS

1. PLEX FACE
2. LED
6. ALUMINUM SPACERS
7. CLEAR LEXAN BACK
8. ALUMINUM SIDEWALLS
9. DISCONNECT SWITCH
10. SEAL TIGHT PASS-THROUGH WIRING KIT
11. LED POWER SUPPLY
12. WALL ANCHORS AS REQUIRED



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

Client Name:
BP

Start Date: 02/15/11
Last Revision: 03/03/11

Location:

Job#: 92506

Address:

Drawing#: 92506b_v5

Hinsdale, IL

Page: 2 of 5

Sales Rep:

FL

Designer:

KM

AMERICAN SIGN FACTORY LLC

2100 E. 12th Street
Chicago, IL 60605
Tel: 773.325.0000
Fax: 773.325.0000

4911 W. 12th Street
Hinsdale, IL 60521
Tel: 630.325.0000
Fax: 630.325.0000

2' - 7 1/2"
6" DIESEL
1 1/2"
STROKE

B4

Front-Lit/Reverse-Lit Channel Letters w/ LED, Individually Mounted • Front View
SCALE: 3/4" = 1' 0" • For Production / For Presentation

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: Two(2)
Overall Height: 6"
Overall Length: 2' - 7 1/2"
Sq. Ft.: 1.3125
Returns: Stock Black Precoat
Trimcap: 3/4" Black
Face: #7328 White
Backs: Clear Lexan Backs
First-surface translucent vinyl: 3M 3630-22 Black
Illumination: White LED

NOTES:

- Individually Mounted w/ stand offs
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic

FIELD SURVEY REQUIRED PRIOR TO FABRICATION

AMERICAN
SIGNFACTORY LLC

CHICAGO
132 N. STATE
14th Floor, Suite 1400
CHICAGO, IL 60601
TEL: 312.321.1000
FAX: 312.321.1001

MINNEAPOLIS
450 W. 7th Street
Suite 100
MINNEAPOLIS, MN 55401
TEL: 612.321.1000
FAX: 612.321.1001

Client Name:
BP

Location:
Address
Hinsdale, IL

Start Date: 02/15/11

Last Revision: 03/03/11

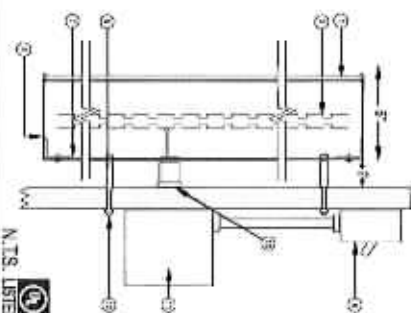
Job#: 92506

Drawing#: 92506B_v5

Page: 4 of 5

INDIVIDUALLY MOUNTED FRONT-LIT / REVERSE-LIT COMBINATION LED CHANNEL LETTERS

1. PLEX FACE
2. LED
3. ALUMINUM SPACERS
4. CLEAR LEXAN BACK
5. ALUMINUM SIDEWALLS
6. DISCONNECT SWITCH
7. SEAL TIGHT PASS-THROUGH WIRING KIT
8. LED POWER SUPPLY
9. WALL ANCHORS AS REQUIRED



ELECTRICAL NOTES

Sign Company DOES NOT provide electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit.
2. Junction box installed within 6 feet of sign.
3. Three wires: Line, Ground, Neutral

Client Approval

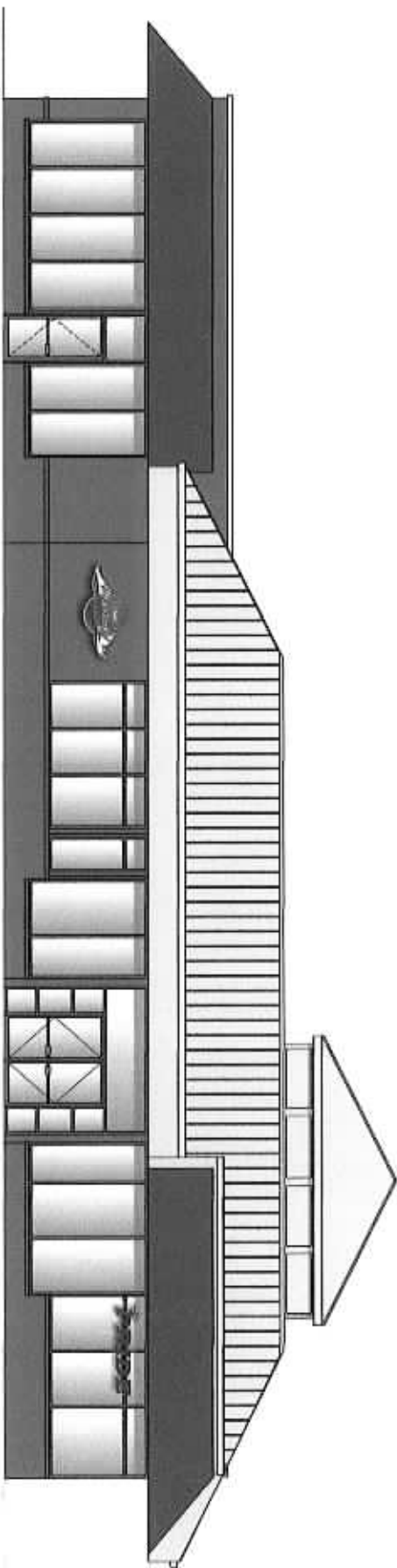
Landlord Approval

Sales Rep:
FL

Designer:
KM



Front-Lit, Plex-Face Channel Letters w/ LED Illumination • Raceway Mounted • BP • Hinsdale • Illinois



C Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted • **SOUTH ELEVATION**
 Scale: 3/32" = 1' 0" • For Production / For Presentation

AMERICAN SIGN FACTORY LLC CHICAGO 433 N. W. 16th Street Chicago, IL 60607 Tel: 773.200.5000 Fax: 773.200.5000	Client Name: Cinema (The Pride) Location: Ogden Ave. Hinsdale, IL	Start Date: 02/22/11 Last Revision: 03/23/11 Job#: 92506 Drawing#: 92506C_V2 Page: 3 of 3	• Client Approval _____ • Landlord Approval _____	Sales Rep: FL Designer: KM 
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C1 Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted • Front View
Scale: 1/2" = 1' 0" • For Production / For Presentation

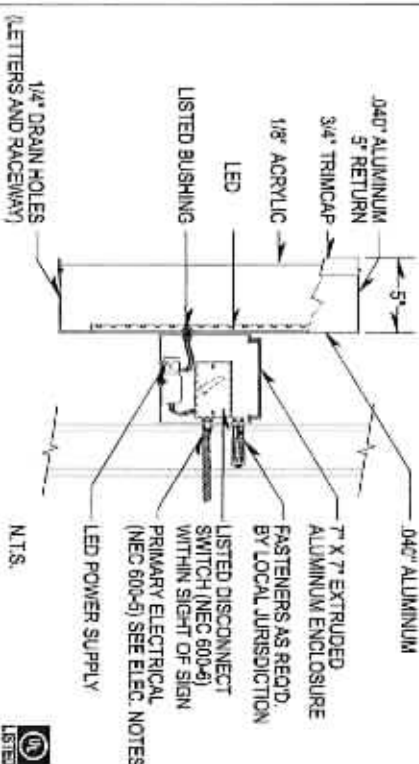
INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: One(1)
Overall Height: 1' - 6 1/2"
Overall Length: 6' - 0"
Total Sq.Ft.: 9.25
Returns: PMS 288 C
Trimcap: 3/4" Blue
Face: #7328 White
First-surface translucent vinyl: 3M 3630-157 Sultan Blue (PMS 288 C)
Illumination: White LED
Raceway: Satin Black

NOTES: Raceway to be mounted to window mullions

FIELD SURVEY REQUIRED PRIOR TO FABRICATION

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

American Sign & Lighting Co. DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:
1. A minimum of one dedicated 120V 20 A circuit.
2. Junction box installed within 6' of sign.
3. Three wires: Line, Ground, Neutral.

AMERICAN SIGN FACTORY LLC
CHICAGO
123 KOD Street
Evanston, IL 60201
T 847.725.8000
F 847.725.8005

MILWAUKEE
4871 W. Wisconsin Ave.
Milwaukee, WI 53218
T 414.553.5856
F 414.553.5558

Client Name:
Cima (The Pride)

Location:
Ogden Ave.
Hinsdale, IL

Start Date: 02/22/11
Last Revision: 03/23/11

Job#: 92506
Drawing#: 92506c_v2
Page: 1 of 3

Client Approval

Landlord Approval

Sales Rep:

Designer:

KM



Front-Lit, Plex-Face Cloud Sign w/ LED Illumination • Raceway Mounted • BP • Hinsdale • Illinois



C2 Front-Lit, Plex-Face Cloud Sign w/ LED, Raceway Mounted • Front View
Scale: 1/2" = 1' 0" • For Production / For Presentation

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: One(1)
Overall Height: 3' - 0"
Overall Length: 6' - 6 3/4"
Total Sq. Ft.: 19.68
Returns: Stock Black Precoat
Trimcap: 3/4" Black
Face: #7328 White
First-surface translucent vinyl: Digitally printed vinyl graphics
Illumination: White LED
Raceway: Similar to facade

FIELD SURVEY REQUIRED PRIOR TO FABRICATION
DIGITAL ARTWORK REQUIRED PRIOR TO FABRICATION (AI OR EPS)

AMERICAN SIGN FACTORY LLC
CHICAGO
193 W. Madison St.
Suite 200
Chicago, IL 60601
T 847.726.8000
F 847.726.8000

NATUNAWAEE
4811 W. Madison Ave.
Morton, IL 61550
T 815.353.5666
F 815.353.5666

Client Name:
Cima (The Price)

Location:
Ogden Ave.
Hinsdale, IL

Start Date: 02/22/11
Last Revision: 03/23/11

Job#: 92506
Drawing#: 92506C_V2
Page: 2 of 3

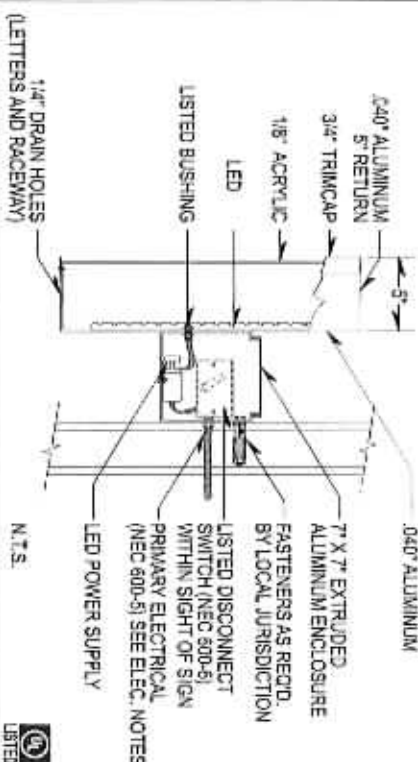
Client Approval

Landlord Approval

Sales Rep:
FL

Designer:
KM

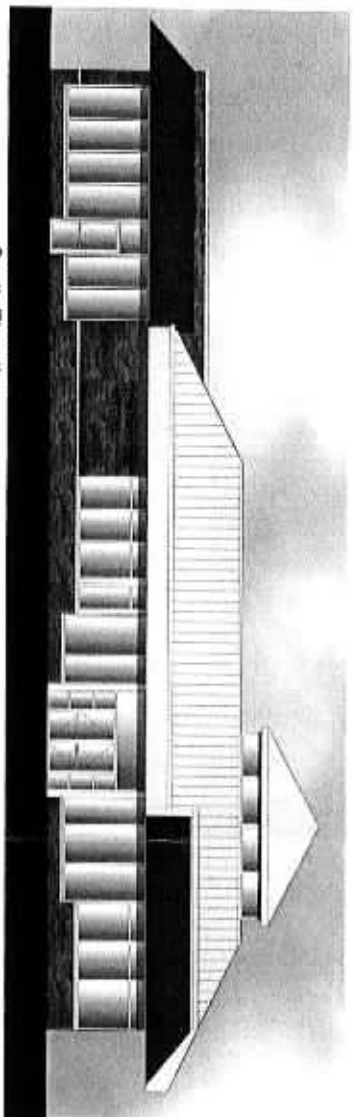
CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



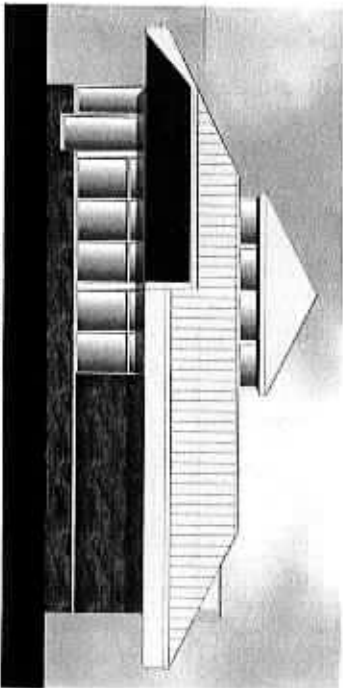
ELECTRICAL NOTES

- American Sign & Lighting Co. DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V, 20 Amp circuit.
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

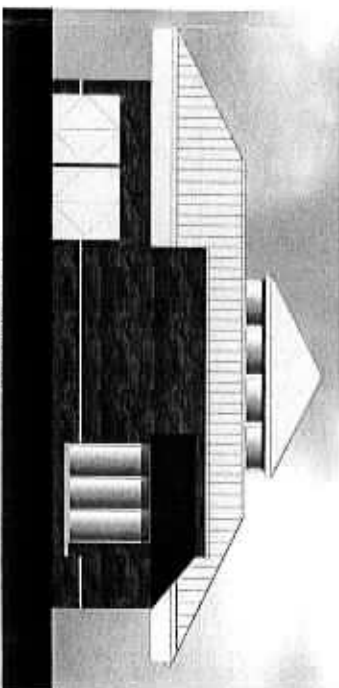




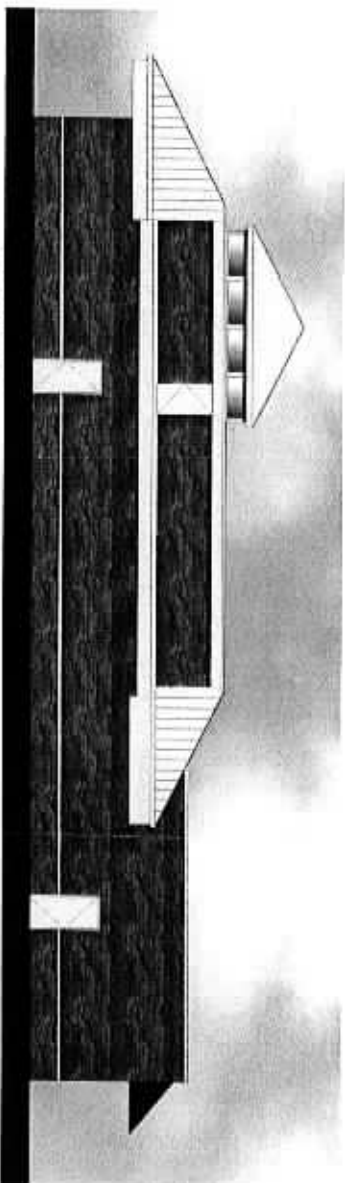
South Elevation
SCALE: 3/8" = 1'-0"



East Elevation
SCALE: 3/8" = 1'-0"



West Elevation
SCALE: 3/8" = 1'-0"



North Elevation
SCALE: 3/8" = 1'-0"



GLEASON
ARCHITECTS, P.C.

200 Lincoln Road
Suite 200
Miami Beach, FL 33139
Tel: 305.673.1234
Fax: 305.673.1235

Professional Seal of the State of Florida
No. 123456789
Expiry Date: 12/31/2010
Issued By: Board of Architecture
www.flsbar.org

DATE: 01/10/10

SCALE: 3/8" = 1'-0"

PROJECT: 1001

REVISION:

NO. 1001

DATE: 01/10/10

SCALE: 3/8" = 1'-0"

PROJECT: 1001

REVISION:

NO. 1001

DATE: 01/10/10

SCALE: 3/8" = 1'-0"

PROJECT: 1001

REVISION:

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NO. 1001

DATE: 01/10/10

SCALE: 3/8" = 1'-0"

PROJECT: 1001

REVISION:

NO. 1001

DATE: 01/10/10

PROJECT: 1001
A-1.0A

PROJECT
Hinsdale BP
149 East Ogden Avenue
Hinsdale, IL

OWNER
Wentz Petroleum
501 East 51st Street
Chicago, IL

DATE
01/10/10
SCALE
3/8" = 1'-0"
PROJECT
1001

PROJECT
1001

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Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Date: April 13, 2011
Re: Sign Review – 11 E. First Street – J Bees

SIGN PERMIT REVIEW

The applicant is proposing a wall-mounted sign on the subject building. The site is located on the north side of First Street, and is zoned B-2 Central Business District.

The property currently does not contain a sign and is proposing to install one above the entrance to the tenant space and faces south as depicted in the attached photo. The new sign would be 16.25 square feet and would be black and white and would be back-lit for illumination, as illustrated on the attached exhibits.

Subsection 9-106J of the Zoning Code provides the requirements for wall signage in the B-2 District and allows a maximum of 25square feet for each business. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

Attachment

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

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: J-BEES / GRATE SIGNS
Address: 11 EAST 1ST ST.
City/Zip: HINSDALE, IL.
Phone/Fax: (63) 268 11700
E-Mail: _____
Contact Name: RIAZ

Contractor

Name: GRATE SIGNS
Address: 4044 W. McDONOUGH
City/Zip: JOLIET, IL.
Phone/Fax: (815) 729 1970
E-Mail: GALGARIN@SBCGLOBAL.NET
Contact Name: GIL ALGARIN

ADDRESS OF SIGN LOCATION:

11 EAST 1ST STREET

ZONING DISTRICT:

B-2

Sign Type:

- ☒ Permanent ☐ Temporary
☐ Ground Sign
☒ Wall Sign
☐ Pole Sign

Sign Information:

Overall Size (Square Feet): 16.25' x 6'6" x 6'6"
Overall Height from Grade: 15' Ft.
Proposed Colors (Maximum of Three Colors):
① WHITE ② BLACK
③ _____
Type of Illumination: ~~NEON~~ LED
Foot Candles: _____

Site Information:

Lot/Street Frontage: _____
Building/Tenant Frontage: 20'
Existing Sign Information:
Business Name: NONE
Size of Sign: _____ Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

Gil Riaz
Signature of Applicant

3-23-11
Date

Signature of Building Owner

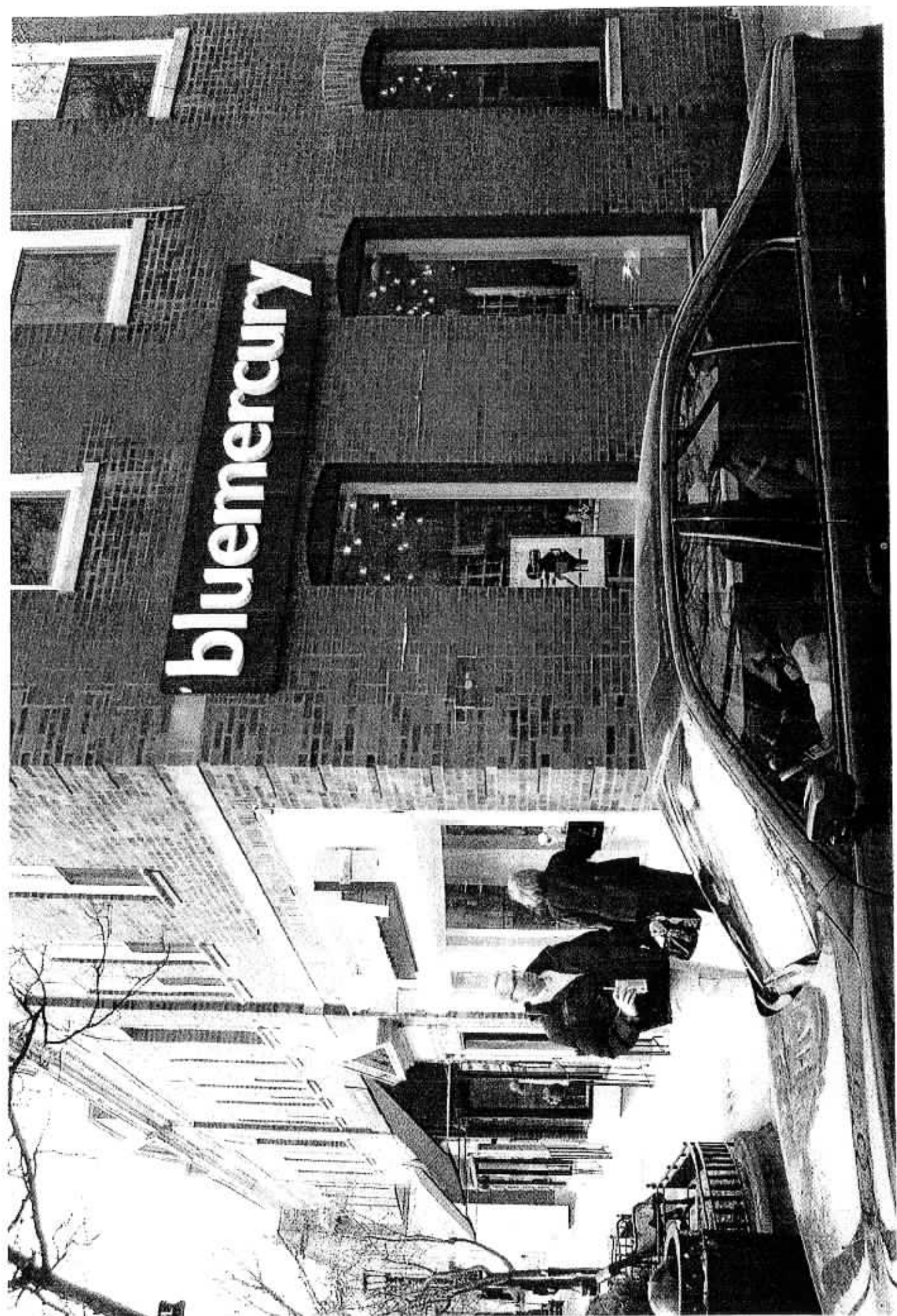
Date

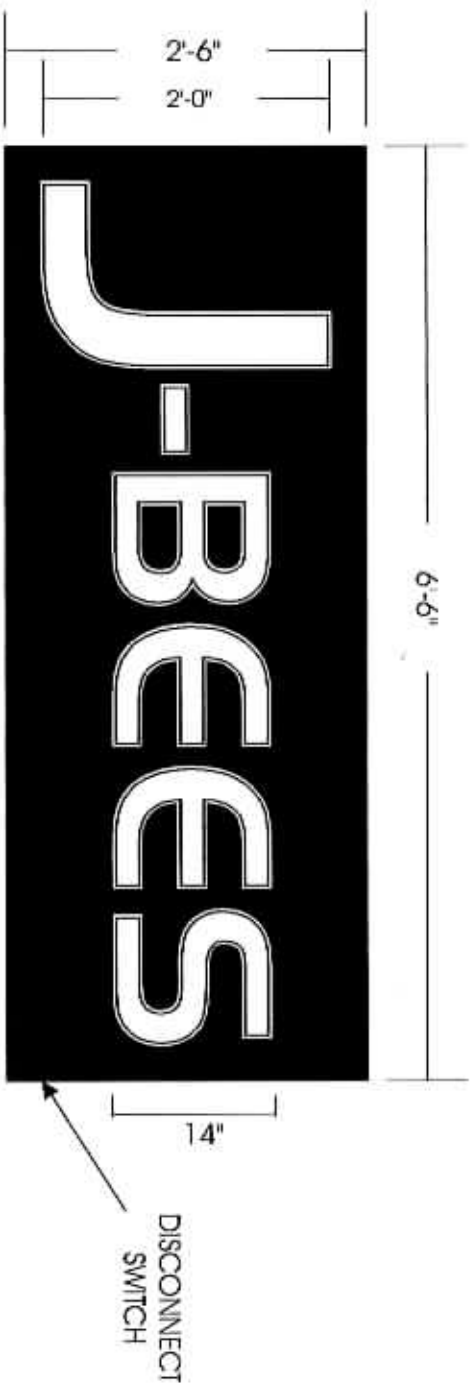
FOR OFFICE USE ONLY:

Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____





**ONE (1) SETS OF REVERSE-ILLUMINATED
CHANNEL LETTERS MOUNTED ON
ALUMINUM BACKGROUND**

PAINTED WHITE LETTERS

PAINTED BLACK BACKGROUND

WHITE VINYL LETTERS BEHIND CHANNEL LETTERS
EXTENDING 3/4" OUTSIDE OF LETTERS

WHITE LED ILLUMINATION

Client: J-BEES - Hinsdale

Approved:

Sales: GIL

Scale: 3/4" = 1'

Drawn by: JTG

Last Revised by: S.V.

Drawing # 11-0150-D

Date: 3-7-11

Rev Date: 3-29-11

All sign designs and concepts shown here are confidential and are the property of Grate Signs, Inc. They are not to be distributed, exhibited, copied, or otherwise used without our written permission.

COMPUTER GENERATED COLORS ARE NOT A TRUE MATCH TO ANY PMS, VINYL, OR PAINT.

GRATE SIGNS

©2011 Grate Signs, Inc.

Client: J-BEES - Hinsdale

Approved:

Sales: GIL

Drawn by: JTG

Date: 3-7-11

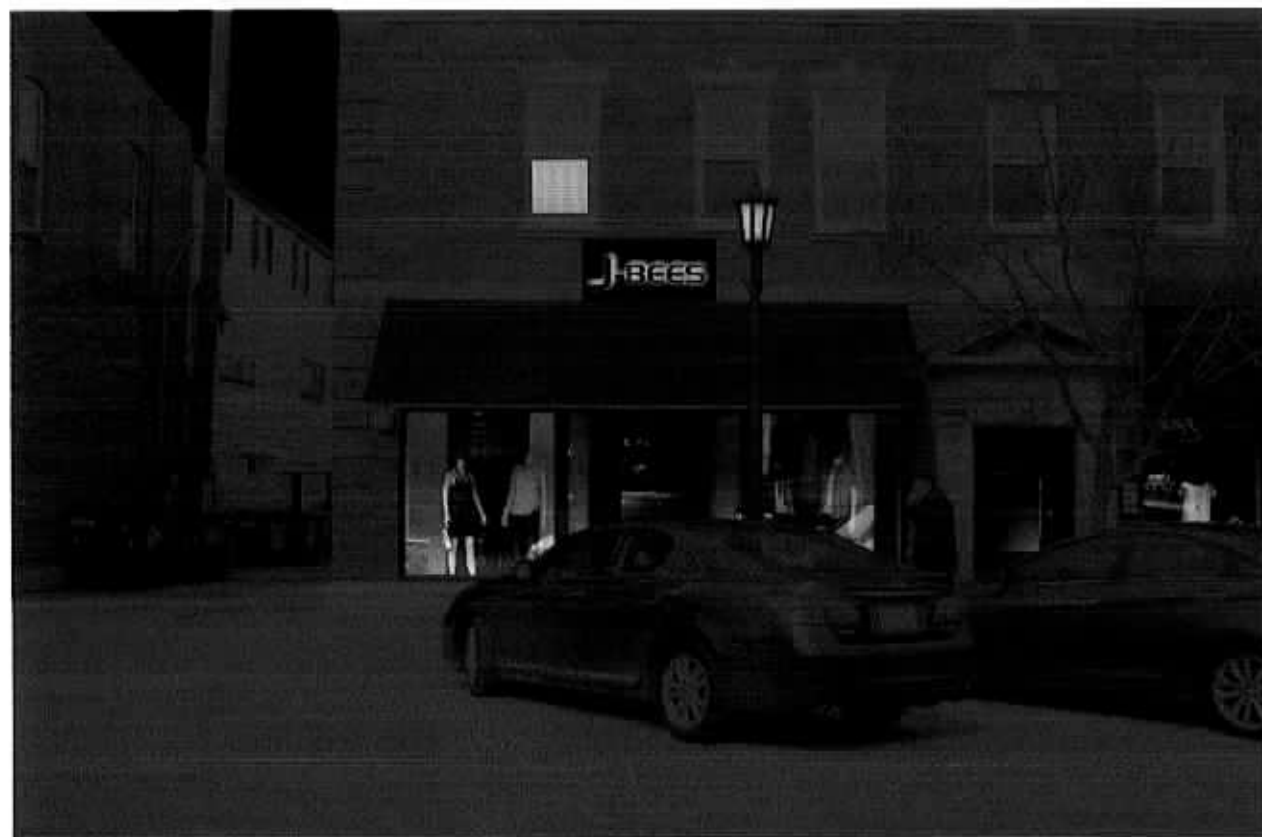
Rev Date: 3-17-11

Drwng # 11-0150-C

Scale: N/A

Last Revised by: SIV

Rev Date: 3-17-11



photos not to scale

All sign designs and concepts shown here are confidential and are the property of Grate Signs, Inc. They are not to be distributed, exhibited, copied, or otherwise used without our written permission.


COMPUTER GENERATED COLORS ARE NOT A TRUE MATCH TO ANY PMS, VINYL, OR PAINT.

GRATE SIGNS

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Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

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

Date: April 13, 2011

Re: Public Hearing for Case A-33-2010 and A-34-2010

Applicant: Village of Hinsdale

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 at 22 N. Lincoln to Allow a Real Estate Office with a Maximum of 10 Agents.

As you are aware, on March 9th, as part of discussions regarding the Findings and Recommendations for these cases, several comments and concerns were raised prompting the request that the Plan Commission Chair memorialize these concerns in a letter to the Village Board for their consideration, as these cases moved forward. As a result of the comments and concerns, on March 15, 2011, the Board of Trustees remanded both the text amendment and special use pertaining to the above referenced items back to the Plan Commission for their review and consideration. As such the applicant is reappearing before you at the direction of the Village Board. Attached you will find the applicant's revised applications, revised ordinances and supplemental information requested by certain Commissioners.

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



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

Revised DF
3-16-11

PLAN COMMISSION APPLICATION
FOR OFFICE DISTRICTS

I. GENERAL INFORMATION

Applicant

Name: Fuller's Service Center
Address: 102 W. Chicago Ave
City/Zip: Hinsdale 60521
Phone/Fax: (630) 325-0088 / (630) 325-3467
E-Mail: _____

Owner

Name: Douglas Fuller, Jr.
Address: 102 W. Chicago Ave
City/Zip: Hinsdale 60521
Phone/Fax: (630) 341-0054 / (630) 325-3467
E-Mail: da.fuller@yahoo.com

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) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 22 N. Lincoln

Property identification number (P.I.N. or tax number): 09 - 01 - 330 - 006

Brief description of proposed project: repairing interior of building
for office space

General description or characteristics of the site: blue two story wooden
frame house

Existing zoning and land use: ~~0-1~~ 0-1

Surrounding zoning and existing land uses:

North: R4

South: 0-1

East: 0-1

West: 0-1

Proposed zoning and land use: office space for realtor

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 22 N. Lincoln

The following table is based on the O-1 Zoning District. (All existing)

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)	8,500	25,000	20,000	13,612.5
Minimum Lot Depth	125	125	125	165
Minimum Lot Width	60	100	80	82.5
Building Height	30	40	60	existing
Number of Stories	2.5	3	5	2
Front Yard Setback	35	25	25	48.58
Corner Side Yard Setback	35	25	25	29.53
Interior Side Yard Setback	10	10	10	16.16
Rear Yard Setback	25	20	20	72.5
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	.18
Maximum Total Building Coverage*	35%	N/A	N/A	.09
Maximum Total Lot Coverage*	80%	80%	50%	25%
Parking Requirements	11 DF 10			13 OF 10
Parking front yard setback				n/a
Parking corner side yard setback				n/a
Parking interior side yard setback				n/a
Parking rear yard setback				n/a
Loading Requirements				n/a
Accessory Structure Information				N/a

* Must provide actual square footage number and percentage.

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

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 16th day of March, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.

Douglas A. Fuller Jr.

Signature of applicant or authorized agent

Douglas A. Fuller Jr.

Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 16th day of

March, 2011

OFFICIAL SEAL

CHRISTINE M. BRUTON

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES: 03/30/14

Christine M. Bruton
Notary Public



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

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

Must be accompanied by completed Plan Commission Application

Address of the subject property or description of the proposed request: _____

22 N. Lincoln

REVIEW CRITERIA

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

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

1. The consistency of the proposed amendment with the purpose of this Code.

The proposed use is more in line with insurance

agents, medical offices, legal services and accounting services which are permitted in the O-1 District. We are limiting to 10 agents

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

The property is surrounded on three sides by O-1 and

residential on one side. The existing building blends as it is residential in nature.

3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

N/A

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

None

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

No change in use.

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

Nothing would change.

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

Adjacent properties would not be affected.

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

None - zoning not changing

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

District allows insurance agents, medical offices, legal services and accounting services. We feel a realtor is similar.

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

Building and parking already exist.

11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification. _____

All existing.

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

Building already exists.

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

Allowing a realtor to occupy the building will keep their business in the Village of Hinsdale and not lead them to leave town

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

N/A



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: 22 N. Lincoln

Proposed Special Use request: office space for realtor

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

REVIEW CRITERIA

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

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

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.
We feel a realtor is suitable in the O-1 District because they now work more independently and rarely meet with clients in the office. We feel they have become more similar to the professionals already permitted.
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 use is similar to those already permitted.

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 _____

Building exists. No exterior improvements are proposed.

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. _____

Building exists. Footprint of building will not change.

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

Similar uses exist. Limiting office to use of 10 agents as recommended by Village Board.

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. _____

Building exists.

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. _____

The use is in line with those already permitted in the O-1 District.

8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district. _____

N/A

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community. Allowing a realtor to occupy the

building will keep their business in the Village of Hinsdale
and not lead them to leave town.

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. We feel that realtors

are more appropriate in this location than locations
downtown.

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. _____

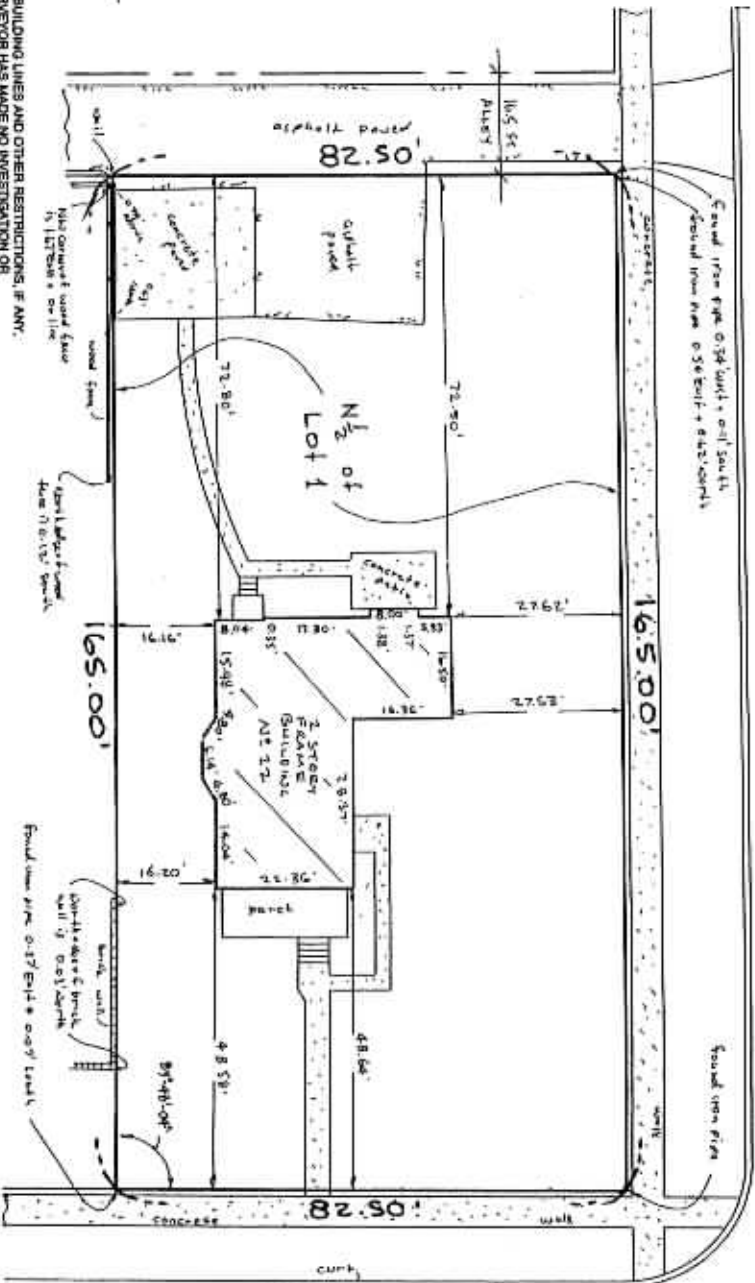
N/A - Building exists

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINDS DALE, IL 60627
PHN 630-789-0898
FAX 630-789-0897

Plat of Survey

THE NORTH HALF OF LOT 1 IN BLOCK 8 IN STOUGH'S ADDITION TO THE TOWN OF HINDS DALE, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1888 AS DOCUMENT NO. 9593, IN DUPAGE COUNTY, ILLINOIS.

W. MAPLE ST.



N. LINCOLN ST.

- NOTES:
- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY.
 - NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.
 - SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
 - CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE.
 - DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS.
 - SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASUREMENT STANDARDS FOR A BOUNDARY SURVEY.
DATE: MAY 4, 2006
ORDERED BY: FULLER
ORDER NO.: 050414
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13-12-4 56

MAPLE STREET

NEW EVERGREEN SCREENING

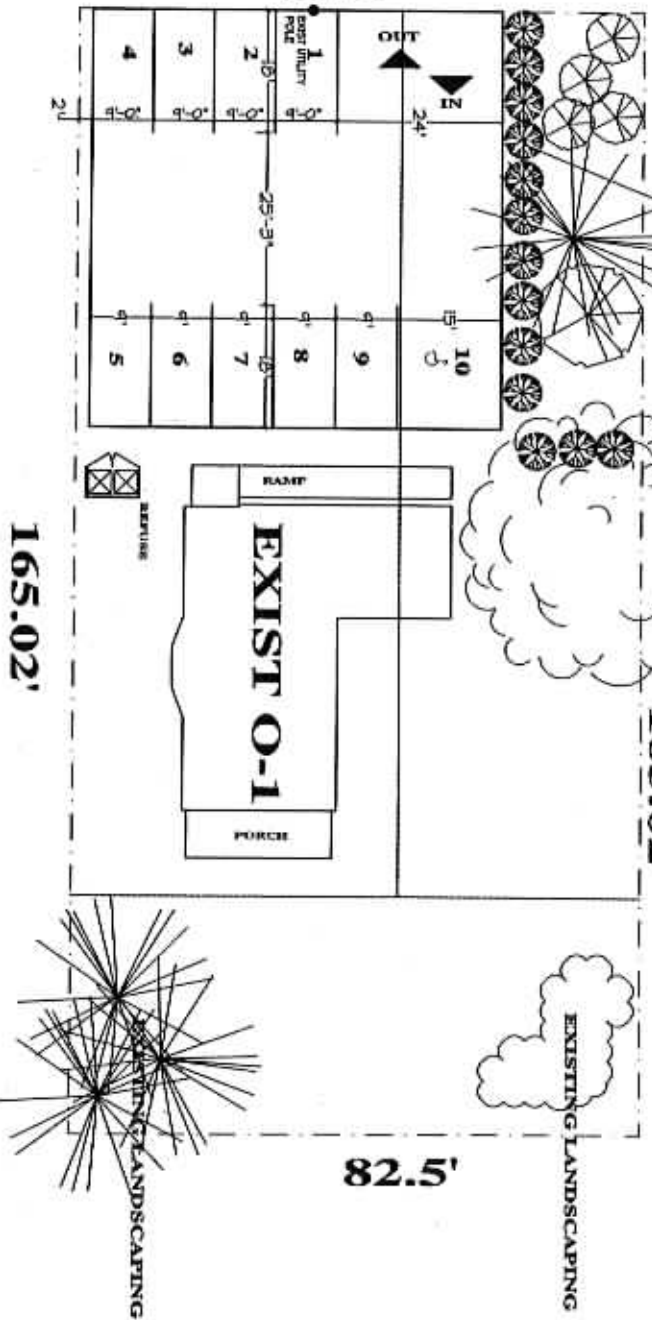
165.02'

EXISTING LANDSCAPING

82.5'

ALLEY

82.5'



165.02'

SITE DATA 01

LOT AREA	
ALLOWABLE LOT COVER (25%)	3400 SF + 100 SF PAVING + 5000 SF
ACTUAL LOT COVER	1400 SF PAV.
ALLOWABLE PAVED AREA (25%)	
ACTUAL PAVED AREA	1024 SF
EXIST. PAV.	1024 SF
NEW PAV.	1024 SF
ACTUAL PAVED AREA (25%)	2048 SF

SITE PLAN

A



A PARKING LOT FOR
DOUG FULLER PROPERTIES
J. A. GROUP
ARCHITECTS

PARSONS
ARCHITECTS

20 NORTH LINCOLN STREET
MINNEAPOLIS, MN 55401
PHONE: 822-2222

AL
10/1/79

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: DOUGLAS Fuller
Owner's name (if different): D.A. Fuller Family Partnership
Property address: 22 N. LINCOLN
Property legal description: [attach to this form]
Present zoning classification: O-1
Square footage of property: 13,612.5
Lot area per dwelling: N/A
Lot dimensions: 82.5 x 165
Current use of property: Office (REAL ESTATE)
Proposed use: ☐ Single-family detached dwelling
☒ Other: SAME AS CURRENT
Approval sought: ☐ Building Permit ☐ Variation
☒ Special Use Permit ☐ Planned Development
☐ Site Plan ☐ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

SPECIAL USE TO ALLOW A REAL ESTATE OFFICE
WITH NO MORE THAN 10 AGENTS, IN O-1 SPECIALTY
OFFICE DISTRICT

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>48.58</u>	<u>35</u>
interior side(s)	<u>N/A 16-16</u>	<u>10/10</u>

	Provided:	Required by Code:
corner side	<u>29.53</u>	<u>35</u>
rear	<u>72.5</u>	<u>25</u>
Setbacks (businesses and offices):		
front:	<u>48.58</u>	<u>35</u>
interior side(s)	<u>N/A 116.16</u>	<u>101.10</u>
corner side	<u>29.53</u>	<u>35</u>
rear	<u>72.5</u>	<u>25</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>
Building heights:		
principal building(s):	<u>N/A</u>	<u>Existing 2 Stories</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>
Maximum Elevations:		
principal building(s):	<u>N/A</u>	<u>N/A</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>
Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
Total building coverage:	<u>.09</u>	<u>35%</u>
Total lot coverage:	<u>25%</u>	<u>80%</u>
Floor area ratio:	<u>.18</u>	<u>.40</u>
Accessory building(s):	<u>N/A</u>	
Spacing between buildings: [depict on attached plans]		
principal building(s):	<u>N/A</u>	
accessory building(s):	<u>N/A</u>	
Number of off-street parking spaces required:	<u>Existing 10</u>	<u>(10 Required)</u>
Number of loading spaces required:	<u>N/A</u>	

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: Douglas A. Fuller Jr
Applicant's signature

DOUGLAS A. FULLER JR
Applicant's printed name

Dated: 3-16-11, 2010.

Douglas A. Fuller Jr

3-16-11

Revised

DRAFT

VILLAGE OF HINSDALE

ORDINANCE NO. O2011-_____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A REAL ESTATE OFFICE, WITH A MAXIMUM OF TEN (10) PERSONNEL, AT THE PROPERTY LOCATED AT 22 NORTH LINCOLN STREET
(Plan Commission Case No. A-34-2010)

WHEREAS, Doug Fuller (the "Petitioner"), has filed an application for a special use permit for a real estate office for the property commonly known as 22 North Lincoln Street, and legally described in Exhibit A, attached hereto and incorporated herein (the "Subject Property"); and

WHEREAS, the Subject Property is located within the O-1 Specialty Office District, where a real estate office is a special use; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing to consider the Application on April 13, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on March 24, 2011, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of _____ in favor, _____ against and _____ absent, as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. A-34-2010, incorporated herein by reference as though fully set forth; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on _____, 2011, considered the Application and the recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the recommendation of the Zoning and Public Safety Committee, the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits and Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Approval of Special Use Permit for a Real Estate Office, with a Maximum Number of Ten (10) Personnel at any One Time. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Hinsdale Zoning Code, hereby approves a special use permit for a real estate office, with a maximum number of ten (10) personnel, which shall include agents, support staff and employees, to occupy the property located at 22 North Lincoln Street at any one time, and legally described in Exhibit A, subject to the conditions set forth in Sections 3 and 4 of this Ordinance.

Section 3. Conditions. The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

- A. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- C. Building Permits. The Petitioner shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

Section 4. Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 5. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or

parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this _____ day of _____ 2011.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____ 2011.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Deputy Village Clerk

**ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE
CONDITIONS OF THIS ORDINANCE:**

By:

Its:

Date: _____, 2011

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH HALF OF LOT 1 IN BLOCK 8 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION IN THE SOUTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1868 AS DOCUMENT NO. 9593, IN DUPAGE COUNTY, ILLINOIS.

DRAFT

VILLAGE OF HINSDALE

ORDINANCE NO. 02011-_____

**AN ORDINANCE AMENDING ARTICLE VI (OFFICE DISTRICTS),
SECTION 6-106 (SPECIAL USES), SUBSECTION A
(FINANCE, INSURANCE AND REAL ESTATE) OF THE
HINSDALE ZONING CODE TO ADD REAL ESTATE OFFICES
AS A SPECIAL USE IN THE O-1 SPECIALTY OFFICE DISTRICT
(Plan Commission Case No. A-33-2010)**

WHEREAS, Doug Fuller (the "Petitioner"), has filed an application seeking to amend Article VI (Office Districts), Section 6-106 (Special Uses), Subsection A (Finance, Insurance and Real Estate) of the Hinsdale Zoning Code to add real estate offices as a special use in the O-1 Specialty Office District of (the "Application"); and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing to consider the Application on April 13, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on March 24, 2011, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of _____ in favor, _____ against and _____ absent, all as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. A-33-2010; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on _____, 2011, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the Findings and Recommendation of the Plan Commission and all of the facts and circumstances affecting the Application, and the President and Board of Trustees have determined that it is appropriate to amend the Hinsdale Zoning Code as provided in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Amendment of Section 6-106. Article IV (Office Districts), Section 6-106 (Special Uses), Subsection A (Finance, Insurance and Real Estate) of the Hinsdale Zoning Code is amended by adding the underlined language to read as follows:

Sec. 6-106. Special Uses:

Except as specifically limited in the following table, the uses listed in the following table may be permitted in the office districts indicated subject to the issuance of a special use permit as provided in section 11-602 of this code. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual" (see appendix A of this code) and section 11-501 of this code. SIC codes are given in parentheses following each use listing.

A. Finance, Insurance And Real Estate:

	O-1	O-2	O-3
1. Depository and nondepository credit institutions (60-61), not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot and only subject to the provisions of subsection 6-110L of this article.	S		
2. Drive-in depository and nondepository credit institutions (60-61), but only subject to the provisions of subsection 6-110M of this article.	S	S	
3. <u>Real estate offices (65).</u>	<u>S</u>		

*

*

*

Section 3. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ____ day of _____ 2011.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____ 2011.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Deputy Village Clerk

Z:\PLS\Village of Hinsdale\Ordinances\2011\11-xx Sec. 6-106 03-30-11.doc

1 STATE OF ILLINOIS)
) ss:
2 COUNTY OF DU PAGE)

3 BEFORE THE HINSDALE PLAN COMMISSION

4 In the Matter of:)
)
5)
6 Text Amendment to Sec. 6-106)
7 CASE NO. A-33-2010)
 -and-)
8 22 North Lincoln Street)
 Special Use Permit)
 CASE NO. A-34-2010)

9 REPORT OF PROCEEDINGS had and testimony
10 taken at the hearing of the above-entitled
11 matter before the Hinsdale Plan Commission, at
12 19 East Chicago Avenue, Hinsdale, Illinois, on
13 the 9th day of February, A.D. 2011, at the hour
14 of 7:30 p.m.

15 BOARD MEMBERS PRESENT:

16 MR. NEALE BYRNES, Chairman;
17 MS. JULIE CRNOVICH, Member;
18 MS. LAURA JOHNSON, Member;
19 MR. MIKE NELSON, Member;
20 MR. LUKE S. STIFFLEAR, Member.

21
22

1 ALSO PRESENT:

2 MR. SEAN GASCOIGNE, Village Planner.

3

4 CHAIRMAN BYRNES: Now, the next two
5 matters are public hearings, and the first one
6 is going to be case A-33-2010 and A-34-2010, and
7 so we'll open the public hearing.

8 And the applicant it says here on
9 the subject, the applicant is the Village of
10 Hinsdale, but I think it's Doug Fuller.

11 So, Mr. Fuller.

12 (WHEREUPON, the witness was
13 duly sworn.)

14 CHAIRMAN BYRNES: What's going on?

15 MR. FULLER: Well, we built a place for
16 Linda Feinstein's office to come into, a realtor
17 office to come to our place on 22 North Lincoln,
18 and I went to the Village like eight months ago,
19 and they gave me a temporary use to build it out
20 and have Linda move in. And we've asked for a
21 text amendment to change the zoning so a realtor
22 could be at our position where we're at.

1 CHAIRMAN BYRNES: Then for the zoning
2 at this -- which is O-1, a real estate office is
3 currently not a -- is not considered as a
4 special use. So, what is being applied for here
5 is to, first of all, have a real estate office
6 considered to be a special use, and then we
7 would vote on granting the special use
8 currently.

9 Did I say that right?

10 MR. GASCOIGNE: You said it exactly
11 right.

12 CHAIRMAN BYRNES: Any questions for
13 Doug before we ask for other public comments?

14 MR. FULLER: Have you all seen it done?

15 MS. CRNOVICH: Yes.

16 MR. FULLER: It looks better.

17 MS. CRNOVICH: It looks much better,
18 but how many parking spaces are over there?

19 MR. FULLER: I think there's ten.

20 MR. GASCOIGNE: 13.

21 MS. CRNOVICH: Because I counted like
22 eight. I mean, there's 13?

1 MR. STIFFLEAR: Let me take a step
2 back. Are we on the text amendment now, the
3 special use, or are we doing them combined?

4 CHAIRMAN BYRNES: I would say we're on
5 the text amendment.

6 MS. JOHNSON: Because if we don't
7 approve that, there's no point in --

8 MR. STIFFLEAR: Or should we discuss
9 them together?

10 CHAIRMAN BYRNES: So, it's a text
11 amendment as to whether you want to allow a real
12 estate office in the O-1 area.

13 MR. STIFFLEAR: Right.

14 MS. JOHNSON: I think we need to talk
15 about them together because I think that's the
16 purpose.

17 CHAIRMAN BYRNES: I'm good with that.
18 I'm just trying to think what order we should
19 vote on this, though. So, if we allow it, then
20 it's a question of whether this particular
21 application is going to be suitable. So, we'll
22 vote on the text amendment first and --

1 MR. STIFFLEAR: But discuss together?

2 CHAIRMAN BYRNES: Yeah.

3 So, you had a question?

4 MS. CRNOVICH: On the parking, my one
5 concern is on-street parking with it being so
6 close to a residential neighborhood and
7 infringing on a residential neighborhood, that's
8 my big concern.

9 MR. FULLER: Sure. Linda is only
10 allowed to have ten people in the office, ten
11 employees, and that was a big thing before we
12 even got the temporary. And the parking lot
13 fits all her people that have been in there and
14 all that. I've been up there a thousand times
15 fixing any lights that are broken and never seen
16 more than four or five people in the building at
17 once. Most realtors are doing things from their
18 house or on the road all the time. So, it's a
19 perfect fit.

20 MS. CRNOVICH: How many parking spaces
21 do you have exactly in the lot behind you?

22 MR. FULLER: I think there's 12 to 13.

1 I don't have -- I didn't write it down. I'm
2 sorry. But I can go back and count it and give
3 it to you, if you'd like.

4 CHAIRMAN BYRNES: Do we have a site
5 plan to show us?

6 MR. STIFFLEAR: It doesn't reflect the
7 number of parking spaces. It's a five-year-old
8 site plan.

9 MS. JOHNSON: Doug, the other question
10 I have is if I'm reading the application
11 correctly, it's for ten realtors, but what about
12 office staff? So, could there potentially be
13 ten realtors, plus support staff in the space
14 because this really only defines the number of
15 realtors, not the number of employees?

16 MR. FULLER: I don't know her exact
17 business, but, like, from my -- being honest,
18 like I am, there's never more than four or five
19 people in that place at once.

20 MS. JOHNSON: Because I think my
21 concern is somewhat similar to the other
22 commissioners in that there wouldn't be adequate

1 parking, and, therefore, it would spill over
2 into the on-street parking.

3 MR. FULLER: If they ever had more than
4 what there is at that place, we have a big lot
5 next door. I've always told them, if you have
6 more than that, park over at our place. We have
7 a huge parking lot behind our place that they're
8 more than welcome to stay there. I told her
9 that we don't want anybody on the streets, and
10 I've told her that a couple times.

11 But, like I said, the realtors are
12 really working from home now, and they just come
13 in there to close deals and -- you're more than
14 welcome to come look at the place any time, I'm
15 sure. It's just a nice office when they bring
16 their clients in and they sit down and they
17 close it, and that's more what it's for, to have
18 a home base for their office.

19 Instead of having her leave the
20 town and go somewhere else, it was a great thing
21 to keep her in the town and for us to be using
22 if for something more than just a warehouse that

1 was just storing stuff and having garbage
2 dumpsters in the back. I think the neighbors
3 are going to be a lot happier with Linda there
4 than tow trucks.

5 CHAIRMAN BYRNES: Parking is permitted
6 on Lincoln --

7 MR. FULLER: Lincoln and Maple.

8 MS. CRNOVICH: The property looks
9 great. I think it's a big improvement, but
10 another concern of mine are the other O-1
11 districts in the village. And if this goes
12 through, is there enough parking in those other
13 O-1 districts? And the other one is on Garfield
14 south of the tracks to First Street and then the
15 east side where it's Blaine, and then the other
16 one is Hinsdale Avenue by Vine. And a lot of
17 those don't have off-street parking. So, I'm
18 wondering if we could --

19 MR. FULLER: Well, they were very
20 strict about how many people that could come in
21 the office --

22 MR. GASCOIGNE: I can actually respond

1 to that. That's part of the reason that the
2 Board when they passed the temporary use wanted
3 to make this a special use as opposed to a
4 permitted use because it would still allow the
5 Plan Commission and also the Board the
6 discretion to deny it if the parking wasn't
7 available or there were other conditions that
8 the business couldn't meet. They look at it on
9 a case-by-case basis.

10 MS. CRNOVICH: Could you add something
11 to the text amendment like where if something
12 like this goes through, there has to be
13 off-street parking available?

14 CHAIRMAN BYRNES: It's already on
15 there.

16 MR. STIFFLEAR: Help me out here, Sean.
17 Permitted uses in the O-1 district, are they
18 required to have off-street parking, also?

19 MR. GASCOIGNE: It's generally assumed
20 through the code when they determine parking
21 counts for everybody that if the use is
22 permitted, there's sufficient parking there.

1 So, in other words, if it comes in and it's an
2 office use and there's not a change of use,
3 then -- and it's already operated as -- if it
4 goes from an accountant to a doctor, both are
5 permitted in the O-1, it's just assumed that the
6 parking is there, and they wouldn't be required
7 to provide additional parking. Similar to what
8 we do in the downtown.

9 MR. STIFFLEAR: Let me provide my
10 rationale for at least my thought process at
11 this time on this, one, the text amendment and
12 then, two, the special use permit --

13 CHAIRMAN BYRNES: Before we get into
14 that, Luke, maybe we should see if there's any
15 other public comment before we get into big
16 discussion.

17 Is there any other public comment?

18 (WHEREUPON, the witness was
19 duly sworn.)

20 MR. HAARLOW: Bill Haarlow, 112 North
21 Lincoln Street. I am in favor of allowing this
22 special use on this particular property. I

1 think Julie raises a good point about some of
2 the other districts, but because this would be
3 special and not permitted, it seems to me that
4 helps us get around that problem.

5 CHAIRMAN BYRNES: Right. You have the
6 case-by-case basis.

7 MR. HAARLOW: And as a neighbor, I'm
8 glad to see that the property has been upgraded
9 and that it's occupied because we certainly have
10 enough unoccupied business properties in town.
11 So, I think that's all good.

12 So, my concern is not with that
13 use, and I'm actually not sure if this is the
14 right venue or not, but I thought I'd start here
15 rather than coming directly to the Board. But I
16 think that the parking on Maple is an issue.

17 With this particular property, Doug
18 came before the ZBA maybe four years ago and
19 asked that they be allowed to increase the size
20 of the parking lot in the back of that property
21 so that it would be closer to what was
22 available, for example, to the building to the

1 west, to allow the property to basically be more
2 viable and help take cars off the street. So,
3 the ZBA approved that along with an
4 understanding that there would be landscape
5 screening, et cetera.

6 We also expressed at that time
7 concern about some of the parking that was being
8 done on Maple Street, including occasionally
9 Fuller's tow truck by the alley that runs
10 through the middle of our block north to south
11 between Lincoln and Grant. And Doug took care
12 of that. That's not been an issue.

13 It seemed the other morning that
14 maybe Linda had a big pow-wow of all of her
15 folks and there was a lot of parking on Maple
16 Street. So, I'm not -- it's good that they have
17 the parking spaces that they do, and I'm glad to
18 hear that they can also use the Fuller's lot
19 north of the service center to try to get them
20 off the street, as well.

21 But, in some way, if nothing else,
22 just for me to express it at this point, I'm

1 hoping that the Village can put up signs that
2 effectively make two car-length no parking zones
3 on either side of that alley entrance because
4 first it became a problem when we had the
5 blizzard and you couldn't see around the piles
6 of snow. That's nothing to do with this
7 property in particular. But when the cars are
8 parked more or less up to about five feet from
9 the alley or even ten feet, it is impossible to
10 see around them, particularly now in the winter,
11 and that's a real safety hazard. It's one that
12 everyone acknowledged four years ago. So, it
13 doesn't have anything necessarily to do with
14 this, save that if there are people -- if there
15 is overflow, this is a real problem. Anyone
16 coming out of that alley cannot see when there
17 are cars parked there.

18 CHAIRMAN BYRNES: We'd love to help
19 you, but I don't think this is the venue.

20 MR. HAARLOW: So I'm mentioning it now
21 because I want to have it on the record.

22 CHAIRMAN BYRNES: You might be in a

1 position to do something about it soon.

2 MR. HAARLOW: Well, I might be, but I
3 want it to be a part of the record in terms of
4 the understanding of this because it isn't part
5 of the site plan review.

6 MR. STIFFLEAR: Sean, does the code
7 specify the no parking from an alley?

8 MR. GASCOIGNE: No. In fact, the
9 parking issue that Mr. Haarlow is referring to
10 would be more of a police issue than this type
11 of issue, but it's something that I can
12 certainly -- and I appreciate the desire to get
13 it on the record, but I can certainly still
14 bring it up to Brad Bloom, to our police chief,
15 and let him know that it's been an issue.
16 Because I know on other areas -- on Maple going
17 down to the other lots, it says, "No parking
18 from here to corner" or whatever, so I'm sure
19 that we can speak to the police chief and see
20 whether something like that can't be installed,
21 you know, around that alley.

22 MR. HAARLOW: We need some signs, then

1 we need the enforcement. But it comes up on
2 occasion because sometimes there is a fair
3 amount of business there, which, again, I think
4 is a good thing, but -- so, I'm putting it on
5 the record.

6 CHAIRMAN BYRNES: Okay. So noted.

7 Any other comment on this project?

8 (No Response.)

9 CHAIRMAN BYRNES: I think we can close
10 the public hearing.

11 (WHICH WERE ALL THE PROCEEDINGS
12 HAD IN THE ABOVE-ENTITLED
13 CAUSE ON THIS DATE.)
14
15
16
17
18
19
20
21
22

1 STATE OF ILLINOIS)

2) SS:

3 COUNTY OF C O O K)

4 I, TARA M. ZENO, CSR No. 84-4268, a
5 Notary Public within and for the County of
6 DuPage, State of Illinois, and a Certified
7 Shorthand Reporter of said state, do hereby
8 certify:

9 That previous to the commencement of
10 the examination of the witness, the witness was
11 duly sworn to testify the whole truth concerning
12 the matters herein;

13 That the foregoing hearing transcript
14 was reported stenographically by me, was
15 thereafter reduced to typewriting under my
16 personal direction and constitutes a true record
17 of the testimony given and the proceedings had;

18 That the said hearing was taken before
19 me at the time and place specified;

20 That I am not a relative or employee or
21 attorney or counsel, nor a relative or employee
22 of such attorney or counsel for any of the

1 parties hereto, nor interested directly or
2 indirectly in the outcome of this action.

3 IN WITNESS WHEREOF, I do hereunto set
4 my hand of office at Chicago, Illinois, this
5 21st day of February, 2011.

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Tara Zeno

10 Notary Public, DuPage County, Illinois.

11 My commission expires 5/24/14.

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TARA M. ZENO, CSR No. 84-4268

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DATE: September 20, 2010

REQUEST FOR BOARD ACTION

AGENDA		ORIGINATING DEPARTMENT		
SECTION NUMBER ZONING & PUBLIC SAFETY		Community Development		
ITEM 22 N. Lincoln Street - Request: Approval of a Temporary Use for a Realtor's Office		APPROVAL		
<p>The Village has received a request to allow a realtor as a temporary use within the building located at 22 N. Lincoln Street which is in the O-1, Specialty Office District. The Hinsdale Zoning Code provides for <i>Permitted Temporary Uses</i> subject to the specific regulations and time limits as provided for in Section 9-103D of the zoning code and to the other applicable regulations of the district in which the use is permitted. The total period of time granted by such temporary use shall not exceed the period of time as specifically identified for that specific use. Where such uses are not specifically permitted, the Board of Trustees <u>may</u> approve such use, subject to the following regulations:</p> <p>9. <i>Others</i>: In any district, any other temporary use consistent with the purposes of this code and with the purposes and intent of the regulations of the district in which such use is located; provided, however, that any such use shall require the specific prior approval of the board of trustees. The board of trustees shall establish a limitation on the duration of every temporary use approved pursuant to this subsection D9. Any approval granted hereunder shall be deemed to authorize only the particular use for which it was given, and shall not be construed to be any right or entitlement to any subsequent approval hereunder for the applicant or any other person.</p> <p>As identified in the attached letter, the applicant is requesting the temporary use so that they may move forward executing a lease with an interested party while pursuing the appropriate course of action to legally allow the use. The applicant has indicated that they feel a realtor is suitable in the O-1 District given that the profession of real estate has evolved dramatically and most realtors now work independently, rather than in a large office setting with several other agents, and rarely meet with clients in the office, but convene off site to discuss their business. The O-1 currently allows insurance agents, medical offices, legal services and accounting services as permitted uses. The applicant feels that the requested use for a realtor's office is now more in line with these professions due to the aforementioned reasons. If the Board approves the Temporary Use, the applicant intends to pursue a text amendment that would allow a realtor's office in the O-1 district as a Special Use and would also run a Special Use request concurrently with the text amendment. This would allow the Plan Commission and Village Board to hear all cases independently and establish the appropriateness of the use based on the location and the individual circumstances of the property in question.</p> <p>Should the Board find the temporary use request to be satisfactory, the following motion would be appropriate:</p> <p>MOTION: Move to approve a permit for a temporary use to operate a realtor's office at 22 N. Lincoln Street for the period of 9/22/10 thru 3/22/11.</p>				
APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
COMMITTEE ACTION:				

**VILLAGE OF HINSDALE
APPLICATION FOR TEMPORARY USE**

Address of proposed request: 22 W. Lincoln St.

APPLICATION FOR TEMPORARY USE

The Hinsdale Zoning Code provides for *Permitted Temporary Uses* subject to the specific regulations and time limits as provided for in Section 9-103D of the zoning code and to the other applicable regulations of the district in which the use is permitted. The total period of time granted by such temporary use shall not exceed the period of time as specifically identified for that specific use. Where such uses are not specifically permitted, the Board of Trustees **MAY** approve such use, subject to the following regulations:

9. *Others*: In any district, any other temporary use consistent with the purposes of this code and with the purposes and intent of the regulations of the district in which such use is located; provided, however, that any such use shall require the specific prior approval of the board of trustees. The board of trustees shall establish a limitation on the duration of every temporary use approved pursuant to this subsection D9. Any approval granted hereunder shall be deemed to authorize only the particular use for which it was given, and shall not be construed to be any right or entitlement to any subsequent approval hereunder for the applicant or any other person.

Owner: Doug Fuller Jr. Phone: (630) 841-0054

Date: Sept. 3, 2010

Temporary Use Period Requested:

From: November 1, 2010 through April, 2011

Nature of Temporary Use Request:

Office Space

Signature of Owner: Doug Fuller Jr.

Date: _____, 20____
Village Manager

OR

Date of Village Board Approval: 9/21, 2010

For Office Use Only
\$100 Fee Paid ☒

Date: 9/8/10

Received By: [Signature]

September 3, 2010

Village of Hinsdale Zoning Board

Dear Village Board:

As you may be aware, my family owns the property located at 22 North Lincoln Street, just north of the service station. We have recently been in contact with a realtor in town, Linda Feinstein, who has been in business and lived in this town for many years. She is interested in renting the property to run her business out of. The current zoning code, which was established in the 1980s, does not allow for a realtor's office on our corner due to the fact at that time there were no computers or internet as we know it today. As such, realtor's offices were very busy and high-traffic businesses in the pre-internet times; much different than they are currently where most realtors work mainly from home using the main office just as a base for secretarial work.

Linda Feinstein is an individual realtor who is opening a family-owned realty office with 5 employees. We have parking available behind the building for 10 cars, which is currently being used for tow trucks, service center, and hardware store vehicles. She is interested in a long-term lease. We do not want Linda to take her business out of town and feel we could have a long relationship with her. We believe that her occupying the building will please the neighbors by beautifying the corner, and by her investing charm and elegance as is in keeping with the character of our town. Our family needs her rent and her ability to repair the corner and are pleading for your understanding and lenience in these hard times as we struggle to keep our businesses prospering.

Our current renters have been severely damaged by the terrible economy and have not paid rent in many months, and we are struggling with that along with the downturns in the various businesses in Hinsdale that we run every day. We are asking the village to allow a temporary use permit due to the change in realty services as they are today. Our family and Linda are interested in the best for our community where our children live and go to school, and hope they choose to return one day to raise their own children and run businesses that enhance our community.

We appreciate your consideration in this matter as you did in the past for other neighboring businesses that you recognized were only interested in bettering our community; without disrespect to the out-dated codes that prevent bettering our town.

Very truly yours,

A handwritten signature in cursive script, reading "Susan Fuller Doenevich". The signature is written in dark ink and is positioned above the printed name "The Fuller Family".

The Fuller Family

ZFS
9/20/11

Request for Board Action

Temporary Use Permit to operate a Realtor's office at 22 N. Lincoln Street for the Period of 9/22/10 thru 3/22/10.

Doug Fuller, representative from 22 N. Lincoln stated the building known as 22 N. Lincoln was now vacant and that a Realtor was looking to occupy the building. Mr. Fuller stated the use of a realtor in this zoning district was illegal but felt the code was outdated and that an occupied building would be better for the Village than a vacant one. He stated that parking would not be an issue and that the building would be more aesthetically pleasing. Chairman Williams questioned if this will have any effect on the downtown business district. Mr. McGinnis stated this property was in a different zoning district and will have no effect on any zoning in the downtown district. General discussion took place if a cap on the number of realtors allowed in this tenant space should be placed. Trustee Angelo stated since it was a temporary use this number could be adjusted. Trustee LaPlaca questioned if this needs to be a permanent change if the tenant is planning on investing money into the building because if the board chooses to revoke the temporary use permit than the tenant will be out of a lot of money. Trustee Schultz stated in the O-1 district only certain properties would be able to host a realtor type business. Trustee LaPlaca stated this would be a Special Use and the Board would need to approve each realtor on a case by case basis. General discussion took place over the rules and regulations of granting a special use permit and what conditions would be placed on a use such as this. Trustee LaPlaca motioned to approve a Temporary Use Permit to operate a Realtor's office at 22 N. Lincoln Street for the Period of 9/22/10 thru 3/22/11 with a condition to limit the number of realtors to ten. Trustee Angelo seconded. The motion passed unanimously.

Ordinance Approving a Major Adjustment to a Planned Development for the Construction of an Addition to the Single Family Residence at 18 E. Fourth Street – Covenant Church

Charles Landefeld, church representative, provided information regarding the request. He stated the reasoning for the adjustment was because the house was too small for a normal sized family to occupy. He stated the plans would all be code compliant and the size of the addition would fit the character of the current building and would not be viewable from the street. Trustee Shultz motioned to recommend an Ordinance Approving a Major Adjustment to a Planned Development for the Construction of an Addition to the Single Family Residence at 18 E. Fourth Street – Covenant Church. Trustee Angelo seconded. The motion passed unanimously.

Ordinance Approving Site Plans and Exterior Appearance Plans for Replacement of a Fence at 18 S. Blaine St.

Trustee Schultz motioned to recommend an Ordinance Approving Site Plans and Exterior Appearance Plans for Replacement of a Fence at 18 S. Blaine St. Trustee Angelo seconded. The motion passed unanimously.

AYES: Trustees Angelo, Saigh, LaPlaca, Geoga, Schultz

NAYS: None

ABSTAIN: None

ABSENT: Trustee Williams

Motion carried.

**Temporary Use Permit to Operate a Realtor's Office at 22 N. Lincoln Street
for the Period of September 22, 1010 through March 22, 2011**

Trustee Schultz explained that the property is a good candidate for this use, and although small, Mr. Fuller has agreed to limit the number of agents in this space to ten. President Cauley added that the O-1 district allows commercial uses, but not real estate offices because of potential traffic, however, with the advent of the internet, there is less traffic and agents often work at home. Discussion followed. Mr. Doug Fuller addressed the Board and confirmed that he understands the 10 realtors caveat and that he has asked these employees not to park on the street. Trustee Schultz moved to approve a **Temporary Use Permit to Operate a Realtor's Office at 22 N. Lincoln Street for the Period of September 22, 1010 through March 22, 2011.** Trustee Angelo seconded the motion.

AYES: Trustees Angelo, Saigh, LaPlaca, Geoga, Schultz

NAYS: None

ABSTAIN: None

ABSENT: Trustee Williams

Motion carried.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

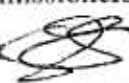
STAFF REPORTS

Trustee LaPlaca noted that she had attended the Uniquely Thursdays wrap-up celebration and it was reported that the 2010 season of Uniquely Thursdays was very successful.

CITIZENS' PETITIONS

None.

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: April 13, 2011
Re: Public Hearing for Case A-05-2011
Applicant: Eden Supportive Living
Request: Major Adjustment/Reinstatement of 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/Reinstatement of a Planned Development at 10 N. Washington Street. As indicated in the attached memo from the applicant, Eden Supportive Living provides assisted living for adults with disabilities, ages 22-64. In previous presentations to the ZPS and Village Board the applicant had indicated the desire to accept individuals living with Autism or Asperger's Syndrome. While they intend to maintain these services at their other facilities, they have since opted to eliminate offering these services at the proposed Hinsdale location. Additionally, the applicant has determined they would maintain the Hinsdale model as 100% private pay and has decided to pursue licensing that would only permit 20% or 14, residents to be under the age of 55.

ZONING HISTORY/CHARACTER OF AREA

The Subject Property is zoned R-5 (east portion) and O-1 (parking lot). The property to the west is zoned O-1 and improved with businesses, north is zoned IB improved with a religious building; to the east is zoned IB and contains the Village Library and Village Hall, to the south is the B-1 and is improved with a bank.

GENERAL STAFF COMMENTS

Major Adjustment/Reinstatement of a Planned Development and Special Use Request

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 the requested Special Use, a Major Adjustment/Reinstatement of the Planned Development is requested to modify or obtain specific waivers that differ from those required/allowed as a Senior Living Facility. You will note in your packet that the applicant has provided both a Planned Development application as well as an application for a Major Adjustment. The enclosed memo from the Village Attorney will better illustrate the reasoning for this.

Zoning criteria

As referenced in the attached correspondence, Washington Square was originally approved in 1975 as senior citizen housing. In 1993, they came back to the Village to request the addition of an exterior walk-in freezer/cooler. It was at this time that they also requested a Planned Development which included several waivers to attempt to bring as many existing conditions as possible, into compliance. The Planned Development was established and in 2002, the applicant returned again

proposing an adjustment to the Planned Development to construct an approximately 1,000 square foot atrium that connected the two wings. Washington Square functioned until 2009 when according to the applicant's correspondence, the facility closed down. Since then staff has met with several groups interested in redeveloping the property but due to various circumstances, nothing concrete has been proposed. Recently, members from the Board at Washington Square approached the ZPS and Village Board, bringing along Eden Supportive Living with what they felt was a viable proposal and a positive reuse of the site which kept the existing facility intact. The applicant is now requesting a Major Adjustment/Reinstatement of a Planned Development and a Special Use for a Personal Care Facility that would allow them to operate their facility maintaining all of the physical aspects of the existing property.

Parking

The proposed use does not change the existing parking requirements and the bed count will actually remain the same. The on-site parking requirements and the total number of spaces available are as follows:

Total Required:

1 space per each 3 beds: $83/3 = 28$

1 space per each 2 other employees: $14 \text{ (calculated at peak staffing)}/2 = 7$

TOTAL **35 parking spaces required**

TOTAL AVAILABLE **32 spaces provided**

Waivers

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. Those waivers would include waivers previously approved as part of the original Planned Development, as well as additional waivers required to operate the proposed Personal Care Facility. They include:

Existing Conditions Previously Waived

- F.A.R of 1.16 in lieu of .45.
- Total building coverage of 43.816% in lieu of 35%.
- Rear yard setback of 14'-0" in lieu of 25'-0".

Existing Conditions Requiring Waivers

- A total of 83 units in lieu of the 24 allowed. The facility only contains 71 individual rooms, however for the purpose of calculating density and parking, the code requires you count each bed as a unit and the facility contains 12 two-bedroom units which would total 83.
- To allow an overall height of 34'-0" and 3 stories in lieu of 30'-0" and 2 stories.
- To allow a personal care facility across the street or contiguous to an R-4 District.
- A front yard setback of 9.78' in lieu of 14.5'.
- A corner side yard setback of 0'-0" in lieu of 18.5'.
- A side yard setback of 1.74' in lieu of 8'.
- To allow 32 parking spaces in lieu of the 35 required.

- A waiver from Section 4-110 as it relates to any required buffers or landscaping of existing primary or accessory structures or uses.

Other

Throughout this application process, certain Commissioners have requested additional information from both staff and the applicant to better illustrate background, history and general information regarding the property and the applicant. Every effort was made to locate and obtain the requested information which has been provided for you and made a part of this packet.

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 11-603E pertaining to Standards for planned developments;

Cc: President Cauley and Village Board of Trustees
David Cook

Memorandum

To: Plan Commission Chairman and Members
From: Ken Florey, Village Attorney
Cc: Dave Cook, Village Manager
Date: April 8, 2010
Re: Washington Square

This memorandum addresses the legal issues regarding the status of the Special Use for a Planned Development for the Washington Square Senior Living Facility and the process for considering the zoning application submitted by Eden Supportive Living ("Eden"). As detailed by Sean Gascoigne, Eden has submitted an application seeking to operate the property at 10 N. Washington Street (the "Property") as a Personal Care Facility for adults. Eden has stated that it has signed a contract with the current owner, Washington Square, Inc. ("Washington Square") to acquire the Property.

Because the legal status of the Special Use for a Planned Development has not been formally resolved, Eden's application covers the range of zoning options available depending on the Plan Commission's determination of the Special Use for a Planned Development covering Washington Square. If the Plan Commission determines that the Current PD has not expired, then Eden's zoning request for a major adjustment is appropriate. If the Plan Commission determines that the Current PD has expired, then Eden's request for a reinstatement/new special use for a planned development is appropriate.

The Public Notice was prepared and published to cover both scenarios.

The Property is currently zoned R-5 (Multiple Family Residential District), and Washington Square had a special use permit for a planned development to operate the Property as a Senior Living Facility ("Current PD"). The Property was operated as a senior living facility beginning in 1974, but due to changing market conditions

Washington Square ceased operations of the facility on May 31, 2009. The Property has not been used for any purpose since that time.

Eden now is seeking a Special Use for a Planned Development to operate the Property as a Personal Care Facility for adults. A Special Use for a Planned Development in the R-5 District is permitted in accordance with the procedures and standards in Article XI, Section 11-602, and the procedures and standards in Article XI, Section 11-603. Further, the additional standards for "personal care facilities" in Article IV, Section 4-107 C. of the Village Code must be met. *See* Sec. 4-107 D.

The analysis below concludes that the Current PD was discontinued, and it will be necessary for Eden to seek a reinstatement/new special use for a planned development to use the property as it requests.

Discontinuance of Use Pursuant to Section 11-602 I.

A special use for a planned development was previously granted to the current owner, Washington Square. A special use permit is deemed to relate to, and be for the benefit of, the use and lot in question rather than the owner or operator of such use or lot. Sec. 11-602 I. Thus, any change of ownership of the Property does not cause the termination of a special use.

However, unlike a change of ownership, if a special use is discontinued for a period of six consecutive months or more, the special use expires and is of no force and effect. Section 11-602 I. of the Village Code provides:

A special use permit shall be deemed to authorize only the particular use for which it was issued, and such permit shall automatically expire and cease to be of any force or effect if such use shall, for any reason, be discontinued for a period of six consecutive months or more.

Hinsdale Zoning Code Section 11-602 I.

In this case, the special use for a planned development granted to Washington Square, in our opinion has expired by pursuant to Section 11-602 I. of the Village Zoning Code. The Zoning Code provides that a special use expires and is of no force and effect if such use is discontinued for six consecutive months, regardless of the reason for the discontinuance. Based in the information to date provided by Washington Square, the Property has been vacant and unused since May 31, 2009 which clearly is greater than six months. Unless, Washington

Square presents evidence the contrary at the public hearing, this fact based conclusion should stand.

Unlike an existing non-conforming use, where the intent of an owner to abandon a use must be shown, See *County of DuPage v. K-Five Construction Corp.*, 267 Ill.App.3d 266, 273 (2d Dist. 1994), intent does not play a factor in determining whether a special use has been discontinued, unless the zoning ordinance of a municipality provides otherwise. The Village Code uses the term “discontinued” rather than “abandoned” to describe the circumstances upon which a special use ceases. This is significant, because whether a property right has been “abandoned” turns on the intention of the owner. *Diaz v. Home Federal Sav. and Loan Ass’n of Elgin*, 337 Ill.App.3d 722, 731, 786 N.E.2d 1033, 1043 (2d Dist. 2002). In contrast, “discontinuance” just means “to break the continuity of” or to “cease to operate” a use. See “Discontinue” Merriam-Webster.

A special use, by its very nature, is unlike a non-conforming use, and may be limited in duration and circumstances, allowing the zoning authorities to maintain a certain degree of control over the special use. *County of Cook v. Monat*, 365 Ill. App.3d 167, 176, 847 N.E.2d 689, 697 (1st Dist. 2006).

Because the special use for a planned development for Washington Square has expired in accordance with the provisions of the Village Code, it will be necessary for Eden to seek a reinstatement/new special use for a planned development to operate the proposed Personal Care Facility.

March 28, 2011

Village of Hinsdale
Planning Commission
19 E. Chicago Ave.
Hinsdale, IL 60521

To Planning Commission Chairman and its Commissioners,

Eden Supportive Living provides assisted living for adults with disabilities ages 22-64. It was formed in 2003 and opened its first building for 135 residents in Chicago's Wrigleyville neighborhood and subsequently opened a second campus for 156 residents in North Aurora in 2008. It is currently developing buildings in Champaign and in Chicago's South Shore which are slated to open in 2012.

Eden offers its residents a chance to live a more independent lifestyle, featuring stylish private apartments, restaurant style meals, housekeeping and assistance with the activities of daily living ("activities of daily living" means eating, dressing, bathing, toileting, transferring or personal hygiene). Wellness programs, life-skills training, recreational activities and transportation services are also offered. Eden's existing communities are qualified to serve residents paying privately, paying with private insurance or financial assistance from the State. About 60% of Eden residents are over the age of 55 and 20% of the residents pay privately for all of their expenses.

Regarding the proposed re-development of the Washington Square facility, Eden plans to operate a 100% private pay model as an assisted living for persons ages 55 years old or older with physical disabilities (Under its licensure, Eden may accept up to 20% or 14 adults under the age of 55). At Washington Square, Eden will offer alternatives for adults who are at risk if living alone but do not require nursing care. Residents will live in their own apartments with meals, housekeeping, laundry and assistance with activities of daily living all included. Persons can be excluded from residency if they need a higher level of assistance.

The new facility will serve a 100% private pay clientele. With the services it provides and under the requirements under its State licensure, Eden will not be able to accept residents with a mental illness or severe behavioral disorders of any kind. Moreover, all residents would be carefully screened and thoroughly checked for background and credit. Admission to any Eden facility requires approval by an Eden's intake board and is highly selective.

Based upon past experience, Eden would expect its residents to come largely from Hinsdale and the surrounding suburbs. Since the residents will be paying privately, the marketing will be directed toward those communities. Eden will be involved with local associations who are connected to various types of disabilities and will work closely with local hospitals, nursing homes, rehab centers, care givers and community organizations to find its residents. Existing residents, their families and area support networks are also an important source of referrals to Eden.

Because most of the residents will have somewhat limited mobility, Eden would anticipate residents spending the majority of their time inside the building. Therefore, the inside would be redesigned and interior amenities would be added. Also, updates would be made to the apartments and to the exterior landscaping in order to market to the projected clientele.

Eden will be staffing the property 24 hours a day; however, tentatively projecting a staffing to resident ratio of about 1:5.5 with first and second shifts running a maximum of 10-14 staff and third shift of 5-7. Most of the staff would be expected to come from the area immediately around Hinsdale.

The original architectural plans of the Washington Square property had 37 parking spaces, however, after a visual inspection of the property, the resurfacing and restriping of the parking lot over the years has reduced the 37 spots to 32. Because of Eden residents have limited mobility, projected staffing needs and experience in the number of visitors and parking required, we are confident the 32 existing parking spaces will more than meet our parking needs. To stay within the current as built and marked configuration and the one way access traffic flow and buffering distance, we have asked the Village for a waiver of the minimum 35 parking spaces set forth by the current zoning requirements.

If you have further questions, please feel to contact me at 312-446-6262.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mitch Hamblet', with a stylized flourish at the end.

Mitch Hamblet
President, Eden Supportive Living



VILLAGE
OF HINSDALE

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@EDENSLE.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: CSWRUBLE@CCMCAT.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|0-1

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	(A) 14.5 38	9.78' 12 *
Corner Side Yard Setback	(D) 18.5 38	Ø *
Interior Side Yard Setback	8	(B) 4/1/11 1.74' 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	32 * 32
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

* Waiver from 4-110 as it relates to landscape and buffering
 (PM) 4/1/11

NOTES:

* DENOTES WAIVERS REQUESTED

** DENOTES WAIVERS ALREADY RECEIVED 3

REVISED
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 14 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

GENERAL MANAGER

MITCH HAMBLET EDEN SUPPORTIVE LIVING

Name of applicant or authorized agent

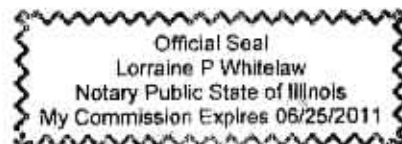
Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 14 day of

MARCH, 2011.

Notary Public





**VILLAGE
OF HINSDALE** FOUNDED 1877

**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.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

PLANNED DEVELOPMENT CRITERIA

Community Development Department

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

Address of proposed request: 10 North Washington Street Hinsdale, Illinois 60521

Proposed Planned Development request: Operation of a Personal Care Facility

REVIEW CRITERIA:

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

1. *Special use permit standards.* No special use permit for a planned development shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Subsection 11-602E of the Zoning Code Please see the attached special use application
2. *Additional standards for all planned developments.* No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:
 - a. *Unified ownership required.* Unified ownership
 - b. *Minimum area.* We exceed the minimum required area
 - c. *Covenants and restrictions to be enforceable by village* Not Applicable

d. *Public open space and contributions.* Unit count will not be changing. All structures are existing.

e. *Common open space.*

Amount, location, and use. Intend to maintain all open space as it currently exist.

Preservation: We intend to preserve all open space as it currently exists.

Ownership and maintenance. Eden will take the responsibility for the maintenance and ownership of all common space.

Property owners' association. Not Applicable

f. *Landscaping and perimeter treatment:* At this point we will only be cleaning up existing landscaping and replacing unhealthy and dead plants.

g. *Building and spacing.* All buildings are existing.

h. *Private streets.* Not Applicable

i. *Sidewalks.* Already exist

j. *Utilities.* Our use will not increase the demand for existing utilities

Additional standards for specific planned developments. Any specific R5 standards for
planned developments do not apply as all structure are existing and we intend to maintain
all open space as it currently exists. -----

List all waivers being requested as part of the planned development. Please see attached
table of compliance



**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: REINSTATE
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, be 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.

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-510-1

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 PD (PD)
REINSTATEMENT

Brief description of request and proposal:

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

Plans & Specifications: [submit with this form]

	Provided: (EXISTING)	Required by Code:
Yards:		
front:	<u>21.28'</u>	<u>25.14.5'</u> (PD)
interior side(s)	<u>212</u>	<u>818</u>

Provided:
(EXISTING)

Required by Code:

corner side
rear

0
14

38 18.5 (P)
25

Setbacks (businesses and offices):

front:

12 9.78

35 14.5 (P)

interior side(s)

21 21.74 (P)

8 18 (P)

corner side

0

38 18.5 (P)

rear

14

25

others:

N/A

N/A

Ogden Ave. Center:

↓

↓

York Rd. Center:

↓

↓

Forest Preserve:

↓

↓

Building heights:

principal building(s):

34

30

accessory building(s):

N/A

N/A

Maximum Elevations:

principal building(s):

N/A

N/A

accessory building(s):

↓

↓

Dwelling unit size(s):

71 UNIT / 83

24 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):

42

13

29

accessory building(s):

N/A

Number of off-street parking spaces required:

35

(32 EXISTING)

Number of loading spaces required:

1

(1 EXISTING)

Statement of applicant:

REVISED 3/14/11 (P)

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

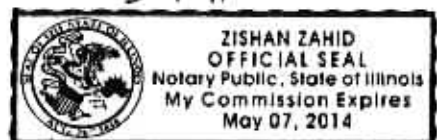
Match HAMBLET

GENERAL MANAGER

Applicant's printed name

EDEN SUPPORTIVE LIVING

Dated: MARCH 1, 2011.



Zishan Zahid

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/ Reinstatement of a 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.

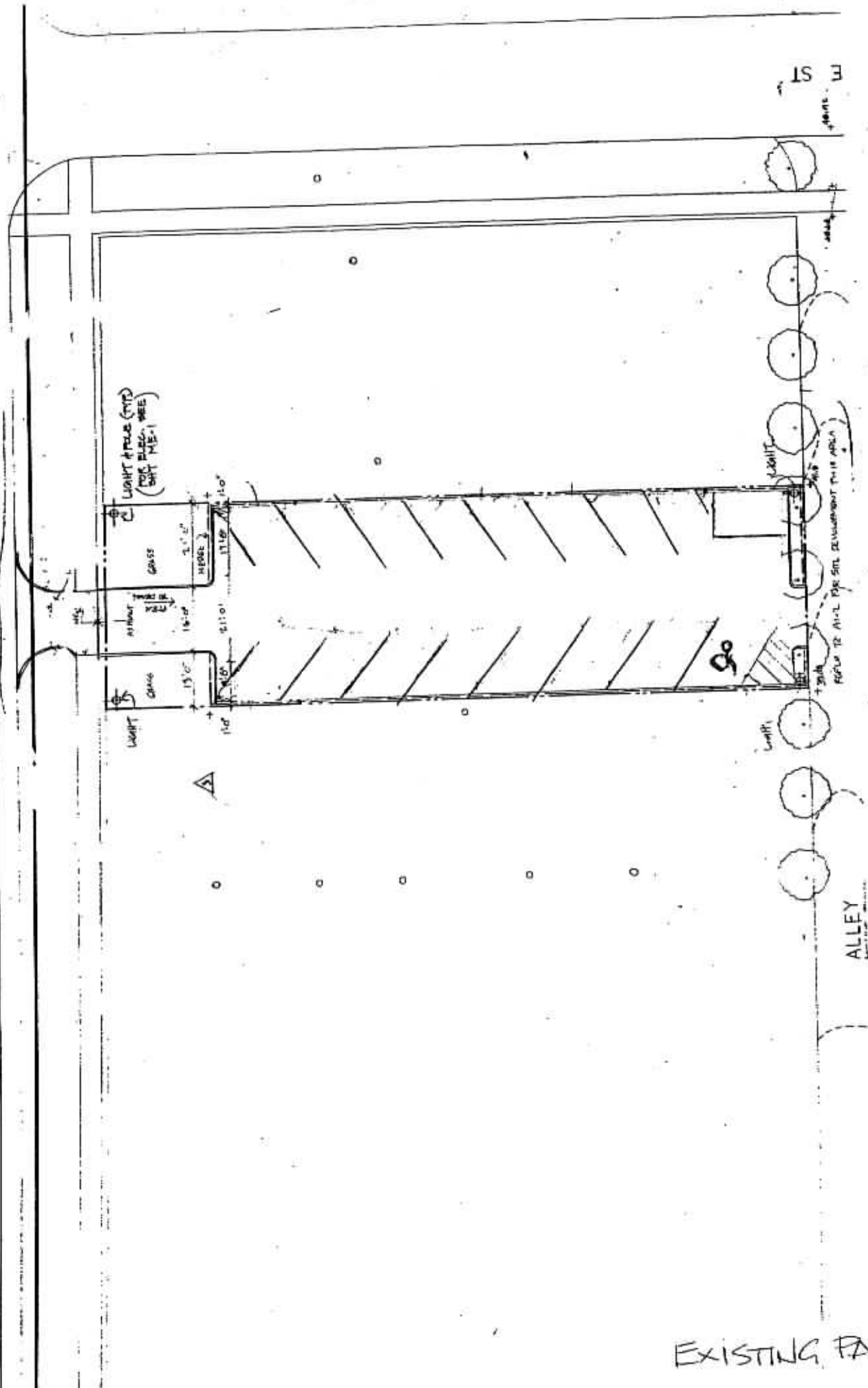
By:


Village Manager

Dated:

4/7, 2011

LINCOLN ST



EXISTING PARKIN

ALLEY
ADHOC PAVING

PARKING 6 CARS

SEWER
PIPE

SEWER
TO BE REPAID

SEWER
TO BE REPAID

SEWER
TO BE REPAID

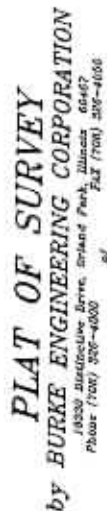
SEWER
TO BE REPAID

PARKING 10 CARS

TYPICAL GARAGE TRAIL 11' x 10'

N
↑

DOI: 10.1002/for



Several limited studies have reported that the use of a 10% solution of sodium hypochlorite (NaOCl) for root canal irrigation is superior to irrigating with saline solution. In a study by Kulkarni and colleagues (1990), irrigating with 10% NaOCl solution was found to be superior to irrigating with saline solution in terms of the degree of disinfection of the root canal. In a study by Kulkarni and colleagues (1990), irrigating with 10% NaOCl solution was found to be superior to irrigating with saline solution in terms of the degree of disinfection of the root canal. In a study by Kulkarni and colleagues (1990), irrigating with 10% NaOCl solution was found to be superior to irrigating with saline solution in terms of the degree of disinfection of the root canal.



1. No entry is required for the purpose of paragraph 200(2)(b) if the person was in receipt of a grant of asylum on or before 11 April 2002.

2. Examples are listed under the Home Secretary's letter, 24 June 2002.

3. Used not to be one listing are completed by July 15, 2005.

Respect to issues in interest of most

[Faint, illegible handwritten notes]



ORIGINALLY BY: Washington Square
 SCALE: 1" = 30'
 CHECKED BY: CHAS. H. HARRIS

1. 1/4" = 1'-0"
 2. 1/8" = 1'-0"
 3. 1/16" = 1'-0"
 4. 1/32" = 1'-0"
 5. 1/64" = 1'-0"
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 7. 1/256" = 1'-0"
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REVISIONS
 1. 11/1/55
 2. 11/1/55

MINDALE
 PROJECT NUMBER
 10000

REFLECTED CEILING PLAN
 FIRST FLOOR & BASEMENT

BASEMENT PLAN
 EL. + 20' 0"

1/8" = 1'-0"

1/4" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

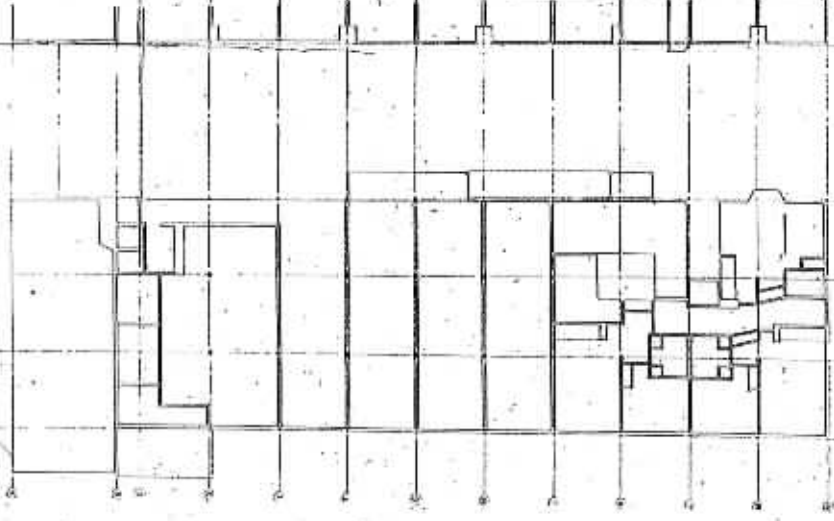
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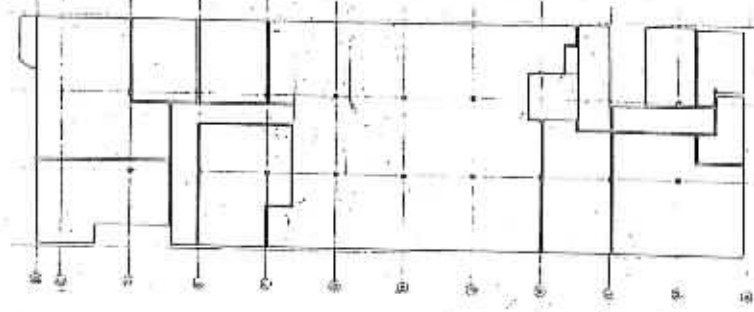
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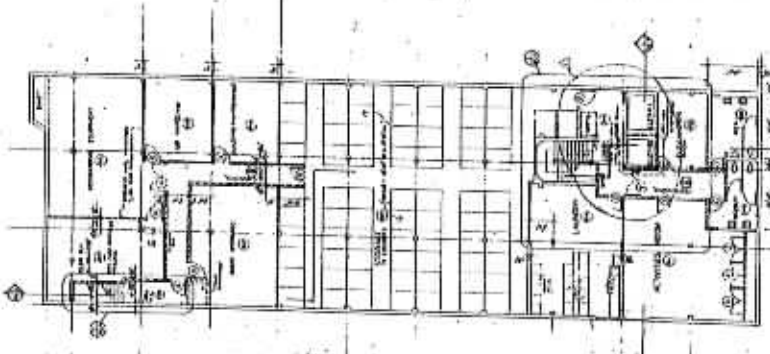
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3 REFLECTED CEILING PLAN
 FIRST FLOOR & BASEMENT



2 REFLECTED CEILING PLAN
 SECOND FLOOR



1 BASEMENT PLAN

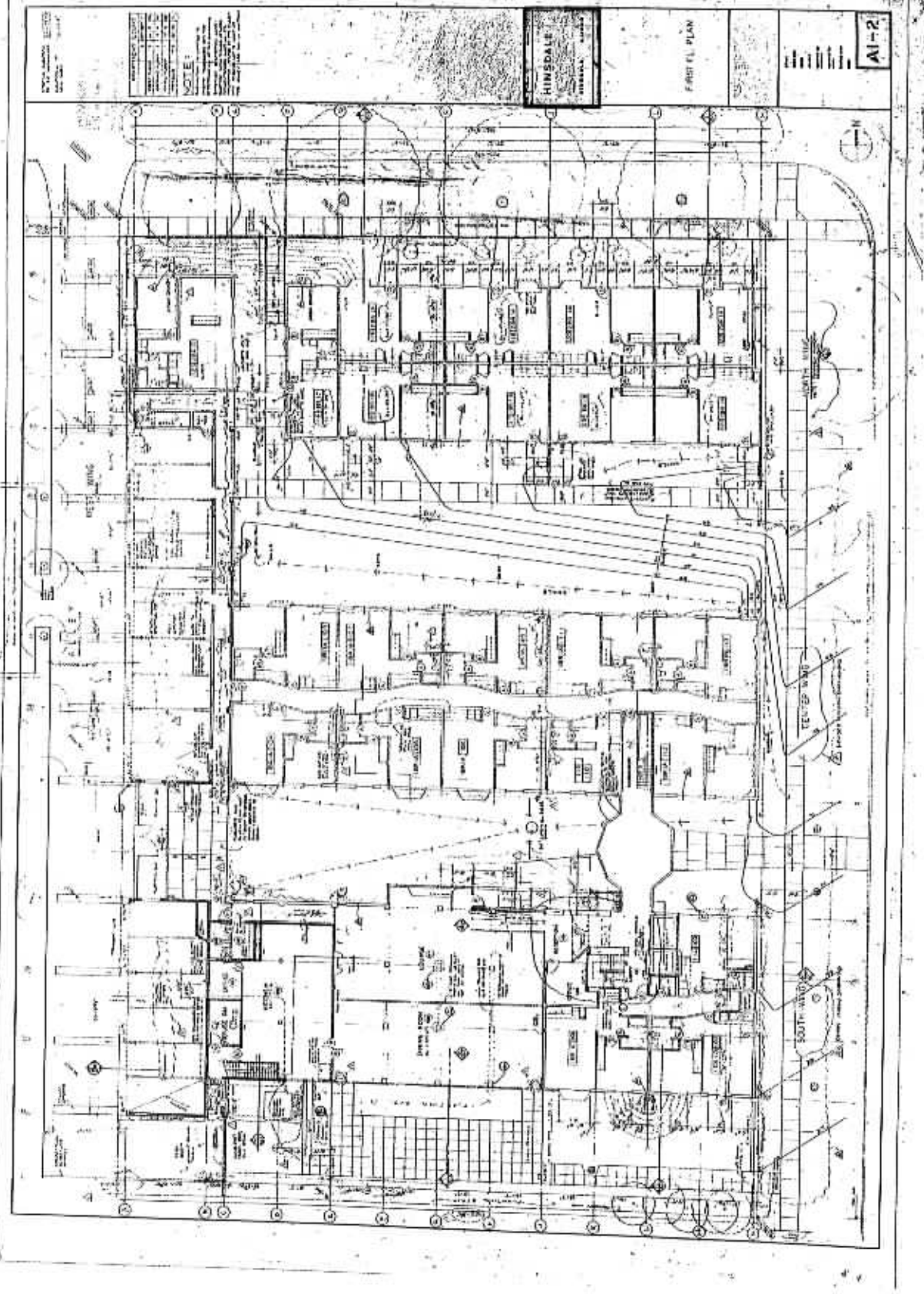
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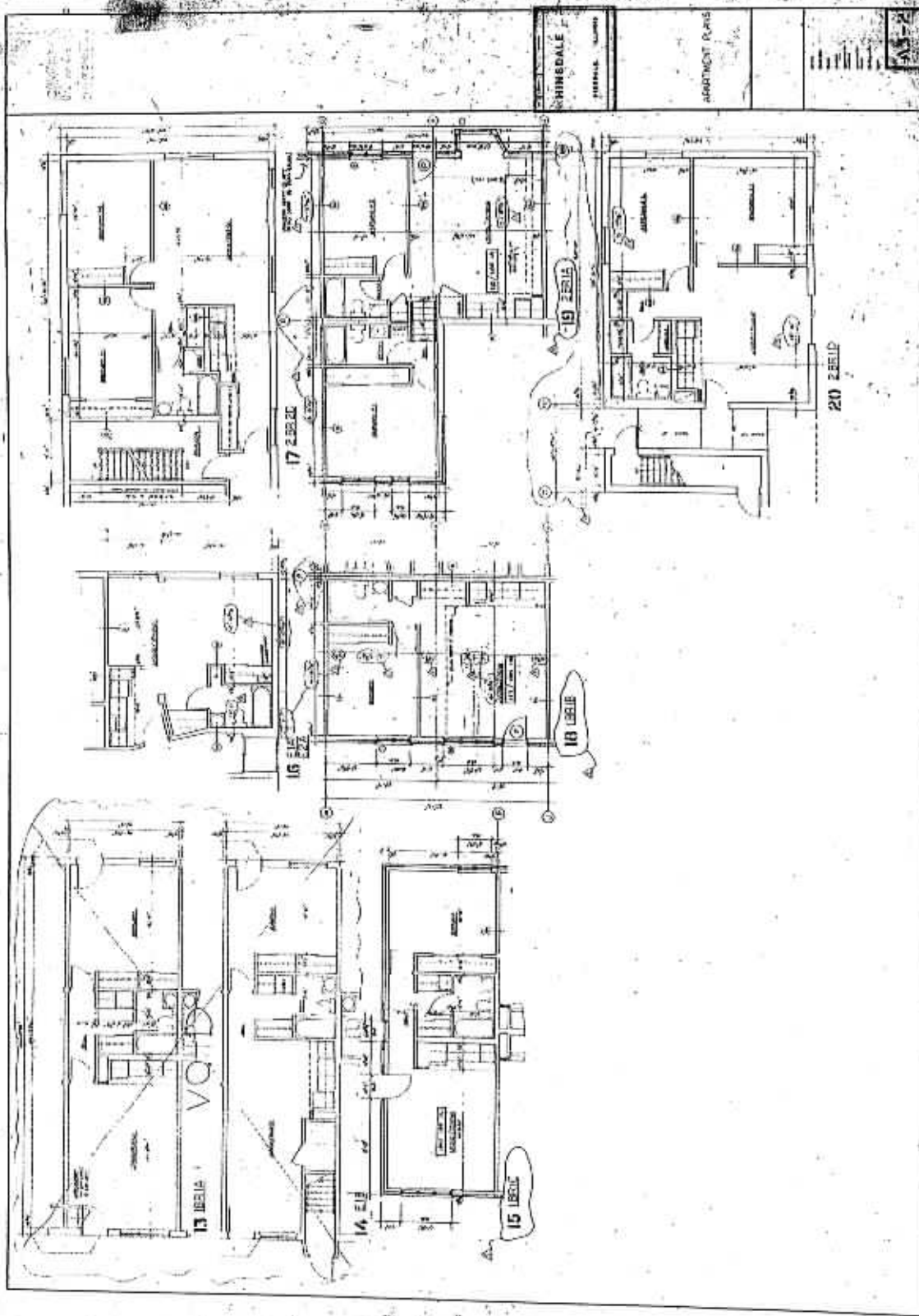
NOTE:

HINSDALE

FIRST FL. PLAN

A1-2

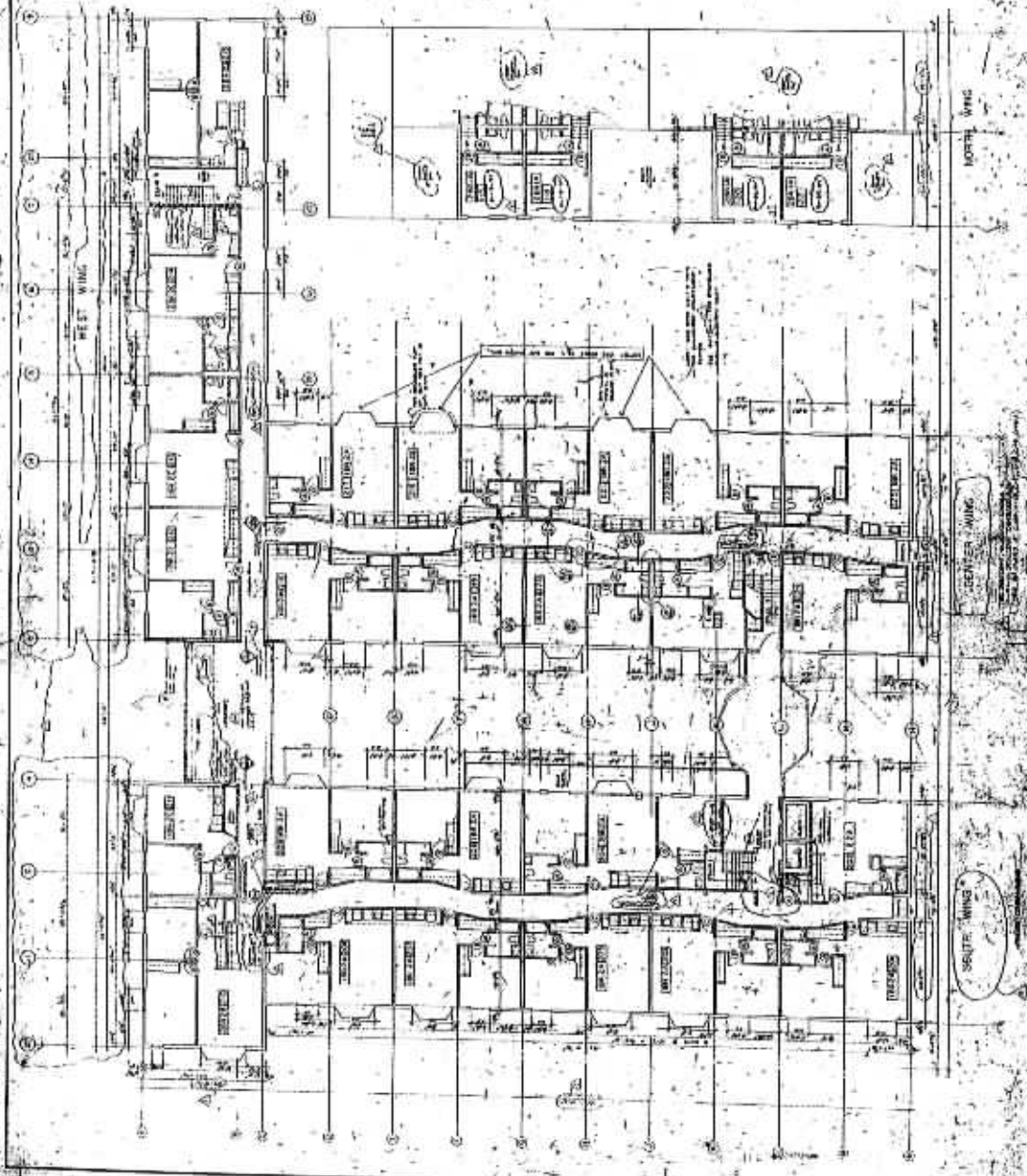




HINSDALE
HINSDALE
HINSDALE

SECOND FLOOR

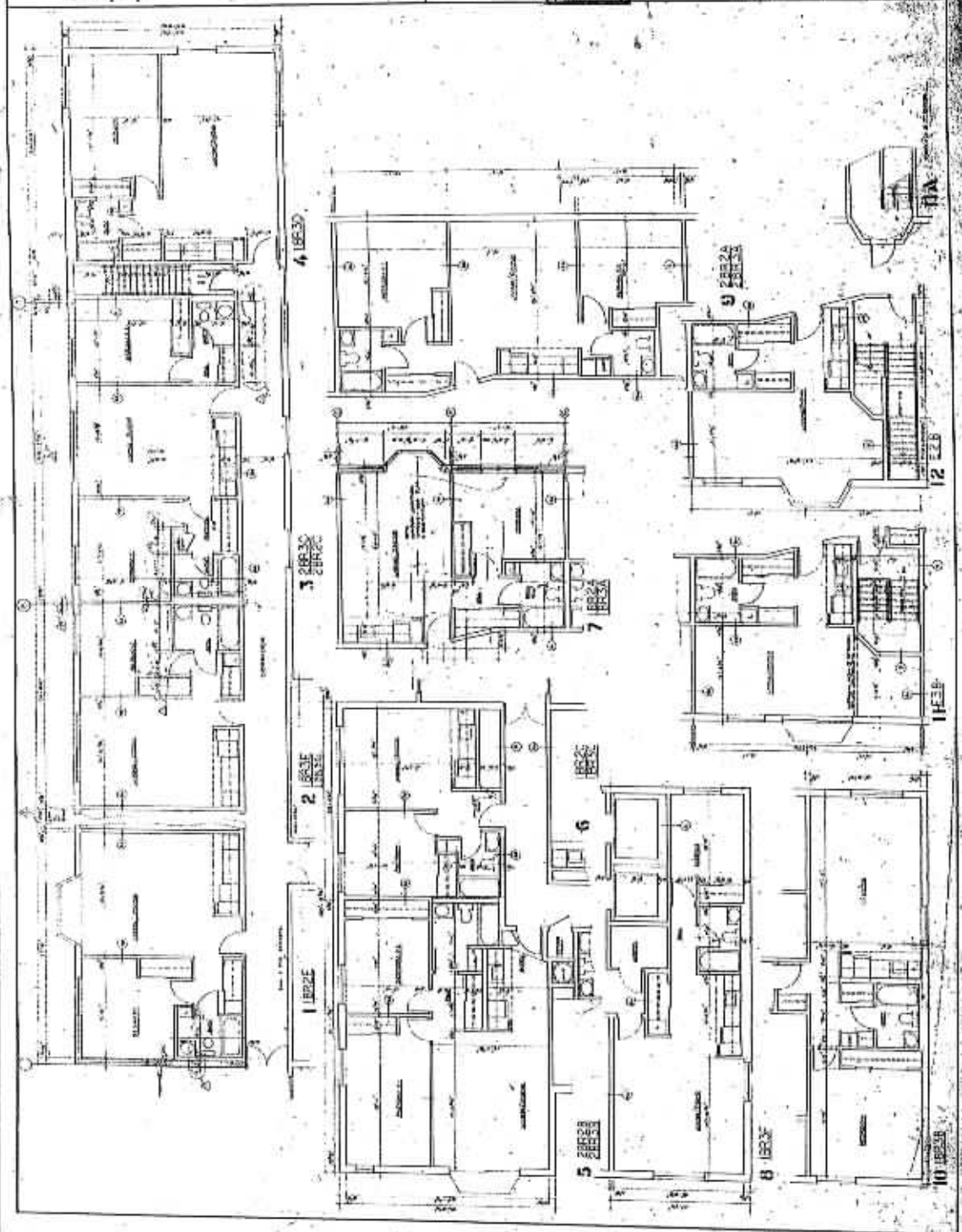
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KINSDALE
APARTMENT PLANS

APARTMENT PLANS

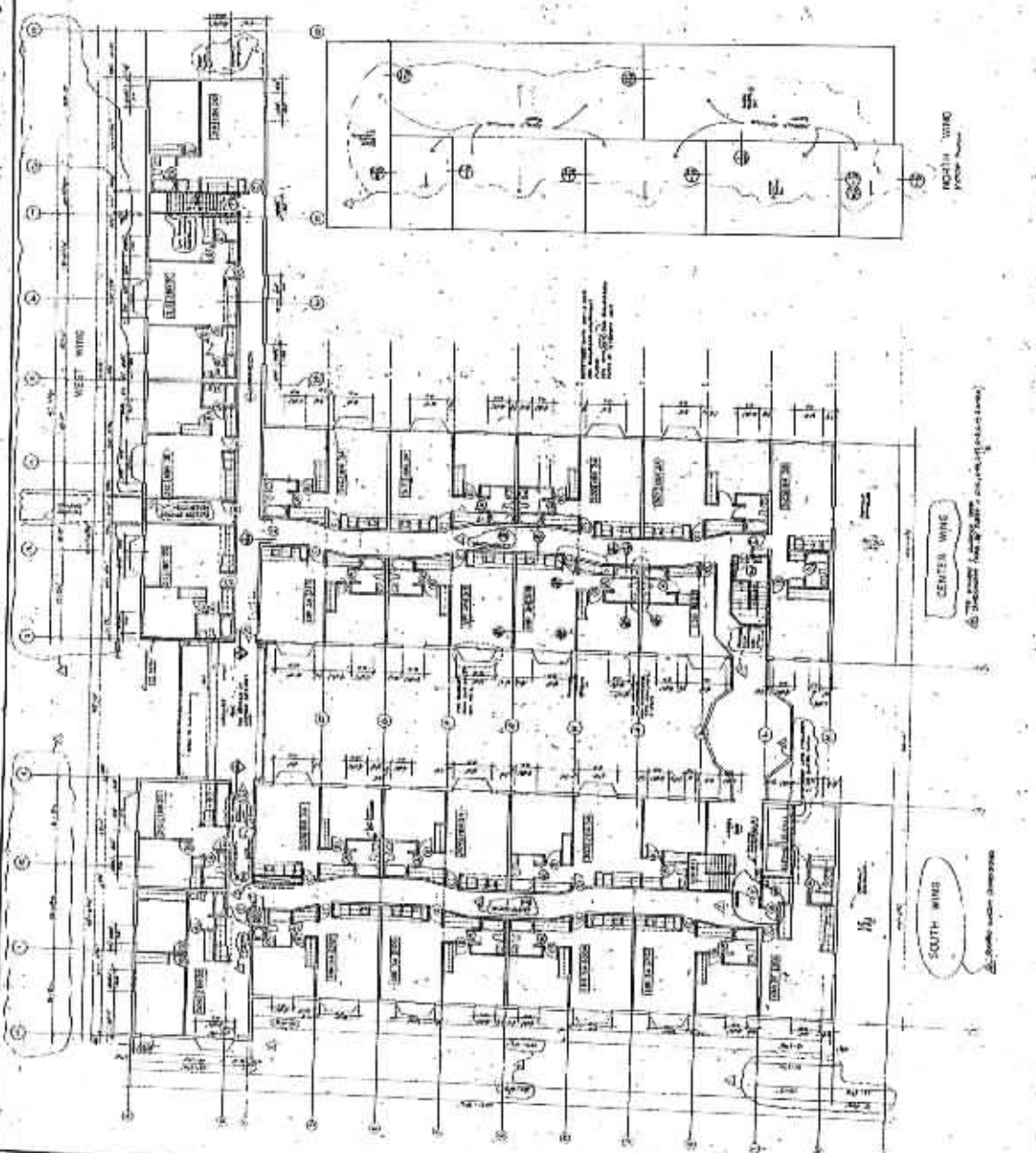
11-11-33
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SHINGO CITY

THIRD FL. PLAN

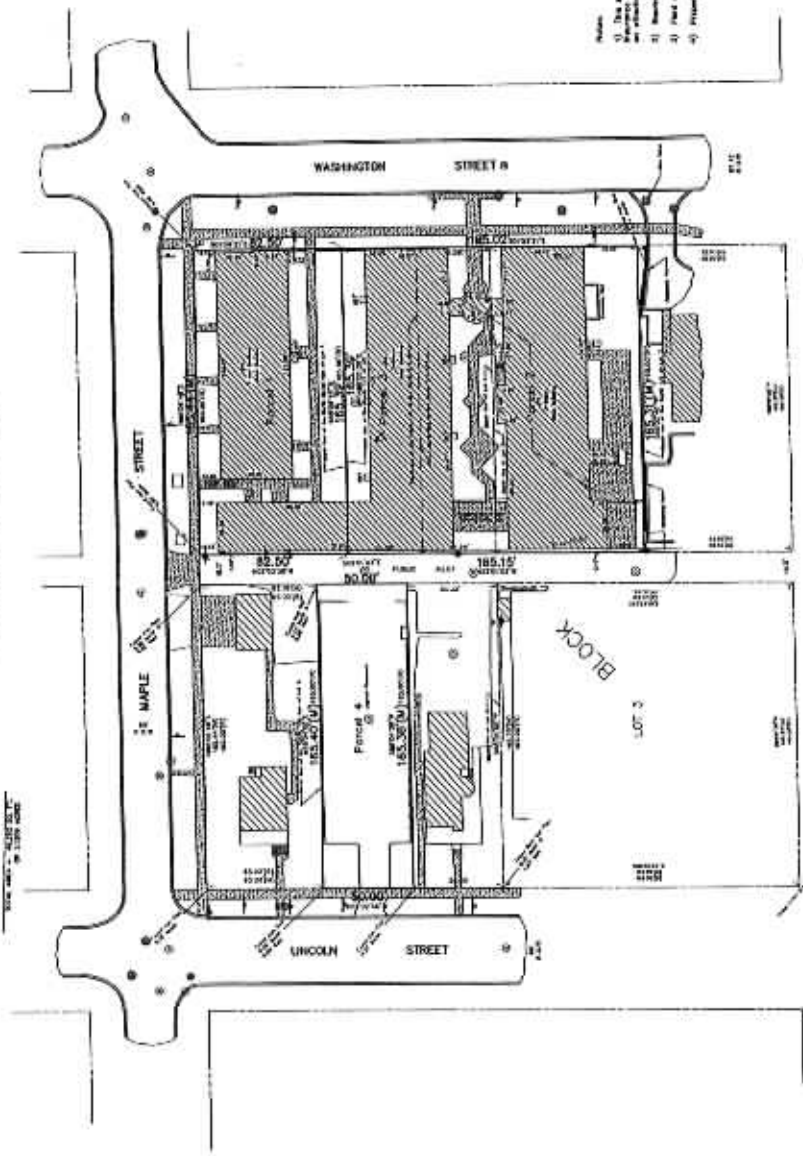
100'





PLAT OF SURVEY
by **BURKE ENGINEERING CORPORATION**
18330 Distastive Drive, Orland Park, Illinois 60467
Phone (708) 326-4000 or FAX (708) 326-4000

PARCELS:
1. THE 1/2 AC. LOT 1, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
2. THE 1/2 AC. LOT 2, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
3. THE 1/2 AC. LOT 3, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
4. THE 1/2 AC. LOT 4, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
5. THE 1/2 AC. LOT 5, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
6. THE 1/2 AC. LOT 6, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
7. THE 1/2 AC. LOT 7, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
8. THE 1/2 AC. LOT 8, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
9. THE 1/2 AC. LOT 9, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
10. THE 1/2 AC. LOT 10, BLOCK 4, IN TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.



LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY
---	ADJACENT STREET
---	ADJACENT RAILROAD
---	ADJACENT CANAL
---	ADJACENT LAKE
---	ADJACENT MOUNTAIN
---	ADJACENT RIVER
---	ADJACENT TOWN
---	ADJACENT VILLAGE
---	ADJACENT CITY
---	ADJACENT COUNTY
---	ADJACENT STATE
---	ADJACENT FEDERAL
---	ADJACENT NATIONAL
---	ADJACENT INTERNATIONAL

- Notes:
1. The survey was prepared with the benefit of information obtained from the plat "NORTH MAP" DATED MAY 21, 1981 AS DOCUMENT #181 IN DEPAINE COUNTY, ILLINOIS.
 2. The survey was based upon the block boundaries shown on the plat.
 3. The plat was completed on July 12, 1981.
 4. The plat was prepared at the request of the client.

Sheet No. 1



Surveyed by: *[Signature]*
Checked by: *[Signature]*
Date: *[Date]*
Scale: 1" = 30'

ORDERED BY: *[Signature]*
SCALE: 1" = 30'
ORDER NO. 00-47

The condition of the house which is proposed to be torn down to facilitate the additional parking is a dilapidated house and would actually serve the community's interests by tearing this structure down.

A letter, written by Mr. Lloyd Heinemann (owner of the house directly south of the proposed parking) was submitted by Mr. Odegard. Mr. Heinemann did not object to the proposed parking.

Carpenter noted that at the previous Land Use Committee meeting it was requested that an alternative be developed that would entail the amount of black top as proposed under the plans being discussed. Mr. BurrIDGE also noted that the Committee had expressed concern about additional black topping in the Village. Mr. Odegard noted that no other alternative was available that would enable the church to provide additional parking without black topping the area for consideration.

Pharo moved that the Plan Commission approve the plans as presented. Roy Deng seconded the motion; motion carried. Bill Carpenter voted to oppose the motion.

REMENT HOUSING

Brook, Mr. Weese and Mr. Johnson were in attendance at the Commission meeting to discuss with the Commission the proposed Retirement Housing project. Mr. Dobbins stated that the proposed development is pursuant to the public hearing and amendment adopted by the Board of Trustees in February, 1975, which permitted institutions of a philanthropic or eleemosynary type to be used for senior citizen housing. He stated that the plans conform to the requirements of the amendment referred to above. He also stated that the proposal conforms to the requirements of "C-1" commercial district regulations which must be adhered to by any development proposed under this zoning amendment.

Deng questioned whether or not the proposed development is classified as a multiple-family dwelling unit or institution for the purpose of reviewing the proposed plan. Mr. Weese stated that the plans were developed in accordance with multi-family dwelling units in mind. He stated that he used the BOCA code in working up the details of the plans. Mr. Dobbins stated that all safety standards as well as any other relevant standards such as the Village's electrical code, etc. must be adhered to prior to the issuance of a building permit.

The Commission members had some additional questions on the proposed development. These questions included: 1) will the parking lot be black topped--Mr. Weese noted that approved asphalt surface will be provided. 2) will the parking lot be effectively screened--Mr. Weese stated that they are developing plans to effectively screen the parking lot. 3) will lighting be provided for the parking lot--Mr. Weese stated that they are considering some form of lighting for the parking lot even though none is required by the zoning ordinance.

Mr. Brooks stated that there would be nine efficiencies, fifty one-bedroom and twelve two-bedroom apartments in the proposed development.

With some further discussion on the matter, Chuck Foster moved that the Commission approve the plans as presented subject to the review by the various Village Departments. Bob Pharo seconded the motion; motion carried. Roy Deng and Bill Carpenter opposed the motion not on the basis of the project itself but on the basis of limited time to review the proposed plans.

Mr. Anderson stated that any Plan Commission member may provide written comments with respect to additional information or general comments with respect to the proposed development and submit them to Mr. Dobbins who will in turn circulate them to the appropriate staff members.

Mr. Deng requested that the number of units per acre and the actual site size be provided.

Mr. Brook thanked members of the Commission for acting on the proposed plans and apologized for any inconvenience this may have caused the Commission members due to the lack of time to review the plans.

REPORT OF LAND USE COMMITTEE

Mr. Burrige reported that one item has already been taken care of by the Commission, Covenant Church parking. With respect to Dr. Williams' parking lot, he noted that Attorney Blackman, representing Dr. Williams, was to meet with representatives of Grace Church to work out a compromise for the proposed drainage system of the new parking lot. Mr. Dobbins reported that the latest information he had as of 4:00 p.m. on October 13 was that such a compromise had not been worked out. Mr. Carpenter moved that this item be tabled.

HINSDALE PLAN COMMISSION

RE: A-10-93 - Washington Square, Inc. - 10 N. Washington Street -
Special Use Permit/Planned Development Comprehensive Plan
Approval

DATE OF PLAN COMMISSION REVIEW: December 8, 1993

DATE OF ZONING AND PUBLIC SAFETY REVIEW: December 14, 1993

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Washington Square, Inc. (the "Applicant") submitted an application with the Village of Hinsdale to construct a 128 square foot walk-in freezer/cooler to the exterior of the building located at 10 N. Washington Street (the "Subject Property").
2. The Subject Property is located in the R-5 Multiple Family Residential District and the O-1 Specialty Office District.
3. The Applicant proposed an exterior addition of a 128 square foot walk-in freezer/cooler to the southernmost building in the R-5 District.
4. Pursuant to Section 4-112 the Subject Property currently exceeds the maximum floor area ratio of .45 and maximum building coverage of .35.
5. The existing floor area ratio is 1.13423 and the proposed addition would increase the floor area ratio to 1.13682.
6. The existing building coverage is 43.556 percent and the proposed addition would increase the building coverage to 43.816 percent.
7. Pursuant to Section 4-112 the R-5 District requires a 25 foot rear setback.
8. The existing building maintains a rear setback of 20.6 feet.
9. The proposed addition would reduce the rear setback to 14 feet.
10. The proposed addition would allow a higher degree of food safety and food quality to be maintained.
11. The paint will be chosen in a flat color to be compatible with the brick and the structure will be visually screened from the property.

12. The Plan Commission found that the application conforms with the Standards for Special Use Permits pursuant to Section 11-602 and the Standards for Planned Unit Development pursuant to Section 11-603.

RE: A-10-93 - Washington Square, Inc. - 10 N. Washington Street -
Special Use Permit/Planned Development Comprehensive Plan
Approval

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of eight "Ayes,"
0 "Nays," and one abstention, recommends to the Board of Trustees
that the Special Use Permit/Planned Development Comprehensive Plan
Approval be approved.

THE HINSDALE PLAN COMMISSION

By: *Eugene V. Chmura*
Chairman

Dated this *9th* day of *February*, 1994.

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION**

**December 8, 1993
7:00 p.m.
Memorial Hall**

Chairman Chimenti called the meeting of the Hinsdale Plan Commission to order at 7:05 p.m. on Wednesday, December 8, 1993 in the Board Room of the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

Present: Chairman Chimenti, Imogene Coleman, Jeffrey Finlay, Charles Fleming (8:50 p.m.), Janet Grisemer, Lavina Gross, Nelson Koopman, John Paro, Sandra Williams

Absent: None

Also Present: Glen Bethune; Tracy Kasson; David Gooder; Tom Romano; Dominic Mancini; Mike Redmond; John Jacob; Donald Bergstrom; Pam Anderson; Merrill Keehn; Pam Brandsma; Myra Ann Joo; Robert Cimala; Rob Burgner; Jill Terriciano, Suburban Life; Mary Odwazny, Doings (7:30 p.m.); Bohdan Proczko, Chuck McMahon

Minutes - November 10, 1993

Ms. Gross stated that on page two Chairman Chimenti's statement would be more clear if the statement was changed to read "... three hearings in one evening."

Chairman Chimenti stated that on page four his statement should be changed to "... review the application on the basis of not combining the lots."

Chairman Chimenti also stated that on page five his statement should be changed to read "... the application fails to meet a majority of the standards set forth ...".

Mr. Koopman moved to approve the minutes as amended. Ms. Grissemmer seconded. Motion carried with all present members voting "Aye."

Plan Commission Workshop Recommendations

Chairman Chimenti asked that the memorandum cite a specific reference to Subparagraph 9-104B1(d)(i) of the zoning code with regard to the parking recommendation.

Sign Permit - 9 East First Street

Ms. Myra Ann Joo appeared as the representative of the application. She proposed to replace an existing wall sign with another in the same location. The proposed sign would comply with all applicable zoning regulations, except the minimum elevation of 8 feet for a wall sign. The bottom of the sign would be 5.5 feet above grade.

The sign would be constructed of wood and not be illuminated. The colors would consist of black copy on a white background. The sign would measure 45 inches x 15 3/8 inches for a total of 4.8 square feet.

Mr. Paro stated that this sign would be classified as a legal non-conforming sign. He asked the applicant if it would cause a problem to raise the sign?

Ms. Joo stated that it would not impose a problem, but that the previous sign had existed there for six years.

Mr. Koopman stated that in light of past decisions regarding the height of wall signs and that this request was only a name change, he moved to approve the sign as submitted. Ms. Coleman seconded the motion. Motion carried with all present members voting "Aye."

Sign Permit - 49 1/2 South Washington Street

Ms. Pam Brandsma appeared as the representative of the application. She proposed to install a wall sign for a second floor use. The sign would be placed 12 feet above grade and centered below the two second floor windows.

The sign would be constructed of wood and not be illuminated. The sign will measure 2 feet x 3 feet for a total of 6 square feet. The colors will consist of dark green and yellow.

The proposed sign conforms with all applicable zoning regulations.

Mr. Paro stated that there was a discrepancy about the size of the sign. He stated that in the memo the sign was 2 x 3 feet and in the application that sign was 3 x 4 feet.

Mr. McMahon stated that the building has 8 feet of frontage and the code would permit a maximum of an 8 square foot sign. He stated that he had spoken to the sign contractor and informed him of this.

Ms. Brandsma stated that she was not aware of the problem.

Mr. Paro moved to approve the sign permit with the condition that it not exceed 8 square feet and that no other material or substantial changes are made to the sign.

Ms. Williams seconded. The motion carried with all members present voting "Aye."

Sign Permit - 5 North Lincoln Street

Mr. Robert Cimala appeared as a representative of the application.

The application proposed to replace an existing wall sign in the same location. The sign would measure 18" x 144" for a total of 18 square feet. The sign would be constructed of wood and not be illuminated. The copy and border of the sign would be painted black and the background would be painted ivory. The sign conforms with all applicable zoning requirements.

Mr. Paro moved to approve the sign application. Ms. Gross seconded the motion. Motion carried with all members present voting "Aye."

Sign Permit - 40 South Clay Street

Mr. Rob Burgner appeared on behalf of the application.

The proposal would be to replace two sign faces on an existing nonconforming ground sign.

Pursuant to Subparagraph 9-106J2(b), a ground sign is not a permitted structural type in the O-2 District. However, pursuant to Subsection 10-106C, changing the sign message of a nonconforming sign is permitted.

Each sign face measures 3' x 8'1", for a total of 24.25 square feet. The colors will consist of white copy, a dark bronze background, and a beige underscore. The sign will be illuminated at a rate of +1/-23.20 foot candles. The sign conforms with all other applicable zoning requirements.

Mr. Finlay asked if the new sign faces would extend the useful life of the sign?

Chairman Chimenti stated that this had been dealt with previously and the changing of a message was not considered to be extending the useful life of the sign.

Mr. Koopman moved to approve the sign. Ms. Williams seconded. The motion carried with all members present voting "Aye."

Schedule Public Hearing - A-11-93 - 410 West Chestnut Street - Special Use Permit/Planned Unit Development

Ms. Grisemer moved and Ms. Coleman seconded the motion to schedule a public hearing for A-11-93 on January 12, 1994.

The Motion carried with all members present voting "Aye."

Institute in Basic Life Principles

Mr. Glenn Bethune, Tracy Kasson, and David Gooder appeared on behalf of the interested parties.

The Commission and representatives discussed rescheduling the January and February hearing dates to April of 1994.

All parties agreed that it would be in their best interest to wait until the Oak Brook hearings were finished before they started in Hinsdale.

Chairman Chimenti asked the representatives to provide the Village staff with conflicting dates and be ready to discuss potential dates for April at the January 12, 1994, Plan Commission meeting.

The Commission voted unanimously to cancel the established January and February hearing dates.

Public Hearings

A-9-93 - Tommy R's Restaurant - 114 S. Washington Street - Special Use Permit/Planned Development Comprehensive Plan Approval

Messrs. Tom Romano and Paul Romano appeared on behalf of the application.

The hearing began at 8:00 p.m. and adjourned at 8:30 p.m.

A-8-93 - Walker General Contracting - 811 N. Elm Street - Zoning Text Amendment

Messrs. Dominic Mancini, John Jacob, and Mike Redmond appeared on behalf of the application. The hearing began at 8:30 p.m. and adjourned at 9:15 p.m.

A-10-93 - Washington Square, Inc. - 10 N. Washington Street - Special Use Permit/Planned Development Comprehensive Plan Approval

Mr. David Gooder, Mr. Donald Bergstrom, Ms. Pam Anderson, and Ms. Merrill Keehn appeared on behalf of the application. Ms. Williams excused herself from the hearing and the deliberation due to the fact that she is a member of the Board of Directors of Washington Square.

The hearing began at 9:25 p.m. and adjourned at 10:00 p.m.

Deliberation

A-9-93 - Tommy R's Restaurant - 114 S. Washington Street - Special Use Permit/Planned Development Comprehensive Plan Approval

Mr. Finlay stated he finds it difficult to make a decision on this application because the applicants have stated that the number of increased seats could range from 45 to 100.

Chairman Chimenti stated that he has some trouble characterizing this application as a PUD. He stated that he is aware that the Village suggested that the PUD would be a mechanism to reduce the parking.

Mr. Paro stated that this was not necessarily a PUD but rather a way to reduce the parking fee. He stated that the Commission should try to address three issues:

- (1) Is this a PUD?
- (2) Recognize that this is not a PUD and make a recommendation on parking.
- (3) Regardless of the parking decision, do not become fixed on a number of spaces. Calculate the formula based on the final plan.

Chairman Chimenti stated that it was the consensus of the Commission that this application was not a PUD.

Mr. Finlay stated that to be consistent, the Commission could apply the recommendation of \$2,500 per space.

Chairman Chimenti stated that there would be a potential conflict of recommending a provision not yet in the Code.

Chairman Chimenti further stated that the Plan Commission was not receptive to the idea of an applicant using the framework of a PUD to circumvent the Code. He also stated that the Zoning Board of Appeals would have been a more appropriate body to hear this petition.

Mr. Proczko stated that, although is not a textbook PUD, the Code does allow a petitioner to apply for a PUD to seek relief from certain parts of the Zoning Code.

Mr. Finlay stated that, while it is not appropriate to use a PUD to seek relief from the parking fee, he does feel that some relief should be granted.

Recognizing the need for relief, Mr. Finlay moved to deny the application for a PUD. Ms. Coleman seconded.

Motion carried with 8 "Ayes," 0 "Nays," and 1 abstention.

A-8-93 - Walker General Construction - 811 N. Elm Street - Zoning Text Amendment

Mr. Koopman stated that the Code allows other contractors and by adding this one, it does not appear to create any problems.

Ms. Gross stated that she would like to read the transcript.

Chairman Chimenti asked the Commissioners if all of the trade contractors should be Special Uses and thereby give the Village an opportunity to review each one with respect to screening and parking.

Mr. Koopman moved to approve the application to permit General Contractors, defined by the Standard Industrial Classification Manual as Industry Group Numbers 152 and 153, in the B-3 Business District. Mr. Finlay seconded.

The motion carried with 7 "Ayes" and 2 "Nays."

A-10-93 - Washington Square, Inc. - 10 N. Washington Street - Special Use Permit/Planned Development Comprehensive Plan Approval

Ms. Coleman moved to approved the application for PUD as submitted. Ms. Gross seconded the motion. Motion carried with 8 "Ayes," 0 "Nays," and 1 abstention.

Mr. Paro moved to approve the site plan with the condition that the paint be chosen in a flat color to be compatible with the brick and that the structure be screened from off the property. Mr. Finlay seconded.

Motion carried with 8 "Ayes," 0 "Nays," and 1 abstention.

With no further business to come before the Commission, the meeting adjourned at 11:25 p.m.

Respectfully submitted,



Charles B. McMahon
Administrative Intern

CBM/dfp

CORRECTED 1/25/94

**ZONING AND PUBLIC SAFETY COMMITTEE
DECEMBER 14, 1993
MEMORIAL HALL
6:30 P.M.**

Chairman Klein called the meeting to order at 6:30 p.m. on Tuesday, December 14, 1993, in the Memorial Hall Room of the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

Present: Chairman Matthew Klein, Trustee Carol Goddard, and Trustee William Whitney, Jr.

Absent: Trustee Kevin Connor

Also Present: Bo Proczko, Chief O'Malley, Acting Fire Chief Kenny, Chuck McMahon, Mark Burkland, Tom Romano, Mary Odwazny (The Doings), Kathy Johns (Tribune).

MINUTES - NOVEMBER 22, 1993

Trustee Goddard moved to approve the minutes of the Zoning and Public Safety Committee Meeting of November 22, 1993, as circulated. Trustee Whitney, Jr., seconded the motion. Motion approved.

PURCHASE OF SQUAD CARS

Chief O'Malley stated that the Police Department is requesting to purchase six (6) marked squad cars through the State Bid Process from Miles Chevrolet Inc., in Decatur, Illinois. The cost of the squads is \$85,262.40. \$95,00.00 has been budgeted for the purchase of the squads.

Trustee Goddard made a motion to recommend to the Board of Trustees that they authorize the purchase of six (6) squad cars from Miles Chevrolet, Inc., Decatur, Illinois, who has been awarded the State Bid for Police Pursuit Vehicles, at a cost of \$14,210.40 each, or \$85,262.40, total.

Seconded by Trustee Whitney, Jr. Motion carried.

Trustee Goddard asked what the rationale was for trading in the squad cars.

Chief O'Malley stated that new squads are purchased every two years. At this time the current squads usually have between 75,000 and 85,000 miles on them. Although we have a very good maintenance program, the current squads are run 16 hours or more per day, and we begin to have mechanical problems at around 75,000 miles.

Trustee Whitney, Jr., asked what amount of money we received for the old squads.

Mr. Cook stated he thought we averaged about \$4,000.00 each when they are sold at the DuPage Mayors and Managers Auction.

A-9-93 TOMMY R'S RESTAURANT

Bo Proczko stated that at its public hearing on December 8, 1993, the Plan Commission considered the application of Tommy R's Restaurant, for a Planned Unit Development to seek relief from the Parking Contribution Fee.

The Plan Commission found that the application merits relief from the parking contribution fee, however the use of the Planned Unit Development was not an appropriate method to seek the relief.

Mr. Proczko further stated that in view of the fact that the Plan Commission is an advisory body, this Committee and the Village Board may either accept or reject their recommendation.

Trustee Goddard stated that she is uncomfortable with the fact that we told him to proceed with the Planned Unit Development and now we're saying that was not the way to go.

Bo Proczko stated that this committee did previously discuss the matter of providing some relief to Tommy R's prior to having him proceed with a Planned Unit Development. It was the consensus of the Committee at that time, that a Planned Development if approved, would be a mechanism by which parking relief could be granted without serving as a precedent for any other developments. Additionally, parking relief granted through Planned Development Approval would not affect any parking contributions that may have already been paid to the Village.

Trustee Goddard moved to approve Tommy R's Planned Unit Development, and reduce the amount of money for off street parking, from \$7,500 to \$2,500, per space, and to direct the attorney to draft the appropriate ordinance.

Seconded by Trustee Whitney, Jr. Motion carried.

A-8-93 WALKER GENERAL CONTRACTORS

Trustee Whitney, Jr., moved to recommend to the Board of Trustees that they approve the Zoning Text Amendment, to allow General Contractors, defined by the Standard Industrial Classification Manual, as Industrial Group number 152 and 153, as permitted uses in the B-3 Business District and to direct the attorney to draft the appropriate ordinance.

A-10-93 WASHINGTON SQUARE INCORPORATED

Bo Proczko stated at its meeting on December 8, 1993, the Village of Hinsdale Plan Commission held a public hearing to consider the application of Washington Square, Inc. to construct a 128 square foot walk-in freezer/cooler to the southernmost building on the lot at 10 N. Washington Street.

The property is currently over built with respect to floor area and building coverage. The applicant would also seek relief from the rear setback.

The Plan Commission found that the application conforms with the Standards for Special Use Permits pursuant to Section 11-602 and the Standards for Planned Unit Development pursuant to Section 11-603.

Trustee Whitney, Jr., moved to recommend that the Board of Trustees approve the Special Use Permit/Planned Development Comprehensive Plan Approval for the construction of a 128 square foot walk-in freezer/cooler, at 10 N. Washington Street.

Seconded by Trustee Goddard. Motion Carried.

PLAN COMMISSION RECOMMENDATIONS

Chuck McMahon stated that at its last workshop on November 29, 1993, the Plan Commission finalized two recommendations for the Board of Trustees with regard to the parking contribution fee for the B-2 District and the issue of non-retail use on the first floor of the B-2 District.

They recommended that the parking contribution fee be reduced to \$2,500 from \$7,500. If a physical space is lost, than the cost would remain at \$7,500.

They also recommended that Banks not be permitted on the first floor of the B-2 District.

Trustee Whitney, Jr., stated "I am unclear why we single out banks".

Chairman Klein stated "We should take a look at the Commission thought process on the banks, at our January Meeting".

ST. ISAAC JOGUES CHURCH

Chuck McMahon stated that a proposed plan has been received from St. Isaac's and due to the fact that the proposal represents a major change from the original application, it would be appropriate to remand the application back to the Plan Commission for a second public hearing.

Trustee Goddard made a motion to recommend to the Board of Trustees that St. Isaac Jogues Special Use Permit/Planned Development Comprehensive Plan Approval be sent back to the Plan Commission for a second public hearing. Seconded by Trustee Whitney, Jr. Motion carried.

Mr. Gooder stated that he hoped this could go to the hearing on the twelfth of January.

Chairman Klein stated that we will ask the Commission to move quickly on this.

Trustee Goddard asked if the plan had been presented to the neighbors.

Mr. Gooder stated no, but that is a good suggestion.

POLICE AND FIRE DEPARTMENTS MONTHLY REPORT - NOVEMBER 1993

Acting Fire Chief Kenny stated that the Fire Department has established physical fitness standards, and on November 21, all of the fire fighters were put through the test.

Trustee Whitney, Jr., asked if everyone passed.

Acting Chief Kenny stated that two did not.

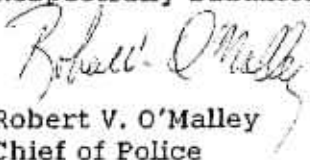
Trustee Whitney, Jr., asked what would be done with those that didn't pass.

Acting Chief Kenny stated that the two who did not qualify came very close to qualifying. This year was to create a baseline and next year, if they fail the test on-duty physical fitness time will be increased and then there will be a re-test.

There being no further business to come before the Committee, Trustee Goddard moved, and Trustee Whitney, Jr., seconded a motion to adjourn. Motion carried.

The meeting was adjourned at 6:54 p.m.

Respectfully submitted,



Robert V. O'Malley
Chief of Police

RVO'M/sh

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BOARD OF TRUSTEES

January 4, 1994

The Hinsdale Village Board of Trustees meeting was called to order in Memorial Hall of the Memorial Building, on January 4, 1994 at 7:30 P.M.

Present: President Joyce E. Skoog; Trustees Allan R. Barta, Kevin Connor, Carol Goddard, Paul J. Kessenich, Matthew M. Klein and William E. Whitney, Jr.

Absent: None.

Also Present: Mgr. Dobbins, Atty. Weaver, Asst. Mgr. Proczko, Fin. Dir. Cook, Deputy Chief Kenny, Chief O'Malley, Supt. Rec. Kotula, Vil. Clerk Henderson, Deputy Clerk Morris.

Also Present: Mary Odwazny, The Doings; Kathy Johns, Chicago Tribune; Jill Terracino, Suburban Life Graphic; David Gooder, Pam Anderson, James Hackett.

MINUTES APPROVED

Trustee Barta moved approval of the December 14, 1993 Minutes as circulated. Seconded by Trustee Goddard. Passed, all Trustees present voted Aye.

CITIZEN'S PETITIONS

There were no petitions brought before the Board.

CONSENT AGENDA

Trustee Goddard moved approval of the Consent Agenda. Seconded by Trustee Kessenich.

Omnibus Vote: Trustees Whitney, Barta, Klein, Connor, Goddard and Kessenich voted Aye. Nays: None. Trustee Klein abstained from the vote on a "Resolution Amending Resolution Authorizing Deposit of Funds and the Hinsdale Bank and Trust Company Corporate Resolution."

Item #1: Move to adopt **"An Ordinance Granting Planned Development Approval, Site Plan Approval, and Exterior Appearance Approval for a Development at 10 N. Washington St.** Omnibus Vote. (For copy of O94-1 see Ord. Bk. #18 - pgs 214-216)

Item #2: Move to adopt **"An Ordinance Amending Section 5-102 of the Hinsdale Zoning Code by Adding Certain Permitted Uses Thereto."** (General Contractors) Omnibus vote. For copy of O94-2 see Ord. Bk. #18 - pgs 217-218)

Item #3: Move to approve **"A Resolution Welcoming the Fund-Raising Efforts of Hinsdale Glorious Gardens."** Omnibus vote. (For copy of R94-2 see Res. Bk. IV - pgs

57-58)

Item #4: Move to approve a "Resolution Amending Resolution Authorizing Deposit of Funds and the Hinsdale Bank and Trust Company Corporate Resolution." Omnibus vote. Trustee Klein abstained. (For copy of R94-1 see Res. Bk. IV - pg 56)

Item #5: Move to approve a one-year agreement for Auditing Services with Crow Chizek for the 1993-94 Fiscal Year in an amount not to exceed \$15,950 and to terminate the agreement with Wolf & Company. Omnibus vote.

Item #6: Move to approve final payment in the amount of \$11,600 to Reil Construction, Inc. for the installation of playground equipment at Peirce Park. Omnibus vote.

ADMINISTRATION & COMMUNITY AFFAIRS

ACCOUNTS PAYABLE

Trustee Goddard moved the approval and payment of the Accounts Payable, including the payroll, in the aggregate amount of \$720,097.66 for the period of December 7, 1993 through December 27, 1993, a permanent copy of said list being on file with the Village Clerk. Seconded by Trustee Klein.

Passed on roll call, Trustees Whitney, Barta, Klein, Connor, Goddard and Kessenich voted Aye. Nays - None.

FIVE-YEAR FINANCIAL PLAN - REVIEW

Trustee Goddard reported that the Committee reviewed the Five-Year Financial Plan and in particular the Park & Recreation Commission's requests in the amount of \$325,000, listed by priority. The Committee agreed to include in the Plan: athletic maintenance at \$10,000 per year; increased the amount of money for the study for the community center from \$10,000 to \$15,000 as the Committee wished it to be as accurate and statistically valid as it could possibly be and deferred their request for the consultant based on what the study uncovered; agreed to fund the \$35,000 engineering for sludge lagoon in 1995-96; pared down the security lighting to \$30,000 in 1997-98 as a trial; eliminated the platform tennis request; included \$50,000 toward a 90' baseball diamond in 1996-97 in hope of using it with possible matching funds from some other organization.

Trustee Goddard stated that most of the Committee's recommendations were based on its feelings that it needed to maximize the use of recreational facilities by the highest number of people in the Village.

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Committee had asked Staff whether sharing field maintenance with the public works crews would be an efficient use of time and money. Staff reported that it felt the accountability factor would be compromised if public works took care of the fields and that any efficiencies in money had already been realized due to down-sizing of personnel. Trustee Goddard stated that the Committee has asked the Environment & Public Services Committee to review this and report back next month.

GLORIOUS GARDENS

Trustee Goddard reported that Alice Mansell made a presentation on what the Glorious Gardens group is doing as its major fund-raising event this year. The Village would use the money to landscape principally around the Arts Center and other areas of the Village. The Glorious Gardens group is not sure if this would be an ongoing commitment but wanted to do it one time to see how it works out.

ZONING & PUBLIC SAFETY COMMITTEE

There were no reports.

ENVIRONMENT & PUBLIC SERVICES COMMITTEE

There were no reports.

ADVISORY BOARDS AND COMMISSIONS

There were no reports.

STAFF REPORTS

SPECIAL SERVICE AREA NO. 7

Mgr. Dobbins reported that the Village's review of the Special Service Area No. 7 petition is continuing and a final report will be made at the next Board meeting.

PURCHASE ORDER - CHICAGO TITLE & TRUST

Mgr. Dobbins stated that in order to confirm the property owners' signatures opposing the formation of Special Service Area No. 7 it is necessary to develop a list of property owners and that Chicago Title & Trust has agreed to develop such a list in an amount not to exceed \$8500. Mgr. Dobbins stated that it would be appropriate for the Board to approve a purchase order for Chicago Title & Trust in an amount not to exceed \$8500.

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Trustee Goddard moved approval of a purchase order not to exceed \$8500 for Chicago Title & Trust to develop a list of property owners in Special Service Area No. 7. Seconded by Trustee Whitney. Passed on roll call, Trustees Whitney, Barta, Klein, Connor, Goddard and Kessenich voted Aye. Nays - None.

ADJOURNMENT

Trustee Goddard moved that the meeting be adjourned to convene in Executive Session to discuss litigation, not to reconvene in Open Session. Seconded by Trustee Klein. Passed on roll call, Trustees Whitney, Barta, Klein, Connor, Goddard and Kessenich voted Aye. Nays - None.

The meeting was adjourned at 7:42 P.M.

ATTEST:


Lenore W. Morris, Deputy Village Clerk

VILLAGE OF HINSDALE

ORDINANCE NO. 094-1

AN ORDINANCE GRANTING PLANNED DEVELOPMENT APPROVAL,
SITE PLAN APPROVAL, AND
EXTERIOR APPEARANCE APPROVAL
FOR A DEVELOPMENT AT 10 NORTH WASHINGTON STREET

WHEREAS, Washington Square, Inc. (the "Applicant"), the owner of the property located at 10 North Washington Street in the Village of Hinsdale known as Washington Square (the "Subject Property"), filed an application for planned development approval, site plan approval, and exterior appearance approval (the "Application") for the purpose of construction a new building on the Subject Property to house a freezer unit serving Washington Square; and

WHEREAS, the Subject Property is zoned in the R-5 Single Family Residential District under the Hinsdale Zoning Code, in which planned developments are authorized as special uses; and

WHEREAS, the Application requests that the Village approve variations to the rear yard, floor area ratio, and building coverage requirements in the R-5 District so that the Applicant may construct the proposed freezer unit building in accordance with the site plan, plans, and specifications submitted with the Application, copies of which are attached to this Ordinance as Exhibit A and by this reference incorporated into this Ordinance; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale are authorized by Subsection 11-603H of the Zoning Code to grant the variations requested in the Application, as provided in this Ordinance; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing on the Application on December 8, 1993, pursuant to notice thereof properly published in the Hinsdale Doings; and

WHEREAS, after the public hearing and consideration of all of the facts presented therein, the Plan Commission recommended approval of the Application by the Village of Hinsdale Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the record of the public hearing, the recommendation of the Plan Commission, and all of the facts and circumstances affecting the Application, and they have determined that the Application satisfies the standards applicable to the relief sought in the Application and that it thus is appropriate and proper to approve the Application, subject to certain conditions stated in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Grant of Planned Development Approval, Site Plan Approval, and Exterior Appearance Approval. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-603, 11-604, and 11-606 of the Hinsdale Zoning Code, does hereby grant a special use permit for a planned development, site plan approval, and exterior appearance approval for construction of a freezer unit building on the Subject Property, subject to the condition that such building shall be developed only in strict conformance with site plan, plans, and specifications therefor attached to this Ordinance as

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part of Exhibit A in the final form approved by the Village at the time of building permit application review.

Section 3. Grant of Variations. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsection 11-603H of the Hinsdale Zoning Code, does hereby grant variations of the rear yard, floor area ratio, and building coverage requirements in the R-5 District for construction of the freezer unit building in conformance with the plans therefor attached to this Ordinance as part of Exhibit A.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 4th day of January 1994.

AYES: TRUSTEES WHITNEY, BARTA, KLEIN, CONNOR, GODDARD AND KESSENICH.

NAYS: NONE.

ABSENT: NONE.

APPROVED this 4th day of January 1994.

ATTEST:

Shaun Henderson
Village Clerk

Peice E. Shorg
Village President

HINSDALE PLAN COMMISSION

RE: A-01-2002: Washington Square, Inc. – 10 N. Washington Street – Special Use Permit to allow amendment to the planned development, Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW: January 9, 2002

DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 28, 2002

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Washington Square, Inc., (the "Applicant") submitted an application to the Village of Hinsdale for a special use permit to amend the existing planned development and site plan approval and exterior appearance approval at 10 N. Washington Street (the "Subject Property").
2. The Subject Property is zoned in the R-5 Multiple Family District and O-1 Specialty Office District, which allows senior citizen housing as a special use permit.
3. The plan submitted by the Applicant proposes to expand the facility with an approximate 998 square foot addition (total of three floors). The addition would connect two existing three-story buildings and would create a sheltered waiting area for the residents waiting to be picked up.
4. The Plan Commission finds that the application, as submitted complies with the applicable bulk, space and yard requirements of the Hinsdale Zoning Code with provisions available as a planned unit development.
5. The Plan Commission finds that the application complies with the standards set forth in Section 11-602 of the Hinsdale Zoning Code governing special use permits.
6. The Plan Commission finds that the application complies with the standards set forth in Section 11-603 of the Hinsdale Zoning Code governing planned developments.
7. The Plan Commission finds that the application complies with the standards set forth in Section 11-604 of the Hinsdale Zoning Code governing site plan review.
8. The Plan Commission finds that the application complies with the standards set forth in Section 11-606 of the Hinsdale Zoning Code governing exterior appearance.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 8 "Ayes," 0 "Nay," and 0 "Absent" recommends that the President and Board of Trustees approve the special use permit to allow a planned unit development, site plan approval and exterior appearance approval.

THE HINSDALE PLAN COMMISSION

By: Jeffrey A. Finlay
Chairman

Dated this 13th day of February, 2002.

MINUTES

VILLAGE OF HINSDALE PLAN COMMISSION WEDNESDAY, January 9, 2002 MEMORIAL HALL 7:30 P.M.

Chairman Finlay called the meeting of the Plan Commission to order at 7:30 P.M. Wednesday, January 9, 2002, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Jeff Finlay, April Rinder, Elizabeth Wood, James Weil, Jim Elder and Victoria Mortimer, Joseph Brocato, Laura LaPlaca, Terry Edwards

ABSENT: None

ALSO PRESENT: Melissa Rubalcaba (Suburban Life), Beth Barrow, Bob Lennox, Bob Petkus, Jan Grisemer, Bob Saigh, Kristen Gundersen, Chad Burlet

MINUTES – December 12, 2001

The Commission reviewed the minutes of the November meeting. Ms. Rinder moved to approve the minutes with correction. Mr. Brocato seconded the motion. Motion carried and the minutes were approved.

Sign Review

420 East Ogden Avenue – Continental AutoSports

Mr. John Weinberger stated that the property is improved with two wall signs, they are proposing a third sign being 37.5 square feet in size depicting a new auto dealership. The new signage does not exceed the maximum square footage allowed and no alterations are proposed to the existing ground sign.

Mr. Weil moved to approve the submitted application. Ms. Mortimer seconded the motion. Motion carried on roll call vote as follows:

AYES: Terry Edwards, James Weil, April Rinder, Elizabeth Wood, Victoria Mortimer, James Elder, Joe Brocato, Laura LaPlaca

NAYES: None

ABSENT: None

440 East Ogden Avenue – Charter One Bank

Mr. Tony Salik representing MK Signs stated the bank is proposing changing the face of the existing ground sign and replacement of one wall sign on the property. The wall sign has been decreased to 24 square feet and meets the sign requirements.

Commissioners Rinder and Elder expressed concern over brightness of signage.

Mr. Brocato moved to approve the submitted application. Mr. Elder seconded the motion. Motion carried on roll call vote as follows:

AYES: Terry Edwards, James Weil, April Rinder, Elizabeth Wood, Victoria Mortimer, James Elder, Joe Brocato, Laura LaPlaca

Plan Commission Minutes

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January 9, 2002

NAYES: None

ABSENT: None

Scheduling of Public Hearings

Case A-04-2002

Applicant: United Community Bank of Lisle

Location: 101 Chestnut Street (northwest corner Chestnut and Lincoln Street)

Request: Special Use Permit for drive thru window, Exterior Appearance/Site Plan Review

Public hearing scheduled for Wednesday, February 13, 2002 at 7:00 p.m.

Public Hearings

Case A-01-2002

Applicant: Washington Square, Inc.

Location: 10 N. Washington Street

Request: Special Use to allow amendment to Planned Development, Exterior Appearance and Site Plan Review

Mr. Norman Chimenti, attorney for the applicant explained the request to expand the existing structure to allow for easy access between the two wings. The floor area ratio would be increased to 1.16 and the building coverage increased to 44.6%. Mr. Chimenti stated that the architect is looking to address the Fire Department's comments regarding the sprinklering of the building.

Public hearing was closed and the Commissioners deliberated the items. Mr. Elder moved to approve the submitted application. Ms. LaPlaca seconded the motion. Motion carried on roll call vote as follows:

AYES: Terry Edwards, James Weil, April Rinder, Elizabeth Wood, Victoria Mortimer, James Elder, Joe Brocato, Laura LaPlaca

NAYES: None

ABSENT: None

Case A-02-2002

Applicant: Wellness House

Location: 131 N. County Line Road (southeast corner Walnut and County Line)

Request: Special Use to allow amendment to Planned Development, Exterior Appearance and Site Plan Review

Mr. Chimenti provided opening comments regarding the application submitted by the Wellness House for a proposed building expansion.

Ms. Jeannie Celia, Executive Director provided information regarding the history and goals/objectives of the Wellness House. The organization began in 1990 with the existing building completed in 1992. Approximately 1,500 people attended programs last year for a total of 16,000 visits. There are a total of twenty full and part-time employees on staff.

Mr. Michael Meissner, architect, reviewed the site plan and building alterations. The proposed building expansion will not be visible from Walnut Street.

Chris Schramko, said the applicant appeared before the Park and Recreation Commission (PRC) in July 2001. The PRC requested that the Wellness House discuss the proposed changes with the residents of the neighborhood so two different meetings occurred during the next three months. The PRC recommended approval of the revised site plan at its January 7, 2002 meeting subject to conditions. The American Youth Soccer Organization (AYSO) has written in favor of the proposed site improvements, which also include the regrading, sodding/seeding, construction of a fence around the proposed upgraded soccer field. The increased parking should help decrease traffic congestion and on-street parking. The parking will be constructed at no cost to the Village and give park users the opportunity to utilize the space at anytime. A walkway is proposed to connect the new parking lot with the existing park facilities to the east. The Park Master Plan recently completed does not provide for any improvements to this area.

Ms. Dale Emmet, 441 East Walnut, presented a petition signed by 86 residents in the neighborhood opposing the proposed parking expansion, the removal of park land and the changed appearance of the residential neighborhood.

Ms. Mary Jean Dolan, 228 N. County Line Road expressed concern over the parking area expansion and how the residential neighborhood would change.

Mr. Bob Petkus, Chairman, PRC, stated the proposed improvements will upgrade a soccer field currently used by lower aged children. The PRC did suggest eliminating parking on the easterly parking which abuts the upgraded soccer field, because representatives of the Wellness House suggested that there would not be an increase in users to the facility.

Mr. Tim Bestler 222 Justina, said the proposed design has not changed since neighborhood meeting. He said 30 spaces could be constructed along the east side of County Line Road. The use of Peirce Park should be for the residents in the neighborhood, because they have small lots.

Ms. Adonna Roberts, 218 Justina, asked why Village would convert open space/park land into a parking lot.

Mr. Bill Coates, 223 N. Elm, stated that he supports the request and that proposed parking area would allow better access to the athletic fields.

Ms. Shirley Dodd, 207 Justina, stated support for the request, the proposed parking would decrease congestion. The existing park area at this location needs improvement.

Mr. Edward Neveril, 202 Phillippa, stated that the suggested soccer field size is not appropriate and the decrease in open space is not good.

Dana Altman, 235 N. Oak, stated that she volunteered to get signatures in support of the Wellness project and believes that the correct information was provided to residents.

Ms. Betsy Sweeney, 551 N. Lincoln, stated support for the request. Using County Line Road for parking would be an improvement to the adjacent streets.

Ms. Linda Fasano, 209 N. County Line Road, stated the Wellness House is a good neighbor, but the proposed parking would make area look like a commercial area. She said decrease the number of parking stalls required.

Mr. Chris Schramko, stated that the Hinsdale Hospital was approached for use of the existing parking deck located in the vicinity, however, Hinsdale Hospital was not interested. Robbins Park and the Community House utilize a shared parking area. The existing soccer field would be reoriented to a north-south direction, which is better than east west. Proposed additional parking will not cost the Village money to construct in addition the soccer field will be upgraded.

Chairman Finlay closed the public hearing at 10:00 p.m. Ms. Gundersen stated that written comment would be accepted prior to Wednesday, February 6, 2002 for placement in the packet. Written comments received after that date would be forwarded to the Commission at the meeting.

Case A-03-2002

Applicant: West Bank
Location: 777 N. York Road (Gateway Square)
Request: Special Use, Design Review, Exterior Appearance/Site Plan Review

Mr. Jim Severin, representing the bank, stated they are proposing a stand-alone automatic teller machine (ATM) in the center of the courtyard at Gateway Square. The machine would be enclosed on two sides with brick to match the existing structures. Access to the machine is located on the north side of the structure, with customer access on the south side.

The Commission questioned the proposed location and signage on the unit. Mr. Severin stated that the machine could not be located on a wall because of the amount of interior space needed.

Chairman Finlay closed the public hearing and scheduled the deliberation of the item to the February meeting, and requested additional information on the signage be submitted.

DELIBERATION

Case A-11-01

Applicant: Passero Builders, Inc.
Location: 21 W. Second Street
Request: Map amendment to B2, Text Amendments, Special Use to allow "Lifestyle Housing" and Exterior Appearance and Site Plan Review

Mr. Matt Klein, attorney for the applicant and Mr. David Kennedy, architect briefly explained the elevational pictures submitted. Mr. Kennedy explained the roof height is 41'10" and the gable hides the mechanical elevator shaft. Mr. Klein stated that the building coverage, excluding the surface parking is 61%.

MAP AMENDMENT TO B-2

Mr. Elder and Ms. Rinder stated that they believed the O-2 zoning was appropriate because of the existing residential to the southwest of the property and size of the Ameritech building to the west.

Mr. Elder moved to recommend approval of the proposed map amendment to the B-2 district. Ms. Rinder seconded the motion. Motion fails on roll call vote as follows:

AYES: None
NAYES: Terry Edwards, James Weil, April Rinder, Elizabeth Wood, Victoria Mortimer, James Elder, Joe Brocato, Laura LaPlaca
ABSENT: None

TEXT AMENDMENT TO ALLOW LIFE STYLE HOUSING

Mr. Elder stated that lifestyle housing should remain in the R-5 and R-6 districts.

Ms. LaPlaca said the proposed amendment would change the character of the community.

Ms. Edwards, Ms. Woods and Mr. Weil stated that each project should be reviewed on a case by case basis and that the O-2 district is an appropriate location.

Mr. Brocato stated care should be taken to maintain the character of the neighborhood.

Mr. Elder moved to recommend approval of the proposed text amendment to allow Lifestyle Housing. Ms. LaPlaca seconded the motion. Motion fails on roll call vote as follows:

AYES: Terry Edwards, James Weil, Elizabeth Wood

NAYES: April Rinder, Victoria Mortimer, James Elder, Joe Brocato, Laura LaPlaca

ABSENT: None

Review of Findings and Recommendations

19 W. Chicago Avenue – Northern Trust - Exterior Appearance and Site Plan Review

The Commission reviewed the findings and recommendations. Mr. Elder moved to approve the findings and recommendations. Ms. Rinder seconded the motion. Motion carried on roll call vote as follows:

AYES: April Rinder, Joseph Brocato, Elizabeth Wood, Laura LaPlaca, James Weil, Victoria Mortimer, James Elder, Terry Edwards

NAYES: None

ABSENT: None

Lifestyle Housing

Chairman Finlay stated that the packet included a draft outline of items previously discussed. The Commissioners should review for the February meeting.

Mr. Weil suggested starting the meetings at 7:00 p.m. due to the length of recent agendas. The Commissioners agreed that a 7:00 p.m. start time is appropriate for future meetings of the commission.

Chairman Finlay expressed thanks to Mr. Elder for his work with the Commission and wished him well in future activities.

With no further business to come before the Commission, Mr. Elder moved to adjourn. Ms. Wood seconded the motion. Motion carried. The meeting was adjourned at 11:30 p.m.

Respectfully Submitted,



Kristen Gundersen
Village Planner

**ZONING AND PUBLIC SAFETY COMMITTEE
MONDAY, JANUARY 28, 2002
MEMORIAL HALL
7:30 P.M.**

Chairman Craig Milkint called the meeting to order at 7:30 p.m. on Monday, January 28, 2002, in the Memorial Hall of the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

Present: Chairman Craig Milkint, Trustee William Blomquist,
Trustee Elizabeth Barrow

Absent: Trustee Robert Lennox

Also Present: Chief Kenny, Chief Eccardt, Mr. Schoenberg, Ms. Gundersen,
Ms. Caracci, Ms. Vosicky, Mr. Finlay, Ms. Romanelli, Ms. Ryder,
Mr. Passero, Mr. Klein, Mr. Kennedy, Mr. Veselik, Mr. Schaefer,
Ms. Schaefer, Mr. Weber, Mr. Carey, Mr. Saigh, Mrs. Whitten-Saigh,
Mr. Doheny, Ms. Berns, Mr. Liu, Mr. Mitchell, Ms. Floretno,
Mr. Peart, Mr. Chimenti, Ms. Anderson, Ms. Cox, Ms. Nelson,
Ms. Passero, Ms. Raftery (Doings)

Minutes – December 19, 2001

Trustee Blomquist moved to approve the minutes of December 19, 2001. Trustee Barrow seconded the motion. Motion carried.

Fire and Police Monthly Reports – December 2001

Chief Eccardt reported that a graduation ceremony was held on December 5th, following the completion of the first Citizen Police Academy. Graduates were encouraged to invite a family member or friend to the ceremony. Pizza and refreshments were served to those in attendance. President Faulstich addressed the graduates and presented them with their certificates. The Police Department also presented each graduate with a Police Academy polo shirt and Police Academy coffee mug. Chief Eccardt stated that comments from those who attended the Police Academy were very positive, regarding the entire program, and that the Police Department was looking forward to offering it again in the Fall of 2002. Chief Eccardt also commended Officer Mike Coughlin for putting the program together, as well as all the officers who participated as instructors.

Chief Eccardt reported that the department's D.A.R.E. Officers met with school administrators at the Hinsdale Middle School to discuss a number of curriculum changes in the D.A.R.E. program. New course material addressing the problem of bullying was a new addition to the program. Drug education materials were provided for distribution and posting at the school.

Chief Eccardt reported that a member of the crisis intervention unit at the Community House was invited to address the sworn members of the department during roll call

training. The Community House provides crisis intervention to the department in matters that relate to juveniles that are locked out of their homes, or in cases where juveniles who refuse to return to their homes due to existing problems. Current policies and procedures of the crisis intervention unit were reviewed and discussed for familiarization purposes.

Chief Eccardt informed the Committee that the Police Department's Traffic Safety Officer had begun to meet with the Security Director of the Hinsdale Hospital to discuss traffic and parking related issues that may result from the construction at the hospital's emergency room. The construction is scheduled to begin in the Spring of 2002. Chief Eccardt indicated that a parking proposal for Elm Street, between Symonds Drive and Walnut Street will be presented at the February Zoning and Public Safety Committee Meeting.

Chief Kenny reported that the month of December witnessed the Fire Department responding to 191 calls, for a year end total of 2,665 or a 16.5% increase over last year.

Chief Kenny reported that the thermal imaging camera was again an important tool for minimizing damage at smoke odor calls. Specifically mentioned were two instances at the United Methodist Church and one at a private residence.

Chief Kenny reported that the Fire Department responded on three simultaneous emergency calls on December 21st. The third call was for a woman choking at Washington Square. Lt. Thomas McCarthy responded alone in the fire prevention van and using the Heimlich maneuver revived the woman prior to the mutual aid ambulance's arrival.

Chief Kenny stated that the Fire Department had made contact with 2,795 people during the calendar year of 2001 through various public education programs. Chairman Milkint inquired if the Safety Village members were included, and Chief Kenny stated that they were not.

Chairman Milkint read a letter to the editor from the Community House expressing their gratitude for the job by the Fire Department at a recent emergency at their facility.

Traffic Study – Intersection of Fourth and Park Streets

Chief Eccardt reported that the traffic study, previously requested by the Committee, for the intersection of Fourth Street and Park Avenue had been completed. The purpose of the study was to determine if traffic control signs would be recommended.

Chief Eccardt stated that the results of the traffic study indicated that the intersection of Fourth Street and Park Avenue did not meet the warrants for the placement of stop signs, according to the Manual on Uniform Traffic Control Devices and the Illinois Department of Transportation. The traffic study did, however, indicate that a special problem exists with respect to sight obstruction and roadway configuration at the intersection. Based on these facts the criterion has been met for the installation of yield signs, according to the Manual on Uniform traffic Control Devices and the Illinois Department of Transportation. The yield signs will also clearly designate the right-of-way

at the intersection. Staff therefore recommended that yield signs be installed for northbound and southbound Park Avenue at Fourth Street.

Trustee Barrow moved to recommend to the Village Board to approve “An Ordinance Amending Section 6-12-4 of the Village Code to Include Yield Signs for Northbound and Southbound Park Avenue at Fourth Street.” Trustee Blomquist seconded the motion. Motion carried.

Parking

The Committee reviewed the following concepts to encourage the turnover of downtown parking spaces and to discourage meter parking by merchants/employees.

The Committee supported revised meter fees with a two-tier system. The spaces most in demand would cost 25 cents per hour and the rest would be 10 cents per hour. These rates will establish parity with off street permit parking, and are comparable with other Chicagoland communities. Hours of operation and durations of meter parking will not change except Garfield Lot will be exclusively 2-hour parking.

The Committee endorsed limiting the number of permits per business for the proposed Middle School Lot and revising the annual fee to \$400.00 per year. The reassignment of Washington Lot spaces will wait until demand for the Middle School Lot is established. The open parking on the south fringes of the downtown will be converted to permit parking for merchants/employees at the rate of \$220.00 a year. Vacant spaces after 11:00 a.m. will be available to all.

A review of parking tickets issued in 2001 suggested the present fine structure is changing behavior of most people. A few chronic meter violators should receive the “boot”, license suspension, or other additional measures. The minimum fine for meter violation should be increased to \$5.00 to reflect costs. The Committee directed staff to discuss raised parking fines with the Chamber of Commerce.

The Committee was also in favor of making short-term parking permits available for a maximum of three days. This addresses the need for the occasional downtown commuter. Permits would be available in advance at Village Offices and cost \$5.00 per day. The spaces would be located on Lincoln Street, north of Chicago Avenue. Vacant spaces after 11:00 a.m. would be available to all.

Staff was directed to draft the appropriate ordinances.

Monroe Street Sidewalk

The Monroe School Safety Task Force reviewed the performance of the operational changes implemented over the past two years to increase pedestrian safety and vehicular traffic flow. These changes include revised parking, increased signage, a changed parking lot entrance, relocated bus pickup and new sidewalk on Monroe Street, Madison Street, and Walnut Street. The Task Force believes these measures work well and recommends those elements not yet implemented: a permanent flashing yellow beacon for northbound

traffic on Madison Street and additional sidewalk on the east side of Monroe Street, south of the campus, to Chicago Avenue.

Mr. Schoenberg reported the beacon would be shown on the upcoming fiscal year budget. He said a new plan for sidewalk on Monroe Street was prepared and circulated to the abutting property owners for comment. All five owners oppose the construction. There was insufficient room between the parkway trees and the property line. Some stretches of walk are about two feet behind the curb. The sidewalk policy indicates the conditions for full Village participation were met north of Maple Street, but not south of Maple Street. However, the policy says that the Village Board has the right to install sidewalk on any right-of-way where deemed appropriate.

Ms. Caracci, District 181 Interim Special Education Coordinator, representing the Task Force, stated that the recommendations were collaborative with parents and nearby residents.

Mr. Finlay stated that the Task Force does not represent tax paying neighbors.

Ms. Vosicky, Mr. Lui, Mr. Mitchell, and Ms. Berns spoke against the proposed walk near their property. Ms. Romanelli spoke in favor.

The Committee discussed the proposal. It was the consensus of the Committee not to pursue new sidewalk south of Maple Street. Staff was directed to redesign new sidewalk north of Maple Street, increasing the separation of walk from Monroe Street without increasing risk to the parkway trees.

HPC Case 01-2002: 302 South Grant Street, Historical Society Landmark Designation

The Committee considered a recommendation by the Historic Preservation Commission to designate Immanuel Hall as a local historic landmark.

Trustee Barrow moved to recommend that the Village Board adopt "An Ordinance Designating 302 S. Grant Street as an Historic Landmark." Trustee Blomquist seconded the motion. Motion carried.

A-01-02: 10 North Washington Street, Washington Square – Special Use/Amend PUD

The Committee considered a recommendation of the Plan Commission to approve a special use permit to amend the planned development, exterior appearance and site plan review for the property at 10 N. Washington Street. The petitioner is proposing an approximate 998 square foot addition (consisting of three floors) to connect two three-story buildings and allow a sheltered area for the residents to wait for pick up by others.

Trustee Blomquist moved to recommend the Village Board adopt "An Ordinance Amending Ordinance No. 094-1 Granting Planned Development Approval, Site Plan and

Exterior Appearance Approval for the Property at 10 N. Washington Street.” Trustee Barrow seconded the motion. Motion carried.

A-11-01: 21 West Second Street, Passero Builders, Inc. – Map and Text Amendment/Special Use for Lifestyle Housing

The Committee considered a recommendation from the Plan Commission to deny a request for map and text amendments for an application to build a 16-unit condominium building with first floor retail at the northeast corner of Second Street and Lincoln Street. The property is presently improved with a funeral home and two accessory units. The Plan Commission is presently reviewing the issue of lifestyle housing and no report has been completed.

Mr. Passero stated that lifestyle housing is typically associated with a secure, maintenance free building with residential units located on one floor (no stairs) in town living space, maintenance free with security. It is common in other communities but not available in Hinsdale.

Mr. Finlay, representing the Plan Commission, stated that the Plan Commission is still working on the issue of lifestyle housing. Although members are in favor of this type of construction, there are no recommendations as to appropriate locations or under what regulations this will be permitted. No public response has been solicited on this issue.

Mr. Veselik, Mr. & Mrs. Schaefer, Mr. Doheny, Ms. Ryder, and Ms. Cox spoke in favor of the proposal.

Mr. Weber, Mr. Carey, and Mr. & Mrs. Saigh spoke against the proposal.

Mr. Klein, representing the applicant, stated that the proposed text amendments keep lifestyle housing as a special use in district or B2. The funeral home does not lend itself to other uses and the proposal meets current amendments discussed by the Plan Commission.

The Committee discussed the recommendation. Trustee Blomquist stated that too many text amendments are needed for this proposal. Trustee Barrow stated that this type of housing needs careful thought. Hinsdale’s downtown is small and the impact of lifestyle housing could be large. Chairman Milkint stated that the lot should be rezoned to B2 and that alternative housing of this type will have higher densities.

Trustee Barrow moved to deny the request by Passero Builders for map and text amendments. Trustee Blomquist seconded the motion. Motion carried as follows:

AYES: Barrow, Blomquist

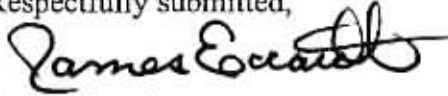
NAYS: Milkint

ABSENT: Lemnox

Adjournment

Trustee Blomquist moved to adjourn. Trustee Barrow seconded the motion. Motion carried. The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James Eccardt", with a stylized flourish at the end.

James Eccardt
Chief of Police

BOARD OF TRUSTEES

February 5, 2002

7:30 P.M.

The Hinsdale Village Board of Trustees meeting was called to order by President Faulstich in Memorial Hall of the Memorial Building on Tuesday, February 5, 2002 at 7:30 P.M.

Present: President George L. Faulstich, Jr.; Trustees, William K. Blomquist, Richard A. Ciccarone, John R. Ellis, Robert A. Lennox, Jr., Craig Milkint, and Elizabeth K. Barrow.

Also Present: Mgr. Proczko, Atty. Norton, Asst. Mgr. Cook, Chief Eccardt, Chief Kenny, Supt. Rec. Kotula, Dir. Pub. Ser. Schoenberg, and Clerk Reed.

Also Present: Dawn Raftery, The Doings, Melissa Rubalcaba, Suburban Life Graphic and Matt Klein.

MINUTES APPROVED

Trustee Blomquist moved approval of the January 22, 2002 Minutes, as submitted. Seconded by Trustee Ciccarone. Passed, all Trustees present voted Aye.

CITIZENS' PETITIONS

Matt Klein requested he be allowed to give a presentation when the Board makes a decision on Lifestyle housing.

CONSENT AGENDA

Trustee Milkint moved approval of the Consent Agenda. Seconded by Trustee Blomquist.

Item #1: Move to approve "An Ordinance Amending Section 6-12-4 of the Village Code to Include Yield Signs for Northbound and Southbound Park Avenue at Fourth Street. Omnibus vote. (For O2002-5 see Ord. Bk. #21)

Item #2: Move to adopt "An Ordinance Designating 302 South Grant Street (Immanuel Hall) as an Historic Landmark". Omnibus vote. (For O2002-6 see Ord. Bk. #21)

Item #3: Move to adopt "An Ordinance Amending Ordinance No O1994-1 Granting Planned Development Approval, Site Plan Approval, and Exterior Appearance Approval for the property Commonly Known As 10 North Washington Street". Omnibus vote. (For O2002-7 see Ord. Bk. #21)

Item #4: Move to approve the Requests from the Hinsdale Chamber of Commerce to utilize the following locations for their annual events, subject to receipt of an insurance certificate naming the Village as an additional insured and holding the Village harmless:

Fine Arts Festival in Burlington Park, June 15 and 16.

Farmer's Market in Garfield Street parking lot on Mondays only, June 24 to October 28.

Sidewalk Sale on sidewalks July 19 and 20.

Garage Sale The Public Works Garage September 21.

Halloween Parade in downtown Hinsdale, October 26.

Christmas Walk on November 29.

Omnibus vote.

Item #5: Move to approve a Resolution consenting to admit the Westchester Park District as a member of the Gateway Special Recreation Association. Omnibus vote. (R2002-3 see Res. Bk. IV)

Item #6: Move to approve Reimbursement to the Hinsdale Youth Center for costs related to grant consulting services, not to exceed \$8,000. Omnibus vote.

Omnibus Vote: Trustees Ellis, Lennox, Ciccarone, Barrow, Milkint, and Blomquist voted Aye. Nays: None.

ADMINISTRATION & COMMUNITY AFFAIRS

ACCOUNTS PAYABLE

Trustee Lennox moved the approval and payment of the Accounts Payable, including the payroll, in the aggregate amount of \$ 317,795.16, for the period of January 17, 2002, through January 30, 2002, as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk. Seconded by Trustee Ellis. Passed on roll call, Trustees Milkint, Ellis, Ciccarone, Lennox, Barrow and Blomquist voted Aye. Nays: None.

ORDINANCE REPEALING TITLE 2, CHAPTER 13

Trustee Milkint moved to approve "An Ordinance Repealing Title 2, Chapter 13 of the Village Code Hinsdale and Commending the Theater and Performing Arts Commission. Seconded by Trustee Ciccarone. Passed on roll call. Trustees Milkint, Ciccarone, Barrow, Blomquist and Lennox voted Aye. Trustee Ellis voted Nay. (For O2002-8 see Ord. Bk. 21)

UTILITY AND TELECOMMUNICATIONS TAX ORDINANCE

Trustee Ciccarone moved to approve "An Ordinance Increasing the Utility Tax and the Municipal Telecommunications Tax. Seconded by Trustee Milkint. Passed on roll call. Trustees Milkint, Ciccarone, Barrow and Blomquist voted Aye. Trustee Ellis and Lennox voted Nay. (For O2002-9 see Ord. Bk. 21)

ZONING & PUBLIC SAFETY COMMITTEE

Trustee Milkint reported that the majority of items from the ZPS Committee were already reported in the consent agenda. However, there were two items that he wanted to report to the Board. The first was an update on the safety at Monroe School in regard to the sidewalk concerns. The second was the parking problem and encouraging employees to park outside the core area of the Village. Parking meter rate increases, parking permits and fines were also discussed.

PASSERO BUILDERS, INC.

Trustee Ellis moved at the request from Passero Builders, Inc., to table the issue to rezone the subject property into the B-2 District from the existing O-2 District until the "Lifestyle Housing" issue is resolved by the Board of Trustees. Seconded by Trustee Barrow. Passed on roll call. Trustees Milkint, Ellis, Ciccarone, Lennox, Barrow and Blomquist voted Aye. Nays: None.

ENVIRONMENT & PUBLIC SERVICES COMMITTEE

No new reports.

ADVISORY BOARDS AND COMMISSIONS

No new reports.

APPOINTMENT TO HINSDALE THEATER FOUNDATION BOARD OF DIRECTORS

President Faulstich recommended the appointment of Trustee Ciccarone to the Board of Directors on the Hinsdale Theater Foundation. Trustee Milkint moved to approve the recommendation. Seconded by Trustee Barrow. Passed on roll call. Trustees Milkint, Ciccarone, Barrow and Blomquist voted Aye. Trustees Ellis and Lennox voted Nay.

STAFF REPORTS

Trustee Milkint moved to adopt "An Ordinance Amending Subsection 3-3-5G of the Village Code of Hinsdale Related to the Number of Liquor Licenses. Seconded by Voted Trustee Blomquist. Passed on roll call. Trustees Milkint, Ciccarone, Barrow, Ellis, Lennox and Blomquist voted Ayes. Nays: None (For O2002-10 see Ord. Bk. 21)

RECOGNITION OF DOINGS REPORTER

President Faulstich thanked Dawn Raftery, the Doings, for her coverage of the Village Board meetings as she is moving on to a different position at the Doings.

ADJOURNMENT TO EXECUTIVE SESSION

Trustee Blomquist moved that the meeting be adjourned to Executive Session to discuss real estate issues not to reconvene in Open Session. Seconded by Trustee Ellis. Passed on roll call, Trustees Milkint, Ellis, Ciccarone, Lennox, Barrow and Blomquist voted Aye. Nays - None.

The meeting was adjourned at 8:25 P.M.

ATTEST: Mary M. Reed
Mary M. Reed, Village Clerk

VILLAGE OF HINSDALE**ORDINANCE NO. 02002-7**

**AN ORDINANCE AMENDING ORDINANCE NO. 01994-01
GRANTING PLANNED DEVELOPMENT APPROVAL, SITE PLAN APPROVAL,
AND EXTERIOR APPEARANCE APPROVAL
FOR THE PROPERTY COMMONLY KNOWN AS
10 NORTH WASHINGTON STREET"
(Plan Commission Case A-01-2002)**

WHEREAS, Washington Square Inc. (the "Owner"), the legal title owner of the property located at 10 North Washington Street and legally described on Exhibit A attached to and made a part of this Ordinance by this reference (the "Subject Property"), previously received approval of a special use permit, a site plan, and the exterior appearance for a senior citizen housing development located on the Subject Property, which approvals were granted by Village Ordinance No. 01994-1 (the "Prior Approvals"); and

WHEREAS, the Owner has filed an application requesting amendments to the Prior Approvals to authorize construction of a three-story walkway, consisting of a total of approximately 998 square feet, to connect two existing three-story residential buildings on the Subject Property (the "Application"); and

WHEREAS, the Application requests, among other things, a Village determination that the Subject Property qualifies for an increase in the maximum allowable floor area ratio ("FAR") applicable in the R-5 Multi-Family Residential District so that the Owner may construct the proposed improvements and additions in accordance with the plans and specifications submitted with the Application; and

WHEREAS, the existing FAR for the Subject Property is 1.13682 for the 1.13-acre site and the proposed 998 square foot building addition would result in a total FAR of 1.16.

WHEREAS, the Application also requests, among other things, a Village determination that the Subject Property qualifies for an increase in the maximum allowable building coverage applicable in the R-5 District so that the Owner may construct the proposed improvements and additions in accordance with the plans and specifications submitted with the Application; and

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WHEREAS, the existing building coverage is 43.816 percent on the 1.13-acre site, and the proposed building addition results in a total building coverage of 44.6 percent; and

WHEREAS, the President and Board of Trustees of the Village are authorized by Section 11-602, 11-603, 11-604, and 11-606 of the Zoning Code to approve the proposed Application, as provided in this Ordinance; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing on the Application on January 9, 2002, pursuant to notice thereof properly published in the Hinsdale Doings, and, after considering all of the testimony and evidence presented at the public hearing and all of the facts and circumstances related to the Application, the Plan Commission voted to recommend approval of the Application by the President and Board of Trustees; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on January 28, 2002, considered the Application as recommended by the Plan Commission and made its recommendation to the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale find that it is in the best interests of the public and the Village to grant the Application, subject to the conditions stated in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

Section 2. Amendment of Ordinance No. O1994-1. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602, 11-603, 11-604, and 11-606 of the Hinsdale Zoning Code, hereby amends Hinsdale Ordinance No. O1994-1 and the special use permit, the exterior appearance approval, and the site plan approval provided for in Ordinance No. O1994-01 to authorize development of the Subject Property with a three story, approximate 998 square foot walk-way addition in accordance with the plans attached to this Ordinance and by this reference incorporated into this Ordinance as Exhibit B, subject to the conditions stated in Section 4 of this Ordinance.

Section 3. Grant of Variation. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby grants a variation to allow an increase in the maximum allowable FAR for the Subject Property to 1.16 from 1.13682 and to increase the maximum allowable building coverage to 44.6 percent from 43.816 percent, subject to the conditions stated in Section 4 of this Ordinance.

Section 4. Conditions on Approvals. The approvals granted in Section 2 and 3 of this Ordinance are granted expressly subject to the condition that the development of the proposed addition shall conform to plans and drawings prepared by Matocha Associates consisting of three sheets and dated October 25, 2001, which plans and drawings are attached as Exhibit B and made a part of this Ordinance by this reference, except for minor adjustments required due to site work and related matters as approved by the Director of Public Services. If this condition, or any code, ordinance, or regulation, is violated, then the Board of Trustees, following notice to the Applicant and an opportunity to be heard before the Board of Trustees or its designee, may revoke any or all of said grants and approvals.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 5th day of February 2002.

AYES: TRUSTEES MILKINT, ELLIS, CICCARONE, LENNOX, BARROW AND BLOMQUIST.

NAYS: NONE

ABSENT: NONE

APPROVED this 5th day of February 2002.


George L. Paulstich, Jr., Village President

ATTEST:


Village Clerk



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LEGAL DESCRIPTION

ALL OF LOT 1 AND THE NORTH $\frac{1}{2}$ OF LOT 2 IN BLOCK 4 IN OF STOUGH'S ADDITION TO THE TOWN OF HINSDALE, LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, AND

THE SOUTH HALF OF THE SOUTH HALF OF LOT 1 AND THE NORTH HALF OF LOT 2 AND THE NORTH HALF OF THE SOUTH HALF OF LOT 1 AND NORTH HALF OF LOT 1 ALL IN BLOCK 4 OF STOUGH'S ADDITION TO THE TOWN OF HINSDALE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

The common address is 10 N. Washington Street.

Village of Hinsdale Plan Commission – April 13, 2011

Questions for Case A-05-2011, 10 N. Washington St. formerly known as Washington Square.
Request the following questions be submitted to a representative or Board Member of Washington Square with written responses requested prior to Thursday, April 7th 2011 so the original questions and response(s) may be provided in the Plan Commission Packet to be distributed on Friday, April 8, 2011.

Subject Property: Washington Square – to be answered by representative of Washington Square

- Please provide a brief History on Washington Square.
- Has it always been a not for profit entity?
- Future of Washington Square organization? Will the Washington Square organization be dissolved upon the sale of the subject property?
- Original construction date of the Property?
- Improvements to the Property during last five years.
- During each of the last 5 years of operations, what was the enrollment at Washington Square for each year (year end)?
- Are there any unusual circumstances surrounding the current status of the Property the Plan Commission should be aware of?
- Are there any timing constraints on the Sale contract with Edens? If so, please detail the specifics.
- List of Washington Square Board of Directors.

Washington Square Information for April 13, 2011 Plan Commission Meeting

-See attached for History of Washington Square, Inc.

-Washington Square has been a not-for-profit entity since its inception. Our organization is subject to the payment of property taxes and has been on the tax rolls since 1974.

-Washington Square Inc., will dissolve upon the purchase of the 10 N. Washington Street building.

-The building was constructed in 1974.

-In our recent history, a short list of improvements to the building include:

Upgrades to the elevators

Installation of a building sprinkler system

Construction of a link to the building connecting portions of the building which improved safety conditions

Upgrade of the furnace

Continual upgrades to the building to manage normal wear and tear of the structure

-During the last five years of its operation, Washington Square had the following year-end enrollment numbers:

2005 – 59 apartments occupied; 10 vacancies

2006 – 58 apartments occupied; 11 vacancies

2007 – 52 apartments occupied; 17 vacancies

2008 – 46 apartments occupied; 23 vacancies

2009 – 37 apartments occupied; 32 vacancies

Ten vacancies was the approximate break-even point for Washington Square to cover costs.

-As of 2011, the building at 10 N. Washington Street has been vandalized on three separate occasions.

-Washington Square is currently in financial distress and unable to meet its monthly obligations.

-If the Eden Supportive Living contract cannot be executed, Washington Square will be foreclosed upon by its mortgage lender.

WASHINGTON SQUARE

BOARD OF DIRECTORS

(As of May, 2010)EXECUTIVE COMMITTEE

President

Carol Wroble

Vice-President

John Riemer

Vice-President

Jane Grimm

Secretary

Philip S. J. Moriarty

Treasurer

Fred F. Lauerman

President Emeritus

Joyce Skoog

Richard Pinto

DIRECTORS

Nancy Hanson

Cyndee Prisby

Charles Usher

LIFETIME HONORARY BOARD MEMBERS

Irving Clarke, Scott Jones, Eleanor Patterson

WASHINGTON SQUARE OF HINSDALE, INC.*

Our History...

Washington Square, Inc. * formed in 1974, has provided independent senior living in the heart of Hinsdale. The original mission of the Washington Square founders was to provide for those who lived and worked in the Hinsdale community with an affordable retirement option in Hinsdale.

During our first 20 years of operation, Washington Square operated at capacity.

Over the last 15 years, a significant change in seniors' housing needs has occurred in the market, which in turn, has affected Washington Square's ability to attract new residents to the community. In spite of the fact that over the years we have upgraded the facility where possible, i.e. new front entrance, campaign for safety and accessibility, replaced some of the tubs with showers, replaced some of the kitchen cabinets and appliances, installed new elevators, replaced common room furnishings and beautifying of outdoor spaces for resident use, our demographic demanded a substantially different product than we could offer. Thus, we continued to have a declining resident occupancy rate.

Seniors are now living longer and have more active lifestyles. And as they age, their housing and service needs become more specific. Many seniors who need assistance with their activities of daily living can live independently with the care of a home attendant. Yet, a growing percentage of seniors need a more assisted living environment. And, unfortunately, Washington Square only offered independent living.

Our own demographics at Washington Square demonstrated this trend. When we opened, our average resident could live independently and their average age was 70. In 2008, the average needs of our residents grew significantly and the average move-in age increased to 82 (the average age of our building was 86.27).

Therefore, as our residents' needs increased, the majority of them had to seek out a higher level of care. Many moved into an assisted living community while others chose full nursing care assistance.

Our Challenges and Our Response to Our Challenges

With the decline in demand for Washington Square's type of housing, we have been faced with a list of ongoing challenges. Since 2004, Washington Square had conversations with senior housing organizations in pursuit of re-developing Washington Square. The overall consensus was it would be difficult to merge with another company due to our non-profit status and too costly for us to redevelop it on our own.

We had rented the exterior town homes without age restriction as a source of revenue; however, unless we were to invest a significant amount of money into their remodeling, we were not able to get a high enough rental rate for it to make long term sense. Also, we

had analyzed and reduced operating costs as appropriate, but as dedicated as the Board of Washington Square has been to our mission, these efforts coupled with the effects of the recession, failed to attract a sufficient level of income to support the property. Moreover, there is simply a diminished demand for the type of product Washington Square was offering.

Since 2005, our resident numbers continued to decline. At the end of 2008, 37 of 69 apartments were occupied by 39 residents. With an older facility, costly maintenance issues continued to arise as well. On May 31, 2009 we closed our doors and in the months prior to closing, we had helped our then residents and their families to find alternative housing that suited each individual's specific needs.

WE NOW HAVE AN OPPORTUNITY TO USE THE EXISTING BUILDING, TO RENOVATE AND REDEVELOP IT INTO WHAT THE DEMOGRAPHICS ARE DEMANDING. AND, WE HAVE AN OPPORTUNITY TO CONTINUE TO OFFER A HOUSING ALTERNATIVE SERVICE TO THE HINSDALE COMMUNITY THROUGH EDEN ASSISTED LIVING.

*Washington Square Inc., is a not-for-profit, tax paying entity that has contributed to the Hinsdale community since its inception.

**Prepared as of 4/6/2011*

March 30, 2011

Village of Hinsdale
Planning Commission
19 E. Chicago Ave.
Hinsdale, IL 60521

To Village of Hinsdale Planning Commission,

RE: Answers to Plan Commission questions submitted 3/30/11

Subject Property: 22 N. Washington, Hinsdale, IL

Question:

Total sq. ft. of land, Total sq. ft. of floor 1, Total sq. ft. of floor 2, Total sq. ft. of floor 3?

Answer:

Total Land sq. = 49,262 sq. ft. (40,992.41 Washington Square parcel + 8,269.59 for the parking lot)

Total 1st Floor = 12,862 sq. ft.

Total 2nd Floor = 18,345 sq. ft.

Total 3rd Floor = 18,345 sq. ft.

Total Townhomes = 6,450 sq. ft.

Question:

Total sq. ft. of common areas used by residents?

Answer:

7,011 sq. ft.

Question:

Total sq. ft. of worker areas (laundry, kitchen, office, maintenance, etc.)?

Answer:

7,068 sq.ft.

Question:

Total sq. ft. of 1 bedroom apts., Total sq. ft. of 2 bedroom apts.?

Answer:

UNIT TYPE	SQFT	QTY	TOTAL SQFT
Studio	400	5	1,975
1 bedroom	550	49	26,950
2 bedroom	720	7	5,040
Townhome 1 bedroom	550	5	2,750
Townhome 2 bedroom	766	5	3,830

Question:

Is there any sq. ft. not included in the above breakdowns?

Answer:

1,370 sq.ft. janitor and electrical closets, mechanical, storage

Question:

Please detail all the planned improvements to the Property

Answer:

The general nature of the improvement are as follows: New floor coverings, painting, new cabinetry, new crown mouldings, granite counters, repair all broken windows, install new window coverings, service all mechanicals, replace appliances and update ceramic tile and generally update all interior areas. The specific detailed plans have yet to be developed. If any of those plans require a separate permitting, permits will be applied for later and are not part of this special use application.

Question:

Do the parking spaces meet the dimension requirement of the Hinsdale Zoning Code?

Answer:

The spaces are not stripped exactly even, and the required size is 9'x 17.6'. The spaces are at approximately 45 degree angles and the parking lot north side spaces are 9'5" x 19', the south side spaces are stripped approximately 8'7" x 19', so the north side spaces comply and the south side spaces do not comply by 5". By repainting the south side spaces they could comply. The spaces under the existing building are at 90 degree angle, and the required size is 9' x 19'. The spaces are 9' x 20' so current stripping meets the dimension required by Hinsdale Zoning Code.

Question:

A current Survey of the Property with all setbacks detailed.

Answer:

See Attached Exhibit A

Question:

Current floor Plans for each floor of the Property.

Answer:

See Attached Exhibit B

DIVISION OF ASSISTED LIVING

ILLINOIS DEPARTMENT OF PUBLIC HEALTH

ASSISTED LIVING/SHARED HOUSING
INITIAL LICENSE APPLICATION

(Department Use Only)	
Date Filed:	_____
Max # of Residents:	_____
# Perm Units/Res:	_____/____
# of FL Units/Res:	_____/____
# of AZ's Units/Res:	_____/____
# of Ind Units/Res:	_____/____
Total # of Units to be Licensed:	_____
Initial License #:	_____
Issue / Expiration dates:	_____/____

Please address ALL questions and TYPE or PRINT your answers. If an item DOES NOT apply to your establishment, enter N/A. This form (and all required attachments) must be completed, signed by the licensee, and sent to the address listed on page eight of this form.

THE ENTIRE APPLICATION/LICENSURE PROCESS CANNOT BE LONGER THAN SIX (6) MONTHS. THE SIX (6) MONTH TIME FRAME BEGINS THE DAY THE DEPARTMENT RECEIVES YOUR APPLICATION. Questions may be directed to the Division of Assisted Living at 217-782-2448.

PART 1. GENERAL ESTABLISHMENT INFORMATION

Enter the Complete Name of the Establishment on the Lines Below: (Limit 30 Characters/Spaces):

E D E N A S S I S T E D
L I V I N G

Address: 10 N. WASHINGTON

City, State ZIP: WINSTON, IL 60521 County: DUPAGE

E-mail Address: MHAMBLET@EDENSLF.COM

Phone: 312-446-6262 Fax: 630-896-5214

PART 2. LICENSEE INFORMATION

1. Individual Responsible for Managing the Establishment*

(e.g. Executive Director) MICHAEL ("MICK") J HAMBLET JR

*IDPH MUST BE NOTIFIED OF CHANGES TO THIS DESIGNATION WITHIN 10 WORKING DAYS.

IMPORTANT NOTICE: The state agency is requesting disclosure of information that is necessary to accomplish the statutory purpose as outlined under Public Act 91-0656. Disclosure of this information is mandatory.

PART 2. LICENSEE INFORMATION (Continued)

Contact Person for This Application:

Name: MICHAEL ("MICK") J. HAMBLET JR.

Address: 1404 N. LASALLE

City, State, ZIP: CHICAGO, IL 60610

E-mail Address: MHAMBLET@EDENSLF.COM

Phone: 312-446-6262 Fax: 847-205-0079

2. Legal Entity Designation as the LICENSEE* is the Establishment's:

Owner X OR Operator _____

(YOU MUST CHECK ONE OF THE OPTIONS)

*LICENSEE Social Security Number: [REDACTED]

PART 3. OWNER INFORMATION

1. Type of LEGAL ENTITY Designated as the Owner: (Choose one)

<input type="checkbox"/>	Federal
<input type="checkbox"/>	State
<input type="checkbox"/>	County
<input type="checkbox"/>	Township
<input type="checkbox"/>	City
<input type="checkbox"/>	Hospital District
<input type="checkbox"/>	Sanitary District
<input type="checkbox"/>	Church Operated or Affiliated
<input type="checkbox"/>	Non Profit - Other
<input type="checkbox"/>	Independent Sole Proprietorship
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	For Profit Corporation
<input type="checkbox"/>	For Profit Trust
<input type="checkbox"/>	Non Profit - Corporation
<input type="checkbox"/>	Non Profit - Trust
<input checked="" type="checkbox"/>	Limited Liability Corporation
<input type="checkbox"/>	General Partnership

PART 3. OWNER INFORMATION (Continued)

2. Owner of Establishment:

Name: 10 WASHINGTON PROPERTIES LLC DBA EDEN ASSISTED LIVING

Address: 1226 GRANT RD

City, State, ZIP: NORTHBROOK, IL 60062

E-mail Address: MJHAMPLET@ACE.COM

Phone: 847-205-0032 Fax: 847-205-0079

3. Registered Agent for OWNER – Complete for corporate, limited partnership or limited liability company:

Name: MICHAEL J HAMPLET SR Number: 847-205-0032

Address: 1226 GRANT RD

City, State, ZIP: NORTHBROOK, IL 60062

4. Ownership Disclosure Information – If applicable, provide name and mailing address of officers, directors, partners or members of a governing body who have financial interest of 5 percent or more of the legal entity designated as the OWNERSHIP/LICENSEE. If information is currently on file for any individual under operations, use the same format for listing the individual's name. If the OPERATOR/LICENSEE listed does not own 100 percent of the entity, do all others have less than 5 percent?

Yes X No* N/A

*IF NO EXPLAIN ON A SEPARATE SHEET.

Name: MICHAEL ("MELN") J HAMBLET JR

Address: 1404 N. LASALLE

City, State, ZIP: CHICAGO, IL 60610

Name: MICHAEL J HAMBLET SR

Address: 1226 GRANT RD

City, State, ZIP: NORTH BROOK, IL 60062

4. Ownership Disclosure Information (Continued)

List any additional individuals on a separate sheet.

Are more to be listed? ☐ Yes or ☒ No

5. General Partnership – Complete for general partnership operations (if applicable).
This information must be reflected on the partnership agreement.

List any additional partners on a separate sheet.

Name: N/A

Address: _____

City, State, ZIP: _____

Name: _____

Address: _____

City, State, ZIP: _____

6. Government Operated – Complete for unit of local government's chief executive officer (if applicable).

Name: N/A

Address: _____

City, State, ZIP: _____

7. Trust or Endowment Operated – Complete for trustee (if applicable).

Name: N/A

Address: _____

City, State, ZIP: _____

PART 4. OPERATOR INFORMATION

1. Type of LEGAL ENTITY Designated as the OPERATOR: (Choose one)

<input type="checkbox"/>	Federal
<input type="checkbox"/>	State
<input type="checkbox"/>	County

<input type="checkbox"/>	Township
<input type="checkbox"/>	City
<input type="checkbox"/>	Hospital District
<input type="checkbox"/>	Sanitary District
<input type="checkbox"/>	Church Operated or Affiliated
<input type="checkbox"/>	Non Profit – Other
<input type="checkbox"/>	Independent Sole Proprietorship
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	For Profit Corporation
<input type="checkbox"/>	For Profit Trust
<input type="checkbox"/>	Non Profit – Corporation
<input type="checkbox"/>	Non Profit – Trust
<input checked="" type="checkbox"/>	Limited Liability Corporation
<input type="checkbox"/>	General Partnership

2. OPERATOR OF ESTABLISHMENT (Complete IF DIFFERENT from Owner)

Name: SAME AS OWNER

Address: _____

City, State, ZIP: _____

E-mail Address: _____

Phone #: _____ Fax #: _____

3. Registered Agent for OPERATOR – Complete for corporate, limited partnership or limited liability company.

Name: NICHAE HAMBLET Number: 847-205-0032

Complete Address: 1726 GRANT RD. NORTHBROOK, IL 60062

4. Management Agreement – If applicable, provide a copy of the Management Agreement.

5. General Partnership* – Complete for general partnership operations (if applicable). This information must be reflected on the partnership agreement.

Following, there is space enough to list two (2) partners. If there are additional partners, please list them on a separate sheet.

5. General Partnership (Continued)

Name: N/A
Address: _____
City, State, ZIP: _____
Name: _____
Address: _____
City, State, ZIP: _____

Are there more partners? ☐ YES or ☐ NO

6. Government Operated – Complete for unit of local government's chief executive officer (if applicable).

Name: N/A
Complete Address: _____
City, State, ZIP: _____

7. Trust – OR – Endowment – Operated for Trustee (If applicable).

Name: N/A
Complete Address: _____
City, State, ZIP: _____

PART 5. LICENSED UNIT INFORMATION-ASSISTED LIVING LICENSE RESIDENT CAPACITY IS 17 or more. SHARED HOUSING CAPACITY IS THREE TO A MAXIMUM OF 16 RESIDENTS.

1. What is the **TOTAL NUMBER** of **ALL RESIDENTS** your ESTABLISHMENT can accommodate? 82
2. What is the **TOTAL NUMBER** of **ALL UNITS** in your establishment? 70 With a Resident Capacity of 82
Number of Permanent (NOT Floating/NOT AZ's) Assisted Living Units: 70 With a Resident Capacity of 82
Number of Floating Assisted Living Units: _____ With a Resident Capacity of _____
Number of Alzheimer's Units: _____ With a Resident Capacity of _____
Number of Shared Housing Units: _____ With a Resident Capacity of _____
Number of Independent Units: _____ With a Resident Capacity of _____
3. What is the **TOTAL NUMBER** of Assisted Living or Shared Housing **UNITS** you are seeking to license? 70

Page 7 of 9

Instruction sheet

(intentionally omitted)

PART 8. ALZHEIMER'S SPECIAL CARE DISCLOSURE

Does this establishment currently offer, advertise or market to provide care for persons with Alzheimer's disease through an Alzheimer's Special Care Program?

 YES OR X NO (Check One)

IF THIS TYPE OF CARE IS OFFERED, THE DOCUMENTATION AND INFORMATION IN APPENDIX B MUST BE SUBMITTED WITH THIS APPLICATION.

PART 9. LICENSEE FEE (Effective May 12, 2008)

\$1,000.00 FOR AN ASSISTED LIVING ESTABLISHMENT **PLUS \$10.00 PER LICENSED UNIT**

OR

\$500.00 FOR A SHARED HOUSING ESTABLISHMENT.

After using the above information to calculate the license fee, make your check or money order (no cash) payable to the ILLINOIS DEPARTMENT OF PUBLIC HEALTH. Send it and ONE original signed application **AND ALL REQUIRED ATTACHMENTS:**

Illinois Department of Public Health
Division of Assisted Living
525 W. Jefferson St., Fifth Floor
Springfield, IL 62761

PART 10. DECLARATIONS/SIGNATURES

I, the undersigned authorized representative, hereby certify, to the best of my knowledge and belief, the information supplied is true, accurate and complete.

The applicant is expected to provide in writing to the Department any subsequent changes to information contained in this application. By submitting and signing this application, the applicant agrees to comply with the provisions of the Assisted Living and Shared Housing Establishment Code (77 Ill Administrative Code 295).

Print or type name whose signature appears below:

MICHAEL (NICHOLAS) J. HANFELT SE

Authorized signature:  Date: 3/31/11

**FOR ESTABLISHMENTS OPERATED BY AN INDIVIDUAL (SOLE PROPRIETORSHIP)
ONLY**

N/A

PURSUANT TO SECTION 16 OF THE ILLINOIS ADMINISTRATIVE PROCEDURES ACT,
THE LICENSEE IS REQUIRED TO ANSWER THE FOLLOWING QUESTIONS:

_____ I certify under penalty that I am not more than 30 days delinquent in complying
with a child support order. Failure to certify, may result in a denial of this license.
Making a false statement may subject the licensee to contempt of court.

_____ I am more than 30 days delinquent in complying with a child support order.

Print or type name whose signature appears below:

_____ N/A

Authorized signature: _____ Date: _____

March 30, 2011

Village of Hinsdale
Planning Commission
19 E. Chicago Ave.
Hinsdale, IL 60521

To Village of Hinsdale Planning Commission,

RE: Answers to Plan Commission questions submitted 3/30/11 regarding Eden

Subject Property: 22 N. Washington, Hinsdale, IL

Question:

For both Eden Fox Valley and Eden Chicago locations, please provide Total sq. ft. of land, Total sq. ft. of each individual floor, Total sq. ft. of common areas used by residents, Total sq. ft. of worker areas (laundry, kitchen, office, maintenance, etc.), Total sq. ft. of 1 bedroom apts., Total sq. ft. of 2 bedroom apts.

Answer:

Eden Chicago

Total Land sq.ft. = 18,976 sqft
Total 1st Floor = 17,246 sqft
Total 2nd Floor = 11,682 sqft
Total 3rd Floor = 11,682 sqft
Total 4th Floor = 11,682 sqft
Total Resident Common Area sq.ft. = 5,463 sqft
Total Employee Area = 4,241 sqft

UNIT	SQFT.	QTY	TOTAL SQFT.
STUDIO	350-375	33	11,962
2 BEDROOM	550-700	51	31,875

Eden Fox Valley

Total Land sq.ft. = 6 acres sqft
Total 1st Floor = 8,456 sqft
Total 2nd Floor = 38,962 sqft
Total 3rd Floor = 33,562 sqft
Total 4th Floor = 22,554 sqft
Total 5th Floor = 22,554 sqft
Total Resident Common Area = 29,179 sqft
Total Employee Area = 18,132 sqft

UNIT	SQFT.	QTY	TOTAL SQFT.
STUDIO	350-400	6	2,250
1 BEDROOM	525-575	138	75,900
2 BEDROOM	695-900	6	4,800

Question:

Is there any sqft. not included in the above breakdowns?

Answer:

3,000 sqft. janitor and electrical closets, mechanical

Question:

What is the use of the adjacent properties to the North, South, East and West of each Eden Fox Valley and Eden Chicago?

Answer:

Eden Chicago

North = Residential Condominium

South = Residential Condominium

East = Residential Apartment

West = Residential Condominium

Eden Fox Valley

North = Commercial

South = Residential Single Family

East = Fox River

West = Commercial (Movie Theater & Hotel)

Question:

What is the zoning classification for the Eden Fox Valley and Eden Chicago properties?

Answer:

Eden Chicago

B3-5

Eden Fox Valley

B2

Question:

A copy of all written grievances and the SLF's (Eden's) response to and disposition of each grievance since 01/01/2008 (pursuant to Section 146.260 of the Illinois Administrative Code)

Answer:

Residents communicate a variety of minor complaints concerning such matters as cold meals, neighbors' noise, laundry and pop machine breakdowns, lack of laundry detergent altercations with other residents and the like. They are addressed by the staff at the time of the complaint. As required under Section 146-260 of the DHFS Rules, any written records of these matters are open to review by the DHFS during its annual visits (Chicago in July, Fox Valley in August). These records are not required to be retained after the DHFS annual reviews and thus only exist after the date of the last DHFS visit to each facility. The complaints on file after the 2010 visits through March 31, 2011 are attached. See Attached Exhibit C

Question:

What were the properties for both Eden Fox Valley and Eden Chicago previously used for?

Answer:

Eden Chicago

Previous use, Apartments and 3 storefronts

Eden Fox Valley

Previous use, Independent Living Facility

Question:

When did Eden begin operations at each location?

Eden Chicago

Spring 2005

Eden Fox Valley

Summer 2008

Question:

Current Capacity and enrollment at each Eden facility (Fox Valley and Chicago)?

Answer:

Eden Chicago

Capacity 135 Enrollment 133 Maintaining a three month waiting list

Eden Fox Valley

Capacity 156 Enrollment 154 Maintaining a two month waiting list

Planning Commission Requests

Resident Identification Report

Eden Chicago

See Attached Exhibit D

Eden Fox Valley

See attached Exhibit E

Cost Report

Eden Chicago

See Attached Exhibit F

Eden Fox Valley

See Attached Exhibit G

EDEN SUPPORTIVE LIVING GRIEVANCE PROCEDURE

If you feel that your rights as a resident of Eden Supportive Living have been violated in some way, you have the right to file a grievance. You may request a Grievance Form from any manager or from the receptionist. Please fill out your name, phone and room number, and a brief description of the situation. If you are unable to fill out the form, any manager will assist you in doing so.

The Grievance Form can be turned in directly to the Executive Director, a manager, or the receptionist. The Executive Director will respond to your grievance within 24 hours; however, resolution of some grievances, depending on the issue, may take longer. The Executive Director will write a Final Response to your grievance when the issue has been resolved and will share that response with you. A written copy of the response will be provided to you at that time.

Resident Grievances are kept on file as they are a valuable tool in our Quality Assurance and Customer Service programs.

- 1) Grievances and recommendations for changes in policies and services may be voiced to facility staff or outside representatives without interference, discrimination, reprisal, coercion or restraint. The following parties are available to assist you with resolution of complaints:

Eden Supportive Living 940 W. Gordon Terrace Chicago, IL 60613

For Residents under age 60:

Illinois Division of Rehab Services 6200 North Hiawatha, Suite 300 Chicago, IL 60646 (773) 794-4800

For Residents age 60 and over:

Illinois Department on Aging - Senior Help Line 421 E. Capitol Avenue Springfield, IL 62701 (800) 252-8966

CHICAGO

Eden Supportive Living

Grievance Form

You may give this form to any management staff or directly to Maddalena Scudiero (Executive Director). Management Staff or Maddalena Scudiero will respond to your grievance within 24 hours (resolution of the grievance will depend upon the issues involved).

My

Grievance:

Every other day I enter the
Weight Room and there is the
out-bench turned over on its
side. I must have to turn over and use a
lot of my one unless they are very
strong I only have to use one hand to
work with I have to call P. CNR to
do some thing unsafe can't
I be broke it is [redacted]

Given to Whom:

Date:

10-4-10

Management
Response:

P.S. EXCUSE MY HAND
WRITING - Also Means Speak
to that boy to resolve
this matter

SEE ATTACHED

Manager:

Alf Mazzoni
President for us and

Date:

10-5-10

October 5, 2010

Writer followed up with R.W. 215 about the issue in the weight room with the benches being turned over often. I apologized for this inconvenience and stated that I would post a notice to residents asking to avoid flipping the benches over. Moreover, the maintenance man comes in early and he will make sure the benches are in their proper places each day.

Writer encouraged resident to please continue to ask for staff assistance if the benches need to be turned over to avoid injury. [REDACTED] agreed to this.

Writer: Alex Mazzocchi, RSC

8/30/2010

Writer (Maddalena Scudiero, ED) contacted [REDACTED] and informed him that it was correct that she had requested that the Resident Council President provide her w/ a list of topics that the community would like to discuss at the Town Hall Meeting. Writer explained that her not listing a resident's name as an agenda topic was not intended to disregard a subject that was of interest; however, as she explained at the opening of the Town Hall Meeting, it would be disrespectful and hurtful to talk about another resident in a group setting. Writer explained that if anyone had individual concerns that she would be open to meeting w/ them privately. [REDACTED] agreed to meet w/ the Writer individually to discuss his concerns.

Maddalena Scudiero


Executive Director

MADDIE, SAT. 8/28
When you put up the notice last week about talking to Nate if we wanted to talk about a subject at the TOWN HALL MEETING, I thought "at long last, you were going to listen to us". However, after talking to you in your office on Wed. I WAS VERY DISSAPPOINTED! You shocked the hell out of me, by acting like [REDACTED] was doing & getting away with whatever he wants to is something that is newll know for a fact that 99.9% of the other residents who talked to Nate, said the something. Also, other residents have gone to [REDACTED] about [REDACTED]! If the 3 of you CAN &/or WILL NOT do anything about him as you would others, then I would me VERY HAPPY IN JUST KNOWING, WHY NOT????????? PLEASE, GET BACK TO ME ON THIS. [REDACTED].

MAHRS.

SAT. 8/14/10

I am ONLY writing this to you as a "COURTESY" to you, something that you seem to only give to a few residents. Thus my ~~point~~ of "PLAYING FAVORITES".

#1) I know you do not lie to the state. However you do know how far you can go without "crossing the line" of what the guidelines/rules are for your job, set by the state. That's why myself & others get the same answer when calling the stat. And that's why I have given up interms of calling them..

#2) In my last note, I said that "GOD has His way of getting even with people who do wrong to other as you did to me when Dean Jagger attacked me. I will now tell you something that I hope will prove/explain my point to you.

A few times when I was employed by the IRS (22 YEARS) I was passed up for a promotion because I was not the right race/orsex. I wish I would run into the managers who did this, as I would lov to tell them my situation now. As well as see the look on their faces!!

Had they given me that promotion (as I was one of only a FEW white/male clerks.) my pension check (that I give to EDEN each month) would have been bigger. Thus the amount you bill MEDICAID would be less. So while they are paying taxes (something I AM WELL AWARE OF & DID FOR 22 YEARS) they are paying more for me to live here! I think of that each month when I receive my \$90.00. So, by them not giving me the promotion that I worked my ass off for, they are paying more for me to live here... I hope you understand what I am saying.

OVER

December 7, 2010

Writer followed up with M.C. 318 regarding his opposition to another resident he insists tells him what to do. I apologized to M. C. about this inconvenience and that writer would talk to S.C. 210 about how M.C. feels.

Writer talked to S.C. who denied trying to order M.C. around, but simply saying things like, "I'm behind you," which has upset M.C. She apologized for causing any problems and will try to be more conscious that M.C. doesn't want her talking to him.

Writer: Alex Mazzoccoli, RSC



ALEX.

SUN. 10AM

RE: My VMS to you on Fri., around 6PM. I have 100% PROOF that Sue C. ONLY pulls her crap with me when there are NO WHITNESS to back up my side of the story.

The proof is last night she came over to talk to [REDACTED] (who was waiting for her food where I sit; & Sue made off like I WAS NOT THERE! Which is: & 1,000\$ FINE WITH ME. Question you should ask her: (& let me know her answer) Why can she NOT do the same when nobody else is around? Also, please tell her that despite what she may think, (WHICH I COULD CARE LESS ABOUT) I AM FULLY AWARE OF WHO IS IN BACK OF ME!! THANKS. [REDACTED]

March 23, 2011

Verbal argument occurred between residents [REDACTED] and [REDACTED] at the front desk. [REDACTED] was going up the stairs and [REDACTED] was standing at the stairs having a conversation with peers. When writer (Norma Lazaro, Wellness Assistant) arrived to front desk both residents were having a heated argument and yelling profanities at one another. Writer asked both to calm down and asked [REDACTED] to meet with writer in her office while Monica Kaminski, Wellness Director met with Timothy in her office. According to [REDACTED] he asked him to move in a very aggressive manner. [REDACTED] stated he asked [REDACTED] three times to excuse him and because Joseph didn't move, he had to yell. Both residents were asked to refrain from using profanities and to respect one another. Both agreed. Writer made ED aware of the situation.

Norma Lazaro
2/23/11

August 13, 2010

Writer (Maddalena Scudiero, ED) received a note from [REDACTED] that he did not wish to discuss the issues that he had raised in the note that he left for her on 8/12. Writer contacted [REDACTED] and explained that she would respect his decision and that she would be open to meeting w/ him in the event that he changed his mind.

Maddalena Scudiero

M. Scudiero
Executive Director

MADDIE. 8/13, 4PM
GOT YOUR MESSAGE. YOU ARE NOT THE FIRST
PERSON IN MY LIFE TO HAVE "SCREWED ME
OVER". I FEEL NO NEED TO TALK. I AM 100%
SURE YOU HAVE YOUR STORY. I CAN EITHER
SIT IN YOUR OFFICE & PRETEND TO BUY IN
TO IT, & THEN BE EVEN MORE UPSET. OR,
TRY & GET YOU TO SEE IT FROM MY POINT OF
VIEW. I DOUBT YOU CAN BECAUSE I AM PRE-
TTY SURE YOU HAVE NEVER BEEN "SCREWED-
OVER" LIKE I HAVE. AND NOT JUST BY YOU.
SO TO KEEP MY BLOOD PREASURE UNDER CON-
TROL, LET'S JUST LEAVE IT AS I HAVE MY
OPTION OF THINGS, & YOU HAVE YOURS!!!
I HAVE THAT RIGHT (AS DO YOU) AS WE ARE
BOTH U.S.A. CITIZENS!! BESIDES I NOW
HAVE A SCOTTER THAT I CAN GO PLACESS
WITH & ^{BE} ~~BE~~ OUT EVERYDAY AS I HAVE
STUCK INSIDE SINCE MID JUNE. [REDACTED]

August 12, 2010

Writer (Maddalena Scudiero, ED) contacted [REDACTED] regarding the note that he had left for her. Writer was unable to speak w/ Mr. Cohen and left a voice mail requesting to schedule a meeting.

Maddalena Scudiero

Executive Director

MADDIE. 8/12
I KNOW I SAID I WOULD NEVER CALL OR WRITE
YOU TILL I GOT SOMETHING IN WRITING THAT
THERE IS A "2" DOUBBLE STANDARD. BY YOU
NOT RESPONDING PROVES IT!! ALSO, WHAT I
FOUND OUT TODAY FROM ??? ALSO PROVES WHO
TRULY RUNS THIS PLACE. (REDACTED) HOW
COME WHEN [REDACTED] HIT [REDACTED] (THE SAME WAY
[REDACTED] HIT ME) SHE GOT SENT TO JAIL,
& KICKED OUT. I WAS THINKING OF CALLING
THE STATE, BUT THEN I THOUGHT WHY BOTHER
AS YOU WOULD ONLY LIE YOUR WAY OUT OF IT
YOU ARE A EVIL COLD HEARTIDED PERSON, & I
KNOW GOD HAS HIS WAY OF TAKING CARE OF
EVIL PEOPLE LIKE YOU IN DCTIME! WHY DID
[REDACTED] GET A "BS" 72 HOUR PSYCH HOLD FOR
HITTING ME ? BUT WHEN SOMEONE HITS
"KING [REDACTED]" THEY GO TO JAIL? [REDACTED]

NORTH AURORA FOX VALLEY



EDEN SUPPORTIVE LIVING - FOX VALLEY
311 S. Lincolnway, North Aurora, IL 60546

Grievance Report

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Name [REDACTED] Apt. 437 Date 8-10-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[REDACTED] came to me and she had not gotten her perscript
that she had given [REDACTED] a script to send
to Pharmacy along with other Scripts. I contacted [REDACTED]
She stated all the Scripts were copied & put in Res.
Charts. The Scripts went to Pharmacy. I looked in
her Chart there was no script for Perscript. I called the
Pharmacy and they did not receive a script for perscript, but
they did get the other Scripts that [REDACTED] had faxed & sent.
I told [REDACTED] that we did not have the prescription and she
stated, " [REDACTED] look I don't want to hear one word that
I did not give it to her."

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by Bonnie H. [REDACTED] Title E.D. Date 8-10-10
staff member signature

RESPONSE:

The pharmacy contacted the MD & got the order for
the perscript. Delivered it on 8-11-10. I do not believe
that [REDACTED] that one Script.

From: Bonnie H. [REDACTED] Title E.D. Date 8-11-10



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Name [REDACTED] Apt. 439 Date 6-8-10 ^{22 E1033}

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

Resident complained that she had pulled
her pull cord but no one responded. She said
she had to call 911 on her cell phone because
she was choking on a medication

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by Berke Gray Title EO Date 6-6-10 ^{22 E1033}
staff member signature

RESPONSE:

Checked both pull cords in her apt. Both were working.
Checked the logs on the computer - No record of her pull cord
going off at the time she stated. She could have possibly
not pulled the cord down all the way. Instructed Res on

From: Berke Gray Title E.D. Date 6-6-10 ^{22 E1033}

Proper way to pull the cord. Have tested her pull cords
Several times with her. Have instructed CNA's to
be present when she takes her medication.

Brenda Gray R.D.



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Name [REDACTED] Apt. 221A13 Date 7-6-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[REDACTED] keeps knocking on the door of "Ther"
apt. They have asked her to stop but she continues to keep
knocking/pounding on the door.

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by Brenda Hays Title E.D. Date 7-6-10
staff member signature

RESPONSE:

Spoke to [REDACTED] and asked her to not go to 221 to
receive them alone. [REDACTED] agreed that she would leave her
gentleman alone.

From: Brenda Hays Title ED Date 7-6-10



10/3

Grievance Report

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Name [redacted] Apt. Date 6-8-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[redacted] & [redacted]
[redacted] got into an altercation in the Dining Room.
She states that [redacted] was hitting his pencils against
the counter-top. [redacted] asked him to please stop [redacted]
because angry & was telling [redacted] to [redacted] - shut up
he could make his coffee any way he wanted. She stated
[redacted] said he used to put peoples heads into
tables & he threatened to lay his hands on [redacted].
[redacted] told him if he laid a finger on [redacted] she
would slap him.

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by [redacted] Title ED Date 6-8-10
staff member signature

RESPONSE:

Spoke to [redacted] regarding his behavior with other [redacted]
& other staff. I told him his behavior & language would not be tolerated
and if I had any other complaints I would write up a behavior
- contract & he could be evicted from Eden.

From: [redacted] Title E.D. Date 6-8-10



EDEN SUPPORTIVE LIVING - FOX VALLEY
311 S. Lincolnway, North Aurora, IL 60546

2/3

Grievance Report

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Name [redacted] Apt. 311 Date 6-8-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[redacted] was standing by the coffee bar & he was
hitting the creamer packets against the counter to shake it
down. [redacted] asked her to "Please stop" [redacted] turned
around and asked "come sweetie". I have a right to be up
here I have a right to fix my coffee."
[redacted] to get up. [redacted] said "Come on
see how much you like. Show you what's good."
told him that they would call the police if he laid a hand
on [redacted]. [redacted] just kept yelling, cursing and
threatening [redacted] - [redacted] was very upset & went back
to her apartment.

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by Brenda [redacted] Title EO Date 6-8-10
staff member signature

RESPONSE:

From: _____ Title: _____ Date: _____



EDEN SUPPORTIVE LIVING - FOX VALLEY
311 S. Lincolnway, North Aurora, IL 60546

1383

Grievance Report

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Name Apt. Date 10.8.10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

 was in the Dining Room when
 gave me an allergic reaction.
 was banging the creamer packets
against the counter - asked her to please stop.
 - Silent - I am afraid to make my coffee
without someone watching. I can't believe I can't make
a cup of French coffee. He told her to shut up
or he was going to come over & kick her ass.

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by Title Date
staff member signature

RESPONSE:

From: Title Date



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311 S. Lincolnway, North Aurora, IL 60546

Grievance Report

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Name [redacted] Apt. 103 Date 5-17-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[redacted] and [redacted] went to the D.R. this A.M. for breakfast
the found [redacted] sitting at the table that they normally
sit at. [redacted] asked [redacted] if he had gotten lost on the way
to his table + [redacted] responded to him with [redacted]
[redacted] asked him if he was threatening him
+ [redacted] stood up from the chair. [redacted] Kitchen
Manager stepped in + defused the situation. [redacted]
went to a different table. Jack + [redacted] ate their breakfast

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by [redacted] Title ED Date 5-17-10
staff member signature

RESPONSE:

I spoke to all parties - [redacted] regarding
behavior in the D.R. I let them know that we do not have assigned
seating + we will not tolerate the property or fighting in the D.R.
or any where else on Eden Property.

From: [redacted] Title E.D. Date 5-17-10



EDEN SUPPORTIVE LIVING - FOX VALLEY
311 S. Lincolnway, North Aurora, IL 60546

Grievance Report

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Name [REDACTED] Apt. Y37 Date 10-25-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[REDACTED] I spoke for Meds. Rude in her face
yelling at her to get out of her office. She
took [REDACTED] in her office & wouldn't let her
out. Mary states "Pam was yelling to get out, I
was afraid she would have a heart attack or stroke."
[REDACTED] "I think [REDACTED] is doing drugs about us
why her behavior is so erratic." She stated "I am
sick of [REDACTED] make the I was trying to update
her on my medication list

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by [REDACTED] Title ED Date 10-25-10
staff member signature

RESPONSE:

I had already spoken to [REDACTED] re this incident. [REDACTED] family
Neph Callie re because [REDACTED] was talking to [REDACTED] MD They
wanted to know why Mary was getting with [REDACTED] medical issues
[REDACTED] and [REDACTED] came to my office on 10-20-10 [REDACTED] had signed

From: _____ Title _____ Date _____

a paper giving [redacted] the right to spend on her behalf
for any medical issues. [redacted] asked me to give [redacted]
a list of her medications, which I did. I called [redacted]
daughter right away & talked to her about what happened.
[redacted] daughter was upset and we set up a meeting
for Sunday 10-24-10.

[redacted] had asked [redacted] to come to her office to discuss
the fact that her daughter wanted us to help her with
her medical issues as that was why she was here.

[redacted] stated that [redacted] did become distressed because
[redacted] was not in the office. [redacted] opened the door
and let [redacted] leave.

[redacted]
We met [redacted] on Sunday. She explained to
[redacted] [redacted] had asked her, and told her that
[redacted] was not getting her pain medications. [redacted] said
[redacted] was making sure she didn't get it. I explained
to [redacted] that [redacted] meds had been changed to Schedule
drugs instead of PRN due to her [redacted] levels. I also told
her that I had told [redacted] [redacted] this something. [redacted]
had had to give [redacted] some of her narcotics & I told her she
could not do that. [redacted] meds were in her 47C packets &
given at specific times. I also asked [redacted] to
call [redacted] MD to talk about scheduling her [redacted] and
times for [redacted] breakthrough. This has now been done. we have



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Name [REDACTED] Apt. 207 Date 1/28/10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

In October of 2009, [REDACTED] interrupted a conversation myself and 2 other people were having. She started out calmly, but quickly became angry at me and started to yell. Then she abruptly left. On January 27, 2010, [REDACTED] started calling my name and said she wanted to talk to me. She continued until I acknowledged her and talked to her. This was outside in the garden. Her conversation became disjointed and made little sense. She had "flight of ideas" and kept saying we was "scared of everything". I, then, turned and went back into the building. In the last couple of months I have just avoided her to prevent any confrontation with her.

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by [REDACTED] Date 1-28-2010
staff member signature

RESPONSE:

[REDACTED] was petitioned over to Provenc [REDACTED]
Health Unit 1-28-2010 where she was admitted.

from: [REDACTED] Date 1-28-2010



EDEN SUPPORTIVE LIVING - FOX VALLEY
311 S. Lincolnway, North Aurora, IL 60546

Grievance Report

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Name [REDACTED] Apt. 316 Date 2-2-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[REDACTED] called the front desk regarding her meds
and security guard choudry snapped at her and told
her to stop calling. [REDACTED] was very disturbed
by this as was her mother. Incident occurred on
2-1-2010.

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by Brenda Gray Date 2-2-10
staff member signature

RESPONSE:

[REDACTED] will be written up for this particular
incident under no circumstance are you to yell at a
resident for calling front desk numerous times.

From: Danijel Davidson Date 2-2-10



EDEN SUPPORTIVE LIVING - FOX VALLEY
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Name [redacted] Apt. 505 Date 11-12-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[redacted] made comment on Radio - In 505. It took
a long time to get him in the [redacted] She said
it in a derogatory tone of voice.
Left gloves lying by microwave - didn't
throw them away - CNA's have left gloves on
the floor of her closet. Throwing gloves
all over the apt. (used gloves)
Lower her voice - She yells

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by Beth Gray Title E.D. Date 11-12-10
staff member signature

RESPONSE:

Spoke to [redacted] - She said she does not recall saying
that on the radio. If she did she is very sorry + will apologize
to her. Let all other staff know to pick up after themselves.

From: Beth Gray Title Executive Director Date 11-12-10



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Name

[Redacted]

Apt.

434

Date

10-25-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[Redacted] harassment. Calling names. [Redacted] frequently makes such comments. Teller [Redacted] that she is causing trouble, and calling the state. [Redacted] states, "I am tired of his harassment I want him to stop."

I explained to [Redacted] that I would talk to [Redacted] but I am not able to change people's behavior.

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by

Buckley [Redacted]
staff member signature

Title

Date

10-25-10

RESPONSE:

I spoke to [Redacted] asked him to stop talking to Mary, or about Mary to anyone. He said he would but he would make sure he doesn't.

From:

Buckley [Redacted]

Title

S.D.

Date

10-26-10



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Grievance Report

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Name [REDACTED] Apt. 434 Date 10-8-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[REDACTED] went to the front desk to complain about
434. She said she thought he was smoking in his
apt. The hallway smelled of smoke.

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by Buckley Title E.D. Date 10-8-10
staff member signature

RESPONSE:

I went to apt 434 he was not smoking there was
no evidence that he had been smoking in his apt.
The hallway did smell of smoke but I could not
determine where it came from.

From: Buckley Title E.D. Date 10-8-10



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Name [REDACTED] Apt. 429 Date 10-7-10

Please describe the problem, providing dates/times, locations and/or names of parties involved as needed:

[REDACTED] came to my office to tell me that while playing jump rope
on Tuesday night [REDACTED] had lightly punched her in
the arm. She stated, "People near are touching me all the time."
I was in a car accident & I just got back from the hospital I
am in too much pain." One person came up and was rubbing my
leg - I am giving my 30 day notice. (She showed me how the person
was touching her leg.) She told me that [REDACTED] was
a witness to Nancy hitting her in the arm -

PLEASE SUBMIT THIS FORM TO A MANAGER, THE FRONT DESK, OR THE EXECUTIVE DIRECTOR.

Report received by Brenda Arvey Title E.D. Date 10-7-10
staff member signature

RESPONSE:

Spoke with [REDACTED] She admitted that she was playing around
[REDACTED] had gotten an answer right so she reached over and
hit her shoulder. She said I wasn't punched & said that hurts
[REDACTED] apologized over & over again she did not mean to
hurt her she was just kidding around.

From: Brenda Arvey Title E.D. Date 10-7-10

[redacted] spoke to [redacted] she confirmed that [redacted] had phoned her and slightly but [redacted] in the [redacted].

I explained to [redacted] that it is not appropriate to touch another person at any time without their permission.

[redacted] feels very bad about hounding [redacted].

Red. [redacted]

10-2-10. Phone call from [redacted] - She stated that [redacted] had been "assaulted" by a Resident here and she was going to call the police & contact an attorney to sue [redacted]. Then she hung up on me.

SLF - Resident Identification Monthly Report

SLF Name Eden Chicago									
Resident Last Name	Resident First Name	IDPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			8/3/2006	1/24/1979	P6 - Other				
			11/26/2008	12/9/1963	P1 - Private House			4/11/2009	DS - Supportive Living Facility
			5/20/2009	8/4/1951	P5 - Nursing Facility			2/24/2009	D4 - Admitted to Hospital
			9/15/2006	10/10/1948	P5 - Nursing Facility				
			10/31/2005	1/16/1943	P1 - Private House			6/20/2007	D1 - Death
			8/15/2006	8/9/1952	P6 - Nursing Facility				
			8/1/2007	5/15/1950	P5 - Nursing Facility				
			4/4/2009	11/22/1957	P1 - Private House			9/10/2009	D3 - Transferred to Group Care Facility
			9/13/2007	2/20/1960	P5 - Nursing Facility				
			5/19/2005	7/2/1966	P1 - Private House				
			4/13/2008	9/4/1978	P1 - Private House				
			3/7/2008	2/16/1958	P1 - Private House				
			5/12/2005	11/13/1966	P1 - Private House				
			6/27/2007	8/20/1955	P5 - Nursing Facility				
			1/24/2011	4/12/1952	P1 - Private House				
			3/31/2011	7/23/1986	P1 - Private House				
			1/20/2007	7/9/1953	P5 - Nursing Facility				
			12/5/2008	3/13/1968	P5 - Nursing Facility			1/9/2009	D9 - Other
			4/1/2008	3/27/1953	P1 - Private House			3/3/2009	D4 - Admitted to Hospital
			10/4/2008	12/27/1955	P5 - Nursing Facility				
			4/28/2008	8/28/1943	P1 - Private House			3/31/2009	DS - Supportive Living Facility
			4/3/2007	7/24/1949	P1 - Private House			12/30/2009	D1 - Death
			2/12/2008	3/29/1976	P1 - Private House			6/26/2009	D2 - Returned Home
			6/19/2009	12/19/1965	P1 - Private House				
			3/27/2008	3/3/1980	P5 - Nursing Facility				
			5/14/2005	2/4/1942	P1 - Private House			3/30/2007	DS - Supportive Living Facility
			12/30/2008	11/11/1967	4 - Assisted Living Facility - Not SLF				
			10/25/2010	3/12/1948	P1 - Private House				
			8/1/2006	12/9/1974	P1 - Private House				
			2/8/2008	10/12/1983	P1 - Private House				
			9/1/2006	3/1/1949	P6 - Other				
			8/31/2005	2/8/1955	P5 - Nursing Facility			8/1/2009	DS - Supportive Living Facility
			3/25/2008	1/7/1958	P5 - Nursing Facility				
			1/7/2006	6/6/1956	P5 - Nursing Facility				
			10/21/2009	11/13/1958	P5 - Nursing Facility				
			10/3/2009	7/1/1957	P1 - Private House				
			5/21/2005	2/7/1956	P1 - Private House				
			12/23/2008	2/1/1953	P6 - Other			2/7/2009	D4 - Admitted to Hospital
			5/10/2008	6/20/1949	P1 - Private House				
			11/5/2009	6/2/1950	P1 - Private House				
			12/18/2009	9/20/1981	P1 - Private House				
			6/27/2007	2/6/1963	P1 - Private House			2/28/2008	D4 - Admitted to Hospital

SLF - Resident Identification Monthly Report

Resident Last Name	Resident First Name	IDPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			6/8/2006	12/23/1957	P1 - Private House				
			4/30/2009	2/14/1960	P1 - Private House			1/3/2011	D1 - Death
			7/27/2007	9/2/1966	P1 - Private House				
			3/29/2008	7/10/1963	P1 - Private House				
			5/7/2009	9/24/1967	P1 - Private House			8/21/2009	D1 - Death
			6/5/2005	11/22/1961	P1 - Private House			11/9/2009	D3 - Transferred to Group Care Facility
			2/13/2008	6/2/1977	P1 - Private House			3/31/2008	D4 - Admitted to Hospital
			5/17/2005	7/7/1965	P5 - Nursing Facility			8/29/2008	D4 - Admitted to Hospital
			6/1/2007	11/23/1964	P1 - Private House				
			3/29/2008	3/12/1960	P5 - Nursing Facility				
			6/1/2007	10/18/1945	P5 - Nursing Facility			9/9/2008	D4 - Admitted to Hospital
			10/16/2009	8/13/1963	P5 - Nursing Facility				
			8/13/2005	1/24/1970	P1 - Private House			1/15/2009	D9 - Other
			12/23/2008	9/19/1945	P1 - Private House				
			12/1/2008	10/22/1950	P5 - Nursing Facility				
			9/1/2007	12/9/1953	P5 - Nursing Facility			8/29/2009	D2 - Returned Home
			2/4/2009	7/23/1956	P5 - Nursing Facility			2/11/2009	D4 - Admitted to Hospital
			9/29/2006	12/8/1956	P5 - Nursing Facility				
			9/1/2006	7/19/1956	P5 - Nursing Facility			9/26/2008	D6 - Other
			1/26/2011	12/28/1959	P1 - Private House				
			9/20/2006	5/15/1964	P1 - Private House				
			11/17/2008	10/24/1950	P5 - Nursing Facility			1/15/2009	D9 - Other
			10/25/2008	7/2/1960	P6 - Other			6/19/2009	D9 - Other
			9/2/2007	1/19/1947	P5 - Nursing Facility				
			7/18/2008	7/24/1947	P1 - Private House				
			7/1/2007	11/20/1963	P5 - Nursing Facility			4/7/2009	D9 - Other
			5/29/2005	2/24/1964	P1 - Private House				
			8/1/2007	6/10/1947	P1 - Private House				
			10/22/2009	4/1/1949	P5 - Nursing Facility			11/16/2009	
			2/4/2006	6/9/1948	P5 - Nursing Facility				
			5/2/2009	2/8/1959	P1 - Private House				
			12/8/2010	5/6/1959	P1 - Private House				
			1/22/2009	5/1/1957	P5 - Nursing Facility			10/14/2009	D3 - Transferred to Group Care Facility
			12/2/2008	6/19/1958	P5 - Nursing Facility			3/6/2009	D3 - Transferred to Group Care Facility
			10/24/2007	8/19/1975	P5 - Nursing Facility			7/12/2009	D2 - Returned Home
			6/3/2006	12/16/1964	P1 - Private House			8/1/2006	D3 - Transferred to Group Care Facility
			5/27/2005	3/23/1957	P5 - Nursing Facility			1/17/2011	D1 - Death
			8/7/2008	6/10/1963	P5 - Nursing Facility				
			12/18/2009	12/27/1946	P1 - Private House				
			5/24/2008	2/19/1944	P1 - Private House				
			5/12/2005	10/31/1974	P1 - Private House			6/1/2009	D5 - Supportive Living Facility
			9/28/2009	7/31/1949	P5 - Nursing Facility			1/21/2011	D4 - Admitted to Hospital

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SLF Name Eden Chicago									
Resident Last Name	Resident First Name	IDPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			12/6/2008	5/24/1978	P1 - Private House				
			1/20/2007	4/24/1961	P5 - Nursing Facility				
			5/4/2006	1/2/1957	P1 - Private House				
			8/1/2006	11/8/1965	P5 - Nursing Facility				
			4/24/2009	12/15/1952	P1 - Private House			7/4/2009	D4 - Admitted to Hospital
			8/12/2006	7/7/1952	P1 - Private House			2/6/2009	D6 - Other
			8/2/2005	4/28/1946	P1 - Private House				
			2/28/2011	5/19/1952	P5 - Nursing Facility				
			12/20/2010	12/21/1965	P5 - Nursing Facility				
			2/2/2009	12/2/1923	P5 - Nursing Facility				
			12/1/2006	10/31/1953	P1 - Private House				D9 - Other
			7/29/2005	12/2/1953	P5 - Nursing Facility				
			10/1/2009	4/22/1956	P5 - Nursing Facility				
			6/5/2005	7/12/1954	P1 - Private House				
			8/31/2007	9/12/1955	P5 - Nursing Facility				
			10/24/2008	8/25/1957	P5 - Nursing Facility			5/9/2009	D9 - Other
			11/1/2009	12/5/1953	P5 - Nursing Facility				
			9/3/2008	11/8/1945	P5 - Nursing Facility				
			10/25/2005	11/13/1976	P1 - Private House				
			2/28/2011	1/18/1960	P1 - Private House				
			1/28/2011	2/15/1971	P1 - Private House				
			2/28/2011	3/22/1955	P1 - Private House				
			12/15/2010	1/16/1953	P5 - Nursing Facility				
			1/30/2011	1/22/1952	P5 - Nursing Facility				
			6/14/2007	4/28/1959	P5 - Nursing Facility				
			1/13/2009	2/2/1946	P5 - Nursing Facility				
			8/20/2008	12/22/1959	P5 - Nursing Facility				
			2/1/2007	3/12/1961	P1 - Private House				
			8/12/2006	1/11/1951	P5 - Nursing Facility				
			11/29/2007	7/17/1957	P5 - Nursing Facility			8/20/2008	D5 - Supportive Living Facility
			9/16/2009	6/5/1951	P5 - Nursing Facility				
			5/14/2005	12/26/1954	P1 - Private House				
			5/23/2006	7/16/1974	P1 - Private House			1/16/2009	D4 - Admitted to Hospital
			5/29/2005	12/1/1968	P1 - Private House				
			6/6/2005	11/19/1942	P5 - Nursing Facility				
			6/11/2009	4/8/1954	P5 - Nursing Facility			7/4/2009	D1 - Death
			10/7/2006	7/17/1956	P5 - Nursing Facility			10/5/2009	D3 - Transferred to Group Care Facility
			4/2/2007	4/29/1955	P5 - Nursing Facility				
			8/1/2007	2/26/1963	P5 - Nursing Facility				
			5/29/2005	7/10/1964	P1 - Private House			12/2/2006	D2 - Returned Home
			10/30/2008	1/28/1947	P5 - Nursing Facility			4/30/2009	D2 - Returned Home
			4/24/2009	7/23/1959	P1 - Private House				

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SLF Name Eden Chicago									
Resident Last Name	Resident First Name	IPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			5/16/2005	6/16/1946	P1 - Private House			3/1/2009	D4 - Admitted to Hospital
			8/1/2007	12/1/1977	P6 - Nursing Facility				
			10/4/2008	9/24/1974	P6 - Nursing Facility				
			5/16/2005	12/6/1957	P1 - Private House				
			2/18/2008	9/3/1956	P1 - Private House				
			8/1/2005	12/29/1969	P5 - Nursing Facility				
			11/14/2008	5/31/1947	P1 - Private House				
			8/29/2005	10/8/1947	P1 - Private House				
			1/14/2009	10/19/1946	P5 - Nursing Facility			12/31/2010	D3 - Transferred to Group Care Facility
			7/24/2009	4/15/1967	P1 - Private House				
			2/6/2009	2/24/1960	P5 - Nursing Facility				
			5/16/2005	11/10/1968	P1 - Private House				
			2/1/2008	12/15/1962	P6 - Other				
			8/3/2006	3/29/1949	P1 - Private House				
			8/14/2008	10/10/1959	P5 - Nursing Facility			6/15/2009	D9 - Other
			5/2/2008	12/31/1958	P5 - Nursing Facility				
			6/14/2008	2/26/1962	P5 - Nursing Facility			8/3/2008	D8 - Other
			10/28/2007	7/14/1944	P1 - Private House			1/19/2009	D9 - Other
			10/8/2009	1/14/1959	P5 - Nursing Facility			10/23/2009	D3 - Transferred to Group Care Facility
			5/28/2005	10/12/1953	P5 - Nursing Facility				
			2/24/2008	4/28/1944	P5 - Nursing Facility				
			5/25/2005	6/30/1962	P5 - Nursing Facility				
			7/27/2009	1/14/1950	P1 - Private House				
			5/12/2005	6/13/1955	P5 - Nursing Facility				
			9/2/2008	12/16/1955	P5 - Nursing Facility			1/19/2009	D9 - Other
			9/9/2005	3/22/1982	P1 - Private House			6/11/2009	D9 - Other
			7/28/2008	12/1/1958	P6 - Other				
			12/13/2005	8/24/1978	P5 - Nursing Facility			8/28/2009	D2 - Returned Home
			10/1/2006	3/29/1961	P1 - Private House			3/31/2007	D2 - Returned Home
			6/16/2009	11/28/1964	P5 - Nursing Facility				
			5/27/2005	4/23/1946	P5 - Nursing Facility			6/17/2005	D4 - Admitted to Hospital
			7/22/2009	11/18/1984	P1 - Private House			8/19/2009	D3 - Transferred to Group Care Facility
			8/1/2007	4/4/1964	P5 - Nursing Facility			11/6/2009	D2 - Returned Home
			7/17/2009	5/21/1952	P5 - Nursing Facility				
			6/1/2007	3/25/1966	P5 - Nursing Facility				
			6/1/2006	12/29/1951	P5 - Nursing Facility				
			8/1/2008	11/21/1961	P1 - Private House			11/17/2009	D3 - Transferred to Group Care Facility
			10/23/2005	10/27/1960	P5 - Nursing Facility			6/28/2009	D5 - Supportive Living Facility
			8/15/2008	1/21/1965	P5 - Nursing Facility				
			11/29/2008	3/21/1978	P1 - Private House			2/22/2009	D2 - Returned Home
			11/19/2009	3/17/1953	P5 - Nursing Facility				
			8/1/2009	7/13/1955	P5 - Nursing Facility				

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Previous Residence Codes	Discharge Destination Codes
P1 - Private House	D1 - Death
P2 - Senior Independent Living	D2 - Returned Home
P3 - Supportive Living Facility	D3 - Transferred to Group Care Facility
P4 - Assisted Living Facility - Not	D4 - Admitted to Hospital
P5 - Nursing Facility	D6 - Left State
P6 - Other	D7 - Left County
	D8 - Unknown
	D9 - Other
	D5 - Supportive Living Facility

SLF NAME Eden Fox Valley

MONTH OF REPORT November 2010

Resident	Resident	IDPA	Admission	Date of	Previous Residence Code	DON	Conversion	Discharge	Discharge Destination
LastName	FirstName	Resident ID	Date	Birth		Score	Date	Date	
			8/8/2008	5/17/1968	P1 - Private House				
			8/9/2008	9/10/1952	P6 - Other				
			8/9/2008	2/3/1954	P6 - Other				
			8/22/2008	6/15/1952	P6 - Other				
			8/22/2008	8/20/1956	P6 - Other		11/21/2008		
			8/22/2008	11/13/1943	P6 - Other				
			8/27/2008	8/18/1954	P6 - Other				

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MONTH OF REPORT November 2010

Resident LastName	Resident FirstName	IDPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DCN Score	Conversion Date	Discharge Date	Discharge Destination
			8/29/2008	10/29/1960	P5 - Nursing Facility				
			8/30/2008	12/15/1957	P6 - Other				
			8/30/2008	12/9/1944	P6 - Other		7/31/2009		
			8/31/2008	10/22/1960	P6 - Other				
			8/31/2008	6/6/1949	P5 - Nursing Facility				
			8/31/2008	3/12/1951	P5 - Nursing Facility				
			8/31/2008	2/17/1949	P5 - Nursing Facility				
			9/3/2008	1/3/1951	P5 - Nursing Facility				
			9/4/2008	11/7/1960	P5 - Nursing Facility				
			9/4/2008	6/25/1963	P6 - Other				
			9/5/2008	3/5/1984	P6 - Other				
			9/11/2008	2/20/1962	P6 - Other				
			9/26/2008	10/27/1948	P6 - Other				
			10/1/2008	10/1/1949	P5 - Nursing Facility			9/9/2010	D3 - Transferred to Group Care Facility
			10/3/2008	7/7/1956	P6 - Other				
			10/4/2008	5/14/1949	P6 - Other				
			10/4/2008	6/2/1946	P5 - Nursing Facility			12/28/2010	D4 - Admitted to Hospital
			10/4/2008	5/15/1959	P3 - Supportive Living Facility				
			10/15/2008	9/6/1953	P5 - Nursing Facility				
			10/19/2008	3/31/1951	P6 - Other				

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MONTH OF REPORT November 2010

Resident LastName	Resident FirstName	IDPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			11/1/2008	10/11/1946	P5 - Nursing Facility				
			11/1/2008	10/9/1949	P5 - Nursing Facility				
			11/1/2008	9/27/1950	P1 - Private House				
			11/1/2008	1/3/1947	P1 - Private House				
			11/1/2008	8/14/1974	P1 - Private House				
			11/8/2008	4/15/1963	P1 - Private House				
			11/24/2008	9/22/1951	P1 - Private House				
			11/29/2008	5/15/1964	P5 - Nursing Facility				
			11/29/2008	6/14/1959	P2 - Senior Independent Living Apt.				
			12/1/2008	7/21/1951	P1 - Private House				
			12/1/2008	9/24/1959	P5 - Nursing Facility				
			12/1/2008	2/26/1955	P5 - Nursing Facility				
			12/5/2008	3/11/1959	P1 - Private House		12/30/2009		
			12/11/2008	6/16/1951	P1 - Private House				
			12/27/2008	5/24/1945	P1 - Private House				
			12/29/2008	8/20/1950	P5 - Nursing Facility			11/01/10	D2 - Returned Home
			12/30/2008	1/22/1960	P5 - Nursing Facility			1/6/2011	D3 - Transferred to Group Care Facility
			1/3/2008	11/20/1963	P1 - Private House				
			1/17/2009	1/7/1959	P1 - Private House				
			1/17/2009	3/23/1947	P1 - Private House			9/28/2010	D1 - Death

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Resident LastName	Resident FirstName	IDPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			1/17/2009	5/16/1952	P5 - Nursing Facility				
			1/30/2009	1/2/1952	P5 - Nursing Facility				
			2/6/2009	4/15/1981	P1 - Private House				
			2/6/2009	10/10/1950	P1 - Private House				
			2/13/2009	1/5/1979	P1 - Private House				
			2/27/2009	1/18/1954	P5 - Nursing Facility				
			3/5/2009	3/23/1961	P1 - Private House				
			3/9/2009	9/6/1953	P5 - Nursing Facility				
			3/9/2009	4/12/1947	P5 - Nursing Facility				
			3/12/2009	3/6/1954	P1 - Private House				
			3/14/2009	12/4/1952	P1 - Private House				
			3/29/2009	8/22/1960	P5 - Nursing Facility			9/30/2010	D2 - Returned Home
			3/21/2009	9/19/1945	P5 - Nursing Facility				
			3/28/2009	8/4/1950	P5 - Nursing Facility				
			3/31/2009	11/6/1948	P5 - Nursing Facility				
			4/1/2009	4/25/1955	P5 - Nursing Facility				
			4/3/2009	11/6/1960	P5 - Nursing Facility				
			4/3/2009	7/21/1956	P5 - Nursing Facility				
			4/11/2009	1/24/1979	P3 - Supportive Living Facility				
			5/4/2009	1/14/1963	P5 - Nursing Facility				

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Resident LastName	Resident FirstName	IDPA Resident ID *	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			5/5/2009	1/6/1960	P1 - Private House				
			5/15/2009	5/31/1967	P5 - Nursing Facility				
			5/12/2009	7/7/1976	P1 - Private House				
			5/21/2009	4/6/1955	P5 - Nursing Facility				
			5/23/2009	3/8/1959	P1 - Private House				
			5/29/2009	3/23/1954	P5 - Nursing Facility				
			5/31/2009	3/30/1953	P1 - Private House		7/9/2010	01/16/11	D3 - Transferred to Group Care Facility
			5/29/2009	10/13/1974	P3 - Supportive Living Facility				
			5/30/2009	10/29/1957	P1 - Private House				
			6/1/2009	4/7/1973	P1 - Private House			12/20/2010	D2 - Returned Home
			6/3/2009	4/12/1948	P4 - Assisted Living Facility - Not SLF				
			6/1/2009	1/24/1984	P1 - Private House				
			6/28/2009	10/27/1960	P3 - Supportive Living Facility				
			6/1/2009	8/28/1979	P4 - Assisted Living Facility - Not SLF				
			6/2/2009	8/23/1958	P5 - Nursing Facility				
			7/11/2009	8/25/1951	P1 - Private House			9/30/2010	D3 - Transferred to Group Care Facility
			8/4/2009	8/22/1952	P1 - Private House				
			8/13/2009	2/12/1962	P1 - Private House				
			8/29/2009	5/29/1954	P1 - Private House				
			8/31/2009	9/18/1959	P6 - Other				

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MONTH OF REPORT November 2010

Resident	Resident	IDPA	Admission	Date of	Previous Residence Code	DON	Conversion	Discharge	Discharge Destination
LastName	FirstName	Resident ID	Date	Birth		Score	Date	Date	
			8/31/2009	11/17/1949	P1 - Private House			9/30/2010	D3 - Transferred to Group Care Facility
			9/1/2009	6/25/1973	P1 - Private House				
			9/1/2009	8/12/1957	P1 - Private House				
			9/16/2009	4/6/1956	P1 - Private House				
			9/19/2009	9/20/1948	P1 - Private House		12/30/2009		
			10/1/2009	9/9/1945	P5 - Nursing Facility				
			10/5/2009	1/1/1947	P5 - Nursing Facility				
			10/29/2009	5/1/1954	P5 - Nursing Facility				
			10/31/2009	12/5/1953	P1 - Private House			10/10/2010	D3 - Transferred to Group Care Facility
			11/2/2009	5/1/1953	P5 - Nursing Facility				
			11/23/2009	3/29/1958	P5 - Nursing Facility				
			11/25/2009	11/14/1949	P5 - Nursing Facility			12/9/2010	D3 - Transferred to Group Care Facility
			11/27/2009	2/22/1959	P5 - Nursing Facility				
			11/27/2009	12/8/1951	P5 - Nursing Facility			9/8/2010	D4 - Admitted to Hospital
			12/12/2009	6/15/1957	P5 - Nursing Facility				
			12/26/2009	9/23/1975	P5 - Nursing Facility				
			12/30/2009	9/11/1945	P1 - Private House				
			1/2/2010	2/19/1946	P1 - Private House				
			1/2/2010	8/18/1956	P1 - Private House				
			2/10/2010	8/12/1966	P1 - Private House			1/31/2011	D2 - Returned Home

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Resident LastName	Resident FirstName	IDPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			2/6/2010	3/13/1958	P1 - Private House			12/1/2010	D4 - Admitted to Hospital
			2/13/2010	1/17/1952	P1 - Private House				
			4/8/2010	5/12/1979	P1 - Private House				
			5/14/2010	8/19/1949	P5 - Nursing Facility				
			5/15/2010	5/7/1960	P1 - Private House				
			5/22/2010	7/17/1951	P5 - Nursing Facility				
			5/29/2010	4/21/1962	P1 - Private House				
			5/29/2010	7/10/1965	P5 - Nursing Facility				
			5/29/2010	8/11/1984	P5 - Nursing Facility				
			5/29/2010	4/29/1947	P6 - Other				
			6/1/2010	12/16/1976	P1 - Private House				
			6/12/2010	11/6/1966	P1 - Private House				
			6/12/2010	2/15/1978	P1 - Private House				
			6/12/2010	7/17/1949	P5 - Nursing Facility				
			6/25/2010	1/8/1953	P1 - Private House				
			7/6/2010	1/1/1951	P1 - Private House				
			7/16/2010	1/9/1947	P1 - Private House				
			7/16/2010	2/23/1949	P1 - Private House				
			7/23/2010	9/12/1957	P1 - Private House				
			7/26/2010	6/15/1959	P5 - Nursing Facility				

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Resident LastName	Resident FirstName	IDPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			7/26/2010	9/13/1965	P1 - Private House			1/31/2011	D3 - Transferred to Group Care Facility
			7/29/2010	12/23/1967	P1 - Private House				
			7/30/2010	2/14/1984	P1 - Private House				
			7/30/2010	12/1/1948	P1 - Private House				
			7/31/2010	12/4/1953	P1 - Private House				
			8/2/2010	2/12/1962	P1 - Private House				
			8/1/2010	5/20/1960	P1 - Private House				
			8/13/2010	9/11/1949	P5 - Nursing Facility				
			8/26/2010	9/22/1963	P5 - Nursing Facility				
			9/2/2010	12/24/1963	P1 - Private House			2/27/2011	D1 - Death
			9/24/2010	9/6/1948	P1 - Private House				
			9/29/2010	4/28/1949	P5 - Nursing Facility				
			9/30/2010	1/6/1949	P5 - Nursing Facility				
			9/30/2010	6/24/1959	P1 - Private House				
			9/30/2010	10/7/1959	P1 - Private House				
			9/30/2010	7/20/1972	P5 - Nursing Facility				
			9/30/2010	2/24/1948	P1 - Private House				
			10/10/2010	12/29/1960	P5 - Nursing Facility				
			10/1/2010	5/31/1956	P5 - Nursing Facility				
			10/1/2010	8/15/1951	P5 - Nursing Facility				

SLF - Resident Identification Monthly Report

MONTH OF REPORT November 2010

Resident LastName	Resident FirstName	IDPA Resident ID	Admission Date	Date of Birth	Previous Residence Code	DON Score	Conversion Date	Discharge Date	Discharge Destination
			10/4/2010	5/16/1982	P5 - Nursing Facility				
			10/4/2010	8/3/1956	P5 - Nursing Facility				
			10/9/2010	12/17/1951	P5 - Nursing Facility				
			10/20/2010	7/25/1950	P1 - Private House				
			10/22/2010	2/26/1946	P1 - Private House				
			10/28/2010	10/31/1986	P1 - Private House				
			11/1/2010	7/8/1974	P1 - Private House				
			11/4/2010	5/20/1947	P1 - Private House				
			11/11/2010	10/6/1972	P5 - Nursing Facility				
			11/11/2010	9/21/1979	P1 - Private House				
			12/8/2010	10/22/1946	P1 - Private House				
			12/26/2010	10/5/1949	P1 - Private House			1/31/2011	D3 - Transferred to Group Care Facility
			2/1/2011	8/31/1949	P5 - Nursing Facility			3/5/2011	D1 - Death
			2/10/2011	5/24/1957	P5 - Nursing Facility				
			2/11/2011	9/6/1956	P1 - Private House				
			2/21/2011	9/9/1956	P1 - Private House				
			2/24/2011	2/14/1966	P5 - Nursing Facility				
			2/28/2011	10/10/1961	P1 - Private House				
			2/28/2011	4/24/1988	P1 - Private House				

[illegible]

STATE OF ILLINOIS
DEPARTMENT OF HEALTHCARE & FAMILY SERVICES
COST REPORT FOR
SUPPORTIVE LIVING FACILITIES
(FISCAL YEAR 2009)

THIS AGENCY IS REQUESTING DISCLOSURE OF INFORMATION THAT IS NECESSARY TO ACCOMPLISH THE STATUTORY PURPOSE AS OUTLINED IN SECTION 146.265 OF THE 89 IL ADMIN CODE. DISCLOSURE OF THIS INFORMATION IS MANDATORY. FAILURE TO PROVIDE ANY INFORMATION ON OR BEFORE THE DUE DATE WILL RESULT IN CESSATION OF PROGRAM PAYMENTS.

In the event there are further questions about this report, please contact:

Name: Mitch Hamblet Telephone Number: (714) 446-1111

Email Address: mhamblet@earthlink.net

Facility Name Eden Supportive LivingReport Period Beginning: 1/1/2009Ending: 12/31/2009

III. STATISTICAL DATA

A. Certified units; enter number of units and unit days

Date of change in certified units / /

1	2	3	4
Units at Beginning of Report Period	Type of Apartment	Units at End of Report Period	Unit Days During Report Period
1 33	Single Unit Apartment	33	12,078
2 51	Double Unit Apartment	51	18,666
3	Other		3
4 84	TOTALS	84	30,744

B. Census-For the entire report period.

1	2	3	4	5
Type of Unit	Resident Days by Unit and Primary Source of Payment			Total
	Medicaid Recipient	Private Pay	Other	
5 Single Unit	12,045	625		12,670
6 Double Unit	16,608			16,608
7 Other				
8 TOTALS	28,653	625		29,278

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 95.23%

D. Indicate the number of paid bed-hold days the SLF had during this year

Also, indicate the number of unpaid bed-hold days the SLF had during this year. (Do not include bed-hold days in Section B.)

E. Does page 3 include expenses for services or investments not directly related to SLF services?

YES ☐ NO ☒

F. Does the BALANCE SHEET reflect any non-SLF assets?

YES ☐ NO ☒

G. List all services provided by your facility for non-residents, (E.g., day care, "meals on wheels", outpatient therapy)

H. ACCOUNTING BASIS

MODIFIED

ACCRUAL ☒CASH* ☐CASH* ☐

I. Is your fiscal year identical to your tax year?

Tax Year: 12/31 Fiscal Year: 12/31 YES ☒ NO ☐

* All facilities other than governmental must report on the accrual basis.

J. Does the facility have any Illinois Housing Development Authority Loans outstanding? NO If yes, did the facility make all of the required payments of interest and principle? If no, explain. K. Does the facility have any loans from the Federal Home Loan Bank outstanding? NO If yes, did the facility make all of the required payments of interest and principle? If no, explain. L. Does the facility have any loans from the IL Dept of Commerce and Economic Opportunity outstanding? NO If yes, did the facility make all of the required payments of interest and principle? If no, explain.

STATE OF ILLINOIS

Facility Name: Eden Supportive Living

Report Period Beginning: 1/1/2009 Ending: 12/31/2009 Page 3

IV. COST CENTER EXPENSES (please round to the nearest dollar)

Operating Expenses		Costs Per General Ledger				Reclassifications and Adjustments 5	Adjusted Total 6
		Salary/Wage 1	Supplies 2	Other 3	Total 4		
A. General Services							
1	Dietary and Food Purchase	301,513	252,918		554,431		554,431 1
2	Housekeeping, Laundry and Maintenance	162,182	75,149	48,984	286,315		286,315 2
3	Heat and Other Utilities			140,272	140,272		140,272 3
4	Other (specify):						4
5	TOTAL General Services	463,695	328,067	189,256	981,018		981,018 5
B. Health Care and Programs							
6	Health Care/ Personal Care	293,658	4,130		297,788		297,788 6
7	Activities and Social Services			49,389	49,389		49,389 7
8	Other (specify):						8
9	TOTAL Health Care and Programs	293,658	4,130	49,389	347,177		347,177 9
C. General Administration							
10	Administrative and Clerical	253,627	18,103	36,205	307,935		307,935 10
11	Marketing Materials, Promotions and Advertising			23,805	23,805		23,805 11
12	Employee Benefits and Payroll Taxes			165,529	165,529		165,529 12
13	Insurance-Property, Liability and Malpractice			70,614	70,614		70,614 13
14	Other (specify): See Statement 1			108,924	108,924		108,924 14
15	TOTAL General Administration	253,627	18,103	405,077	676,807		676,807 15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	1,010,980	350,300	643,722	2,005,002		2,005,002 16
Capital Expenses							
D. Ownership							
17	Depreciation			255,066	255,066		255,066 17
18	Interest			520,346	520,346		520,346 18
19	Real Estate Taxes			76,068	76,068		76,068 19
20	Rent -- Facility and Grounds						20
21	Rent -- Equipment						21
22	Other (specify): See Statement 2			131,979	131,979		131,979 22
23	TOTAL Ownership			983,459	983,459		983,459 23
24	GRAND TOTAL (Sum of lines 16 and 23)	1,010,980	350,300	1,627,181	2,988,461		2,988,461 24

Facility Name: Eden Supportive Living

Report Period Beginning: 01/01/2009 Ending: 12/31/2009

V. STAFFING AND SALARY COSTS (Please report each line separately.)

Personnel	Number of FTE	Average Hourly Wage	
1 Registered Nurses	1	\$ 30.00	1
2 Licensed Practical Nurses			2
3 Certified Nurse Assistants	12	9.50	3
4 Activity Director & Assistants			4
5 Social Service Workers			5
6 Head Cook	1	20.00	6
7 Cook Helpers/Assistants	18	8.50	7
8 Dishwashers			8
9 Maintenance Workers	1	15.00	9
10 Housekeepers	3	11.00	10
11 Laundry			11
12 Managers	6	20.00	12
13 Other Administrative			13
14 Clerical			14
15 Marketing	1	16.00	15
16 Other			16
17 Total (lines 1 thru 16)	43	\$	17

VI. (A) STATEMENT OF COMPENSATION AND OTHER PAYMENTS TO OWNERS, RELATIVES AND MEMBERS OF THE BOARD OF DIRECTORS.

NAME and FUNCTION	Ownership Interest	Average Hours Per Work Week Devoted to this Business	Amount of Compensation for this Reporting Period
1 NO COMPENSATION PAID TO OWNERS IN 2009			\$ 1
2			2
3			3
4			4
5			5
Total			\$ 6

VI. (B) Management fees paid to unrelated parties

Amount of Fee	
1 NONE	\$ 1
2	2
Total	\$ 3

VII. RELATED ORGANIZATIONS

A. Enter below the names of all related organizations. Attach an additional schedule if necessary.

RELATED SLF's & HEALTH CARE BUSINESSES

Name	City	
1 Eden Fox Valley	2 N. Aurora, IL	

OTHER RELATED BUSINESS ENTITIES

Name	City	Type of Business
3	4	5

B. Does your facility receive services from a parent organization or home office; the costs for which were not included on page 3?

Name of related entity:

If yes, what is the value of those services? \$

YES ☐ NO ☒

C. Does page 3 include any costs derived from transactions (including rent) with related parties?

If so, please attach a separate schedule detailing the nature of those services, their costs as they appear on your books and the underlying cost to the related party (i.e., not including markup).

YES ☐ NO ☒

Facility Name: Eden Supportive Living

Report Period Beginning: 01/01/2009

Ending: 12/31/2009

VIII. OWNERSHIP COSTS

A. Purchase price of land 189,617 Year land was acquired 1999

B. Building Depreciation -- Including Fixed Equipment. Round all numbers to the nearest dollar.

*Total units on this schedule must agree with page 2.

1	2	3	4	5	6	7	8	9	10
Units*	Year Acquired	Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
1	84	2005	8,039,286	214,108	40	214,108		1,219,340	1
2									2
3									3
4									4
5									5
Improvement Type									
6	Cardio room mirrors	2008	1,850	264	7	264		320	6
7	Office building	2008	4,600	167	28	167		484	7
8	Hot water boiler	2009	11,636	69	7	69		69	8
9	Granite	2009	6,400	116	28	116		116	9
10									10
11									11
12									12
13									13
14									14
15									15
16									16
17	TOTAL (lines 1 thru 16)		8,063,772	214,724		214,724		1,220,329	17

C. Equipment Depreciation -- Including Transportation.

Type	1	2	3	4	5	6
	Cost	Current Book Depreciation	Straight Line Depreciation	Adjustments	Life in Years	Accumulated Depreciation
18 Movable Equipment	\$	206,174	\$ 37,857	\$	5-7	\$ 161,483
19 Vehicles	\$	16,567	2,485			2,485
20 TOTAL (lines 18 and 19)	\$	222,741	40,342	\$		163,968

D. Depreciable Non-Care Assets Included in General Ledger.

1	2	3	4
Description and Year Acquired	Cost	Current Book Depreciation	Accumulated Depreciation
21	\$	\$	21
22			22
23			23
24 TOTALS (lines 21, 22 and 23)	\$	\$	24

Facility Name: Eden Supportive Living

Report Period Beginning: 01/01/2009

Ending: 2/31/2009

IX. RENTAL COSTS N/A

A. Building and Fixed Equipment

1. Name of Party Holding Lease:

2. Does the facility also pay real estate taxes in addition to rental amount shown below on line 7, column 4? ☐ YES ☐ NO

	1	2	3	4	5	6
	Year Constructed	Number of Units	Date of Lease	Rental Amount	Total Yrs. of Lease	Total Years Renewal Option*
3 Original Building			/ /	\$		3
4 Additions			/ /			4
5			/ /			5
6			/ /			6
7 TOTAL			/ /	\$		7

8. Is movable equipment rental included in building rental? ☐ YES ☐ NO

9. Rental amount for movable equipment \$

10. If the facility rents any vehicles which are used for care-related purposes, please attach a schedule detailing the model year and make, the rental expense for this period and the use of the vehicle.

X. INTEREST EXPENSE

	1	2	3	4	5	6	7	8	9
	Name of Lender	Related** YES NO	Purpose of Loan	Date of Note	Amount of Note Original	Balance	Maturity Date	Interest Rate (4 Digits)	Reporting Period Int. Expense
A. Directly Facility Related									
1 Long-Term									
2 Oak Grove Capital		x	Rehab and SLF conversion	11/25/03	\$ 9,400,000	\$ 9,054,110	2/21/45	5.7200	\$ 520,346
3				/ /			/ /		
4 Working Capital				/ /			/ /		
5				/ /			/ /		
6				/ /			/ /		
7 TOTAL Facility Related					\$ 9,400,000	\$ 9,054,110			\$ 520,346
B. Non-Facility Related									
8				/ /			/ /		
9				/ /			/ /		
10 TOTALS (lines 7, 8 and 9)					\$ 9,400,000	\$ 9,054,110			\$ 520,346

* If there is an option to buy the building, please provide complete details on an attached schedule.

** If there is any overlap in ownership between the facility and the lender, this must be indicated in column 2.

Facility Name: Eden Supportive Living
 XI BALANCE SHEET - Unrestricted Operating Fund.

Report Period Beginning: 01/01/2009
 Ending: 12/31/2009

As of 12/31/2009 (last day of reporting year)

	1	Operating	2	After Consolidation*
A. Current Assets				
1 Cash on Hand and in Banks	\$	406,309	\$	406,309
2 Cash-Patient Deposits		162,345		162,345
3 Accounts & Short-Term Notes Receivable-Patients (less allowance \$52,900)		1,152,953		1,152,953
4 Supply Inventory (priced at)				
5 Short-Term Investments				
6 Prepaid Insurance		26,741		26,741
7 Other Prepaid Expenses				
8 Accounts Receivable (owners or related parties)				
9 Other(specify):				
TOTAL Current Assets (sum of lines 1 thru 9)	\$	1,748,348	\$	1,748,348
B. Long-Term Assets				
11 Long-Term Notes Receivable				
12 Long-Term Investments				
13 Land		189,617		189,617
14 Buildings, at Historical Cost		8,063,772		8,063,772
15 Leasehold Improvements, at Historical Cost				
16 Equipment, at Historical Cost		222,741		222,741
17 Accumulated Depreciation (book methods)		(1,384,297)		(1,384,297)
18 Deferred Charges		695,306		695,306
19 Organization & Pre-Operating Costs				
20 Accumulated Amortization -				
21 Organization & Pre-Operating Costs		319,955		319,955
22 Restricted Funds				
23 Other Long-Term Assets (specify):				
24 TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$	8,107,094	\$	8,107,094
TOTAL ASSETS (sum of lines 10 and 24)	\$	9,855,442	\$	9,855,442

*(See instructions.)

	1	Operating	2	After Consolidation*
C. Current Liabilities				
26 Accounts Payable	\$	48,364	\$	48,364
27 Officer's Accounts Payable				
28 Accounts Payable-Patient Deposits		111,855		111,855
29 Short-Term Notes Payable		75,926		75,926
30 Accrued Salaries Payable		26,286		26,286
31 Accrued Taxes Payable		79,100		79,100
32 Accrued Interest Payable				
33 Deferred Compensation				
34 Federal and State Income Taxes				
Other Current Liabilities(specify):				
35 Deferred revenue		7,407		7,407
36 TOTAL Current Liabilities (sum of lines 26 thru 36)	\$	348,938	\$	348,938
D. Long-Term Liabilities				
38 Long-Term Notes Payable				
39 Mortgage Payable		8,978,184		8,978,184
40 Bonds Payable				
41 Deferred Compensation				
Other Long-Term Liabilities(specify):				
42 Due to owners (from surplus cash)		636,158		636,158
43 Commercial security deposits		5,100		5,100
TOTAL Long-Term Liabilities (sum of lines 38 thru 43)	\$	9,619,442	\$	9,619,442
TOTAL LIABILITIES (sum of lines 37 and 44)	\$	9,968,380	\$	9,968,380
TOTAL EQUITY	\$	(112,938)	\$	(112,938)
TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$	9,855,442	\$	9,855,442

Facility Name: Eden Supportive Living

Report Period Beginning: 01/01/2009 Ending: 12/31/2009

XII. INCOME STATEMENT (attach any explanatory footnotes necessary to reconcile this Schedule to Schedule IV.)

1

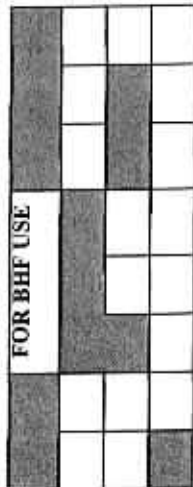
	Revenue	Amount
A. SLF Resident Care		
1 Gross SLF Resident Revenue	\$ 4,111,314	1
2 Discounts and Allowances		2
SUBTOTAL Resident Care		3
3 (line 1 minus line 2)	\$ 4,111,314	3
B. Other Operating Revenue		
4 Special Services	35,534	4
5 Other Health Care Services		5
6 Special Grants		6
7 Gift and Coffee Shop		7
8 Barber and Beauty Care		8
9 Non-Resident Meals		9
10 Laundry		10
SUBTOTAL OTHER OPERATING REVENUE		
11 (sum of lines 4 thru 10)	\$ 35,534	11
C. Non-Operating Revenue		
12 Contributions		12
13 Interest and Other Investment Income		16
SUBTOTAL Non-Operating Revenue		
14 (sum of lines 12 and 13)	\$ 16	14
D. Other Revenue (specify):		
15 Commercial rents		15
16	30,252	16
SUBTOTAL Other Revenue		
17 (sum of lines 15 and 16)	\$ 30,252	17
TOTAL REVENUE		
18 (sum of lines 3, 11, 14 and 17)	\$ 4,177,116	18

2

	Expenses	Amount
A. Operating Expenses		
19 General Services		981,018
20 Health Care/ Personal Care		347,177
21 General Administration		676,807
B. Capital Expense		
22 Ownership		983,459
C. Other Expenses		
23 Special Cost Centers		23
24 Non-Operating Expenses		24
25 Other (specify):		25
26		26
27		27
TOTAL EXPENSES		
28 (sum of lines 19 thru 27)	\$ 2,988,461	28
Income Before Income Taxes		
29 (line 18 minus line 28)	\$ 1,188,655	29
Income Taxes		
30	\$	30
NET INCOME OR LOSS FOR THE YEAR		
31 (line 29 minus line 30)	\$ 1,188,655	31

EXHIBIT G

(NEXT DUE AFTER APRIL 1, 2011)



LL2

Supportive Living Facility

2009

 STATE OF ILLINOIS
 DEPARTMENT OF HEALTHCARE & FAMILY SERVICES
 COST REPORT FOR
 SUPPORTIVE LIVING FACILITIES
 (FISCAL YEAR 2009)

IMPORTANT NOTICE

THIS AGENCY IS REQUESTING DISCLOSURE OF INFORMATION THAT IS NECESSARY TO ACCOMPLISH THE STATUTORY PURPOSE AS OUTLINED IN SECTION 146.265 OF THE 89 IL ADMIN CODE. DISCLOSURE OF THIS INFORMATION IS MANDATORY. FAILURE TO PROVIDE ANY INFORMATION ON OR BEFORE THE DUE DATE WILL RESULT IN CESSATION OF PROGRAM PAYMENTS.

I.

Facility Name: Eden Fox ValleyAddress: 311 S. Lincoln Way Ave. N. Aurora, IL 60542
Number City Zip CodeCounty: KaneTelephone Number: (630) 929-3333 Fax # 630 896-5894

Federal Employer ID Number: _____

Date Current Owners were Certified: 08/06/08

Type of Ownership:

<input type="checkbox"/> VOLUNTARY, NON-PROFIT	<input checked="" type="checkbox"/> PROPRIETARY	<input type="checkbox"/> GOVERNMENTAL
Charitable Corp.	Individual	State
Trust	Partnership	County
IRS Exemption Code _____	Corporation	Other
	"Sub-S" Corp.	
	Limited Liability Co.	
	Trust	
	Other	

In the event there are further questions about this report, please contact:

 Name: Paul Wieland Telephone Number: (630) 406-4490
 Email Address: paul@wielandcpas.com

II. CERTIFICATION BY AUTHORIZED FACILITY OFFICER

I have examined the contents of the accompanying report to the State of Illinois, for the period from 01/01/2009 to 12/31/2009 and certify to the best of my knowledge and belief that the said contents are true, accurate and complete statements in accordance with applicable instructions. Declaration of preparer (other than provider) is based on all information of which preparer has any knowledge.

Intentional misrepresentation or falsification of any information in this cost report may be punishable by fine and/or imprisonment.

(Signed)

Officer or
Administrator
of Provider(Type or Print Name) Michael J. Hamblet, Jr.

(Date)

(Title)

Managing Member

(Signed)

Paid
Preparer(Print Name
and Title) Paul Wieland
President

(Date)

(Firm Name
& Address)
Wieland & Company, Inc.
12 W. Wilson St., Suite 2A, Batavia, IL 60510

(Telephone)

(630) 406-4490 Fax (630) 406-4491

MAIL TO: BUREAU OF HEALTH FINANCE

IL DEPT OF HEALTHCARE AND FAMILY SERVICES

201 S. Grand Avenue East

Springfield, IL 62763-0001

Phone # (217) 782-1630

Facility Name Eden Fox ValleyReport Period Beginning: 01/01/2009 Ending: 12/31/2009

III. STATISTICAL DATA

A. Certified units; enter number of units and unit days

Date of change in certified units 150/ 150 /365

1	2	3	4
Units at Beginning of Report Period	Type of Apartment	Units at End of Report Period	Unit Days During Report Period
1	Single Unit Apartment		52,560
2	Double Unit Apartment		2,190
3	Other		
4	TOTALS		54,750

B. Census-For the entire report period.

1	2	3	4	5
Type of Unit	Resident Days by Unit and Primary Source of Payment			Total
	Medicaid Recipient	Private Pay	Other	
5 Single Unit	43,207	3,650		46,857
6 Double Unit				
7 Other				
8 TOTALS	43,207	3,650		46,857

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 85.58%D. Indicate the number of paid bed-hold days the SLF had during this year 392. Also, indicate the number of unpaid bed-hold days the SLF had during this year. 228 (Do not include bed-hold days in Section B.)E. Does page 3 include expenses for services or investments not directly related to SLF services?
YES ☐ NO ☒F. Does the BALANCE SHEET reflect any non-SLF assets?
YES ☐ NO ☒G. List all services provided by your facility for non-residents.
(E.g., day care, "meals on wheels", outpatient therapy)

H. ACCOUNTING BASIS

ACCURAL ☒ MODIFIED CASH* ☐ CASH* ☐I. Is your fiscal year identical to your tax year? ☒ YES ☐ NOTax Year: 12/31/09 Fiscal Year: 12/31/09

* All facilities other than governmental must report on the accrual basis.

J. Does the facility have any Illinois Housing Development Authority Loans outstanding? ☐ NO ☐ YES ☐ If yes, did the facility make all of the required payments of interest and principle? ☐ If no, explain. _____K. Does the facility have any loans from the Federal Home Loan Bank outstanding? ☐ NO ☐ YES ☐ If yes, did the facility make all of the required payments of interest and principle? ☐ If no, explain. _____L. Does the facility have any loans from the IL Dept of Commerce and Economic Opportunity outstanding? ☐ NO ☐ YES ☐ If yes, did the facility make all of the required payments of interest and principle? ☐ If no, explain. _____

STATE OF ILLINOIS

Facility Name: Eden Fox Valley

Report Period Beginning: 01/01/2009 Ending: 12/31/2009 Page 3

IV. COST CENTER EXPENSES (please round to the nearest dollar)

Operating Expenses		Costs Per General Ledger				Reclassifications and Adjustments 5	Adjusted Total 6	
		Salary/Wage 1	Supplies 2	Other 3	Total 4			
A. General Services								
1	Dietary and Food Purchase	225,943	216,277		442,220		442,220	1
2	Housekeeping, Laundry and Maintenance	153,215	14,080	89,263	256,558		256,558	2
3	Heat and Other Utilities			205,730	205,730		205,730	3
4	Other (specify):							4
5	TOTAL General Services	379,158	230,357	294,993	904,508		904,508	5
B. Health Care and Programs								
6	Health Care/ Personal Care	263,560	7,063		270,623		270,623	6
7	Activities and Social Services			15,408	15,408		15,408	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	263,560	7,063	15,408	286,031		286,031	9
C. General Administration								
10	Administrative and Clerical	314,583	8,309	48,709	371,601		371,601	10
11	Marketing Materials, Promotions and Advertising			31,658	31,658		31,658	11
12	Employee Benefits and Payroll Taxes			120,545	120,545		120,545	12
13	Insurance-Property, Liability and Malpractice			74,304	74,304		74,304	13
14	Other (specify):							14
15	TOTAL General Administration	314,583	8,309	275,216	598,108		598,108	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	957,301	245,729	585,617	1,788,647		1,788,647	16
Capital Expenses								
D. Ownership								
17	Depreciation			775,181	775,181		775,181	17
18	Interest			555,948	555,948		555,948	18
19	Real Estate Taxes			60,493	60,493		60,493	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify): Miscellaneous and amortization			1,817	1,817		1,817	22
23	TOTAL Ownership			1,393,439	1,393,439		1,393,439	23
24	GRAND TOTAL (Sum of lines 16 and 23)	957,301	245,729	1,979,056	3,182,086		3,182,086	24

Facility Name: Eden Fox Valley

Report Period Beginning: 01/01/2009 Ending: 12/31/2009

V. STAFFING AND SALARY COSTS (Please report each line separately.)

Personnel	Number of FTE	Average Hourly Wage
1 Registered Nurses	1	\$ 28.00
2 Licensed Practical Nurses	1	24.00
3 Certified Nurse Assistants	11	9.00
4 Activity Director & Assistants	1	15.00
5 Social Service Workers		5
6 Head Cook	1	18.26
7 Cook Helpers/Assistants	10	10.00
8 Dishwashers	1	8.50
9 Maintenance Workers	2	15.00
10 Housekeepers	3	9.00
11 Laundry	1	8.50
12 Managers	3	23.00
13 Other Administrative	5	10.00
14 Clerical		14
15 Marketing	1	17.00
16 Other		16
17 Total (lines 1 thru 16)	41	\$ 195.26

VL (A) STATEMENT OF COMPENSATION AND OTHER PAYMENTS TO OWNERS, RELATIVES AND MEMBERS OF THE BOARD OF DIRECTORS.

NAME and FUNCTION	Ownership Interest	Average Hours Per Work Week Devoted to this Business	Amount of Compensation for this Reporting Period
1 No compensation paid to owners in 2008			\$
2			2
3			3
4			4
5			5
Total			\$

VL (B) Management fees paid to unrelated parties

Amount of Fee
1 None
2
Total

VII. RELATED ORGANIZATIONS

A. Enter below the names of all related organizations. Attach an additional schedule if necessary.

RELATED SLF's & HEALTH CARE BUSINESSES

Name	City	Type of Business
Eden Independent Living	Chicago, IL	

OTHER RELATED BUSINESS ENTITIES

Name	City	Type of Business

B. Does your facility receive services from a parent organization or home office; the costs for which were not included on page 3?

If yes, what is the value of those services? \$

YES ☐ NO ☒

Name of related entity:

(Please attach a separate schedule itemizing those services.)

C. Does page 3 include any costs derived from transactions (including rent) with related parties?

If so, please attach a separate schedule detailing the nature of those services, their costs as they appear on your books and the underlying cost to the related party (i.e., not including markup).

YES ☐ NO ☒

Facility Name: Eden Fox Valley

Report Period Beginning: 01/01/2009

Ending: 12/31/2009

VILL OWNERSHIP COSTS

A. Purchase price of land 430,771 Year land was acquired 2006

B. Building Depreciation -- Including Fixed Equipment. Round all numbers to the nearest dollar.

*Total units on this schedule must agree with page 2.

1	2	3	4	5	6	7	8	9	10
Units*	FOR BHF USE ONLY	Year Acquired	Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation
1	150	2006	2007-2008	\$ 6,457,047	\$ 240,750	28	\$ 234,778	\$ (5,972)	\$ 328,824
2									2
3									3
4									4
5									5
Improvement Type									
6	Rehab and construction	2006	2007-2008	2,052,059	410,412	5	410,412		615,618
7	Rehab and construction	2006	2007-2008	411,673	58,828	7	58,828		88,221
8	Rehab and construction	2006	2007-2008	900,585	60,069	15	60,069		90,058
9	Rehab and construction	2009	2009	7,400	235	28	235		235
10									10
11									11
12									12
13									13
14									14
15									15
16									16
17	TOTAL (lines 1 thru 16)			\$ 9,828,764	\$ 770,294		\$ 764,322	\$ (5,972)	\$ 1,122,956

C. Equipment Depreciation -- Including Transportation.

Type	1	2	3	4	5	6	7	8	9	10
	Cost	Current Book Depreciation	Straight Line Depreciation	Adjustments	Life in Years	Accumulated Depreciation				
18 Movable Equipment	\$ 35,125	\$ 3,513	\$ 2,108	(1,405)		\$ 3,513				18
19 Vehicles	\$ 19,172	\$ 1,374	\$ 1,917	543		\$ 1,374				19
20 TOTAL (lines 18 and 19)	\$ 54,297	\$ 4,887	\$ 4,025	(862)		\$ 4,887				20

D. Depreciable Non-Care Assets Included in General Ledger.

1	2	3	4	5	6	7	8	9	10
Description and Year Acquired	Cost	Current Book Depreciation	Accumulated Depreciation						
21	\$	\$							21
22									22
23									23
24 TOTALS (lines 21, 22 and 23)	\$	\$	\$						24

Report Period Beginning: 01/01/2009

Ending: 2/31/2009

IX. RENTAL COSTS

N/A - NONE

A. Building and Fixed Equipment

1. Name of Party Holding Lease:

N/A

2. Does the facility also pay real estate taxes in addition to rental amount shown below on line 7, column 4? ☐ YES ☐ NO

	1	2	3	4	5	6
	Year Constructed	Number of Units	Date of Lease	Rental Amount	Total Yrs. of Lease	Total Years Renewal Option*
3	Original Building		/ /	\$		3
4	Additions		/ /			4
5			/ /			5
6			/ /			6
7	TOTAL			\$		7

8. Is movable equipment rental included in building rental? ☐ YES ☐ NO

9. Rental amount for movable equipment \$

10. If the facility rents any vehicles which are used for care-related purposes, please attach a schedule detailing the model year and make, the rental expense for this period and the use of the vehicle.

X. INTEREST EXPENSE

	1	2	3	4	5	6	7	8	9
	Name of Lender	Related** YES NO	Purpose of Loan	Date of Note	Amount of Note Original	Balance	Maturity Date	Interest Rate (4 Digits)	Reporting Period Int. Expense
A. Directly Facility Related									
Long-Term									
1	Lakeside Bank	x	Acquisition/construction/rehab	3/27/07	\$ 9,800,000	\$ 9,745,138	4/1/20	varies	\$ 555,948
2	Buena Plaza Apts	x	Acquisition/construction/rehab	01/01/09	797,759	797,759	demand	none	none
3	Michael J. Hamblet, Jr.	x	Acquisition/construction/rehab	01/01/09	588,472	588,472	demand	none	none
Working Capital									
4				/ /			/ /		
5				/ /			/ /		
6				/ /			/ /		
7	TOTAL Facility Related				\$ 11,186,231	\$ 11,131,369			\$ 555,948
B. Non-Facility Related									
8				/ /			/ /		
9				/ /			/ /		
10	TOTALS (lines 7, 8 and 9)				\$ 11,186,231	\$ 11,131,369			\$ 555,948

* If there is an option to buy the building, please provide complete details on an attached schedule.

** If there is any overlap in ownership between the facility and the lender, this must be indicated in column 2.

Report Period Beginning: 01/01/2009 Ending: 12/31/2009
 As of 12/31/2009 (last day of reporting year)

XI. BALANCE SHEET - Unrestricted Operating Fund.

	1	Operating	2	After Consolidation*
A. Current Assets				
1 Cash on Hand and in Banks	\$	520,193	\$	520,193
2 Cash-Patient Deposits		69,478		69,478
3 Accounts & Short-Term Notes Receivable-Patients (less allowance none)		1,130,097		1,130,097
4 Supply Inventory (priced at)				
5 Short-Term Investments				
6 Prepaid Insurance		49,616		49,616
7 Other Prepaid Expenses				
8 Accounts Receivable (owners or related parties)				
9 Other(specify):				
10 TOTAL Current Assets (sum of lines 1 thru 9)	\$	1,769,384	\$	1,769,384
B. Long-Term Assets				
11 Long-Term Notes Receivable				
12 Long-Term Investments				
13 Land		430,771		430,771
14 Buildings, at Historical Cost		9,828,764		9,828,764
15 Leasehold Improvements, at Historical Cost				
16 Equipment, at Historical Cost		54,297		54,297
17 Accumulated Depreciation (book methods)		(1,127,843)		(1,127,843)
18 Deferred Charges		47,272		47,272
19 Organization & Pre-Operating Costs				
20 Accumulated Amortization - Organization & Pre-Operating Costs				
21 Restricted Funds				
22 Other Long-Term Assets (specify):				
23 Other(specify):				
24 TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$	9,233,261	\$	9,233,261
25 TOTAL ASSETS (sum of lines 10 and 24)	\$	11,002,645	\$	11,002,645

*(See instructions.)

	1	Operating	2	After Consolidation*
C. Current Liabilities				
26 Accounts Payable	\$	32,229	\$	32,229
27 Officer's Accounts Payable				
28 Accounts Payable-Patient Deposits		68,867		68,867
29 Short-Term Notes Payable				
30 Accrued Salaries Payable				
31 Accrued Taxes Payable		83,000		83,000
32 Accrued Interest Payable				
33 Deferred Compensation				
34 Federal and State Income Taxes				
35 Other Current Liabilities(specify):				
36 TOTAL Current Liabilities (sum of lines 26 thru 36)	\$	184,096	\$	184,096
D. Long-Term Liabilities				
38 Long-Term Notes Payable		1,386,231		1,386,231
39 Mortgage Payable		9,745,138		9,745,138
40 Bonds Payable				
41 Deferred Compensation				
42 Other Long-Term Liabilities(specify):				
43 TOTAL Long-Term Liabilities (sum of lines 38 thru 43)	\$	11,131,369	\$	11,131,369
44 TOTAL LIABILITIES (sum of lines 37 and 44)	\$	11,315,465	\$	11,315,465
45 TOTAL EQUITY	\$	(312,820)	\$	(312,820)
46 TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$	11,002,645	\$	11,002,645
47				

Facility Name: Eden Fox Valley

Report Period Beginning: 01/01/2009

Ending:

12/31/2009

XII. INCOME STATEMENT (attach any explanatory footnotes necessary to reconcile this Schedule to Schedule IV.)

1

	Revenue	Amount
A. SLF Resident Care		
1 Gross SLF Resident Revenue	\$	3,733,396
2 Discounts and Allowances		
SUBTOTAL Resident Care		
3 (line 1 minus line 2)	\$	3,733,396
B. Other Operating Revenue		
4 Special Services		26,655
5 Other Health Care Services		
6 Special Grants		
7 Gift and Coffee Shop		
8 Barber and Beauty Care		
9 Non-Resident Meals		
10 Laundry		
SUBTOTAL OTHER OPERATING REVENUE		
11 (sum of lines 4 thru 10)	\$	26,655
C. Non-Operating Revenue		
12 Contributions		
13 Interest and Other Investment Income		3,758
SUBTOTAL Non-Operating Revenue		
14 (sum of lines 12 and 13)	\$	3,758
D. Other Revenue (specify):		
15 Commercial rent		12,011
16		
SUBTOTAL Other Revenue		
17 (sum of lines 15 and 16)	\$	12,011
TOTAL REVENUE		
18 (sum of lines 3, 11, 14 and 17)	\$	3,775,820

2

	Expenses	Amount
A. Operating Expenses		
19 General Services		904,508
20 Health Care/ Personal Care		286,031
21 General Administration		598,108
B. Capital Expense		
22 Ownership		1,393,439
C. Other Expenses		
23 Special Cost Centers		
24 Non-Operating Expenses		
25 Other (specify):		
26		
27		
TOTAL EXPENSES		
28 (sum of lines 19 thru 27)	\$	3,182,086
Income Before Income Taxes		
29 (line 18 minus line 28)	\$	593,734
Income Taxes		
30	\$	
NET INCOME OR LOSS FOR THE YEAR		
31 (line 29 minus line 30)	\$	593,734