

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
APRIL 13, 2011
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:31 p.m., Wednesday, April 13, 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, Ken Florey, Village Attorney

Approval of Minutes

The Plan Commission reviewed the minutes from the March 9, 2011 meeting. Commissioner Moore motioned to approve the minutes of March 9, 2011 as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-08-2011 – 149 E. Ogden (BP) – Design Review Overlay Permit, Special Use for Carryout and Exterior Appearance/Site Plan Review for a New Quick Serve Restaurant Facility.

Chairman Byrnes stated the public hearing would be scheduled for May 11, 2011.

Sign Permit Review

11 E. First Street – J Bees – One Wall Sign

Chairman Byrnes provided a brief explanation of the new sign approval process and indicated that he thought this sign looked good, but wanted to get some input from the Commissioners. Gil Algarin, applicant, provided a brief description of the proposal. General discussion ensued regarding the location and scale of other signs along First Street. Commissioner Stifflear asked what the maximum height could be. Mr. Gascoigne indicated twenty feet or the bottom of any second story window, whichever was less. Commissioner Kluchenek motioned for the approval of signage for 11 E. First Street – J Bees – One Wall Sign. Commissioner Nelson seconded. The motion passed unanimously.

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Public Hearings

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

Chairman Byrnes opened the public hearing, introduced the case and gave a brief summary as to why the case was back in front of the Commission. He indicated that there was not a real concern with the request, but that there was some miscommunication in terms of the language in the submittal. He explained that he clarified with staff, what he felt the Commission was looking for and what the concerns were so that they could be addressed appropriately in the draft ordinance. He proceeded to open the public hearing and ask if the applicant was present.

Doug Fuller, owner and applicant, introduced himself and summarized the request, elaborating on some of the areas that raised concerns previously.

General discussion ensued regarding the terms and conditions of the original temporary use approval.

Commissioner Stifflear expressed his support for the request and identified that he had voted for it previously. He summarized to the applicant, what he felt were some of the Commission's concerns previously. He then offered suggestions as to how the language could be structured.

Commissioner Crnovich agreed with Commissioner Stifflear's thoughts and also suggested some language changes.

Matt Klein, attorney for Ms. Feinstein, offered his thoughts on how the language could be structured.

Chairman Byrnes suggested that the text amendment language be changed to remove the restriction of personnel and offering that those issues would be better suited for the special use discussion on a case by case basis.

Chairman Byrnes asked for a motion on the text amendment.

Commissioner Nelson motioned to approve a text amendment to Section 6-106, to allow Real Estate Offices as a Special Use, in the O-1 District. Commissioner Brody seconded. The motion passed unanimously.

Chairman Byrnes then summarized how the language had been amended regarding the special use.

Discussion ensued regarding the special use request and how to enforce the personnel limitations.

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Mr. Klein expressed his clients concerns with the limitation of 10 personnel, stating that the original language was 10 agents and they would need additional allowances for support staff.

Discussion ensued regarding how to best address the total personnel allowances. The applicant indicated that they would need an allowance for 3 additional support staff.

Mr. Florey recommended that to avoid confusion regarding classification of the employees, they leave the language as is but change the number to allow 13 personnel as defined in the ordinance.

General discussion ensued regarding the different options for structuring the language in the ordinance. The Commission concurred with Attorney Florey's recommendation.

Commissioner Stifflear motioned for the approval of a Special Use Permit to allow a Real Estate Office, with a Maximum of 13 Personnel, at 22 N. Lincoln Street. Commissioner Nelson seconded. The motion passed unanimously.

Commissioner Crnovich requested clarification as to why this public hearing was not scheduled by the Plan Commission.

Mr. Florey indicated that this case was remanded back from the Village Board and that the requirements were different than those of a new public hearing.

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 introduced the case and summarized the request. He indicated that one of the decisions the Commission was going to need to make was whether this request should be treated as a new Planned Development. He opened the public hearing and asked the applicant to proceed.

Mike Hamblet, attorney and owner for Eden Supportive Living, introduced himself, provided a general description of Eden and the summarized this specific request and how it differed from their other facilities. He then explained differences in licensing, financing and classifications of general care facilities. He identified the original interest the agency had with accepting applications for residents with Autism or Asperger's Syndrome, but have since decided not to pursue that option.

Chairman Byrnes asked Mr. Hamblet to define the private pay concept.

Mr. Hamblet provided an explanation of the private pay system and explained the extensive level of financial and criminal background checks the agency undergoes when selecting its residents. In addition, he identified the considerable amount of licensing required for the facility to operate.

Commissioner Brody questioned if this model was the first of its kind for Eden.

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Mr. Hamblet indicated it was the first.

Commissioner Nelson asked the applicant to elaborate on the level of disability associated with the physical disabilities Eden was proposing to accept.

Mr. Hamblet indicated that a potential resident would be required to have two physical disabilities.

Commissioner Kluchenek questioned what would happen in the event that the applicant wanted to alter the licensing at some point in the future.

Mr. Florey indicated that the special use permit would mirror the application and requests being made by the applicant and that any deviation from that would require an amendment to the special use.

Commissioner Crnovich questioned if the applicant had applied for the appropriate licensing.

Mr. Hamblet confirmed they had.

Matt Murer, counsel for the applicant, introduced himself and provided a more in depth explanation on funding and licensing for agencies such as Eden.

Commissioner Crnovich clarified one additional point and asked if the two, newly proposed facilities in the South Shore and Champaign had started construction.

Mitch Hamblet indicated they hadn't broken ground yet, but they were close.

Commissioner Nelson questioned the changes proposed for the Washington Square facility.

Mr. Hamblet expressed concern that there were still some lingering concerns regarding a previous question and clarified that they would not be permitted to accept any form of mental illness. He then explained the improvements to the existing facility would be mainly internal including accessibility issues and redecorating, but that they would also be focusing on landscaping and other maintenance issues.

Commissioner Nelson confirmed that the proposal didn't include going up or out on any portion of the building.

Mr. Hamblet confirmed they would not. He then indicated how well the existing facility suited their needs as it existed.

Commissioner Brody confirmed the changes were mainly cosmetic.

Commissioner Moore asked for clarification on how a two-bedroom unit would be utilized.

Mr. Hamblet provided several scenarios in which this could happen.

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Commissioner Moore expressed some concern with the private pay requirement and how they would address the cost issue without any type of additional funding.

Mr. Hamblet cited examples of how residents are typically funded, but also explained that while uncommon due to the extensive financial checks, it is not impossible to exhaust funding and in these cases they try to relocate an individual to one of their facilities that accepts additional funding options.

Commissioner Brody asked how they would handle a situation where someone ran out of funds.

Mr. Hamblet indicated that their first option would be to relocate the individual to a different facility, but if that option was not available, eviction was possible.

Commissioner Crnovich questioned if Eden would have an age limit.

Mr. Hamblet indicated they would have a minimum age, but no maximum.

Commissioner Kluchenek asked how many beds were in the facility.

Mr. Hamblet indicated there were 71 units and 83 beds.

Commissioner Kluchenek questioned if there was a visitation policy and if the applicant had given any thought to the potential impact on the surrounding community.

Mr. Hamblet identified the potential population at the facility and the parking demand that would be required as well as confirming that visitors are not permitted over night.

General discussion ensued regarding the population distribution amongst the different facilities.

Commissioner Brody questioned if the business model being proposed for Hinsdale was unique to Eden.

Mr. Hamblet indicated that there are other agencies out there that can accept a similar population, but they feel they have a strong grasp of the physically disabled population and choose to focus on that.

Michael Hamblet clarified that there are several agencies out there that accept an elderly or aged population, but Eden is unique in that they are the first to also welcome a younger population as well.

Commissioner Stifflear expressed concern with the limited space at the Hinsdale location, compared to that of Aurora.

Mr. Hamblet indicated that when comparing the usable space at all three sites, they weren't too terribly different.

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Commissioner Moore addressed parking for staff members and where they would park.

Michael Hamblet indicated that the staff members would be parking on-site and that the current parking configuration would more than satisfy parking for all residents, staff and visitors.

Commissioner Kluchenek asked if the applicant had done a traffic study.

Carol Wroble indicated that the proposed use will have the exact same density as Washington Square and that there was no reason to believe that the traffic impact of the proposed use would be any different than that of Washington Square.

Chairman Byrnes confirmed that he couldn't recall a time when Washington Square experienced any parking problems and that he anticipated that the proposed use would be about the same.

Commissioner Stifflear asked the applicant to address why they should be afforded the same code flexibility as Washington Square, who he believed was given those flexibilities because they were a philanthropic use.

Mr. Hamblet felt that the whether or not the previous use was philanthropic, he believed Washington Square was afforded that density based on the proposed use and that it provided a public good, which they believe carries the same social merit as what they are proposing. He then indicated that another large factor was that this building is existing and they are not looking to start from the beginning.

Commissioner Stifflear confirmed with the Village Attorney that the request was for a new Planned Development.

Mr. Florey indicated that if the Plan Commission agreed with counsel, that the original PD had expired, they should consider this a new Planned Development.

Commissioner Stifflear felt that if they were to consider this a new Planned Development, they were bound by the code to mandate certain documents, which were not submitted, to offer a recommendation.

Chairman Byrnes asked to take public comment.

Commissioner Crnovich asked how many handicap spaces were being provided.

Mr. Hamblet indicated two if that's what was required.

Michael Hamblet then indicated that all feedback they had received in regards to the proposal had been positive. He stated that in talking with the lender's attorney and the time table afforded to them based on the current financial status of the property, a neighborhood meeting was just not possible.

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Chairman Byrnes welcomed public comment.

Mr. Adamec expressed concern regarding background checks and who would undergo them.

Mr. Hamblet indicated that anyone living or working at the facility would be subject to an extensive background check.

Mr. Adamec questioned if the applicant would be paying taxes.

Mr. Hamblet indicated they are a for-profit agency and would most definitely be paying taxes.

Mr. Adamec confirmed that there would be no structural changes to the exterior of the building.

Mr. Hamblet confirmed that there would be no structural changes to the existing building.

Chairman Byrnes asked for other questions.

Laurel Haarlow, resident, expressed her skepticism in helping distressed interests find potential relief in change of use and zoning variations. She expressed her relief to find out that the proposal is far different than that floating around the neighborhood, but still had concerns regarding the use and the parking situation.

Joyce Skoog, resident and Washington Square board member, indicated that the needs of the population they were trying to serve had changed. She stated that people now prefer to be in a campus-type facility that offers continual care, including independent, assisted and full service care. She responded to the parking concern indicating that the vehicles were being permitted to park there in exchange for the maintenance of the property which Washington Square no longer has the finances or staff to keep up with. She then stated that Eden Supportive Living would reuse an existing building to bring a needed service to the community and replace a use that is no longer viable.

Mr. Adamec expressed concern with the applicant maintaining the existing courtyard.

Mr. Hamblet indicated that they would be cleaning up the landscape and improving all open space areas on the site with additional landscaping.

Commissioner Crnovich asked if this would be considered a single building PD.

Mr. Florey confirmed it was not.

Commissioner Crnovich agreed that this would be a new PD and expressed concern with the change from supportive living to assisted living changing the scope of the application which needed to be submitted seven days prior to the meeting.

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Mr. Gascoigne confirmed that all information identifying their current proposal was submitted at least seven days prior. He then stated that his memo also addressed the proposed changes.

Commissioner Crnovich asked if the public notice was affected by this change.

Mr. Gascoigne indicated that the zoning code does not get that specific and only differentiates between a personal care facility and senior living.

Laurel Haarlow requested clarification regarding the three-tiered model that Ms. Skoog referred to.

Ms. Skoog indicated that the need Ms. Haarlow was referring to was for people over 65. She summarized the differences between the Washington Square model and the Eden model and stated they were entirely different in terms of who they were looking to serve. She indicated that the age group Washington Square was looking to attract are the ones that are now looking for continuum care allowing them to step up the level of care as they age without having to leave the facility.

Ms. Haarlow acknowledged Ms. Skoog's comments, but questioned what was going to happen to the aging population of Eden and if the community would be faced with a crisis if they all needed the next tier of service. She then asked how the applicant was going to address the need of a public amenity under the definition of a Planned Development.

Ms. Scudiero indicated that the ultimate objective is for the residents to return to the community. She stated that when that's not possible, they try to bring on additional services to meet the needs of the residents. When that's not possible they would look for other settings for them.

Commissioner Johnson expressed concern with the interchanging use of the terms supportive and assisted living.

General discussion ensued regarding the residents need for occupational or physical therapy, and its potential impact on parking.

Mr. Hamblet addressed Commissioner Johnson's concerns regarding the potential demand for extra parking.

Commissioner Johnson questioned the types of physical disabilities the residents would have.

Mr. Hamblet provided several examples.

Commissioner Johnson questioned how they would address those with declining health issues such as Huntington's, MS or Parkinson's.

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Mr. Hamblet indicated Eden would know these conditions from the beginning and the resident would be aware of the potential implications. He stated that there are times where the nurse determines that the individual is not appropriate for this level of care and they are forced to tell them that can't be accepted.

Commissioner Crnovich asked if there was any issue with the building being R-5 and the parking lot being O-1.

Mr. Gascoigne indicated that the parking lot is accessory to the primary use and would be permitted.

Commissioner Crnovich asked if the proposal required Site Plan or Exterior Appearance Review.

Mr. Gascoigne indicated they were not changing anything and that they could use the existing plat of survey as a site plan. He stated that the Commission could request an application if they so desired, but nothing on the site was changing.

Chairman Byrnes closed the public hearing and offered some thoughts regarding the proposal. He stated it was semantics and the applicant had covered both options, but based on everything he had heard, this should be treated as a new Planned Development. He indicated that this was a different animal in that even though it is being considered a new Planned Development, they were dealing with existing structures and conditions.

Mr. Florey clarified that there were two special use permits being considered. One for a personal care facility and one for the Planned Development.

Commissioner Johnson asked if one could be considered without the other.

Mr. Florey recommended handling them together.

Chairman Byrnes asked for thoughts on the Planned Development.

Commissioner Johnson indicated that she did not feel that they had sufficient information to consider this a complete PD application.

Commissioner Stifflear and Commissioner Crnovich agreed.

Commissioner Stifflear indicated he was sympathetic to the situation however they still needed to adhere to the process.

Commissioner Nelson stated that he was on the other side and that provided there not changing anything on the outside of the building other than landscaping, he didn't see any great risk.

Commissioner Moore stated that she agreed with Commissioner Nelson, but would have more comfort if they went to the ZPS and Board with a striping plan for the parking lot and

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a landscape plan. She felt that they had a good idea as to what was going on here since the buildings were not changing.

Commissioner Stifflear agreed, but stated that his concern was not from a use stand point, but a procedural standpoint.

Commissioner Kluchenek indicated that for the purpose of guidance, it was important for Commissioner Stifflear to articulate what, besides a site plan, should be provided.

Mr. Florey provided examples of typical documents and encouraged the Commission to engage in discussions to provide the applicant with the necessary items to provide.

Commissioner Crnovich identified a traffic study, landscaping plan and parking lot striping plan and indicated she would like to see a list of waivers.

Commissioner Nelson indicated that all the waivers would be those already approved.

Chairman Byrnes stated that even though the structure wasn't changing, there were a few waivers required that were unique to a senior living facility and would not be to Eden.

Commissioner Stifflear addressed the issue of open space contribution.

Commissioner Kluchenek acknowledged Commissioner Stifflear's comments but indicated that this is a little different because it's an existing structure. He then identified the generation of property tax as another benefit.

Chairman Byrnes offered that the overall benefit is the reuse of an existing facility that has sat vacant and continues to be vandalized. He acknowledged that there was a public concern that this facility could be torn down, making way for something bigger and more dense. And while it would be great to get additional open space, it may not be as applicable here.

Commissioner Brody acknowledged Commissioner Stifflear's concerns and indicated he was torn because he continues to fall back on the fact that the Commission knew this was an existing building.

Commissioner Stifflear indicated he could get behind this concept if the Village got some benefits. He stated that he felt there was potential to decrease the density of the project and provide additional open space, thereby reducing the parking problem.

Commissioner Brody stated that he didn't feel the parking was an issue.

Commissioner Kluchenek stated that he generally agreed with Commissioner Brody and was generally comfortable with the request, but would have like to hear a little bit more about the impact of the proposal with the change of use.

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Commissioner Johnson indicated that she didn't feel this was a matter of supporting the reuse, but rather being sure the process was followed for the purpose of future Planned Development requests. She felt that another 30 days, with some direction would be appropriate.

Commissioner Crnovich thought it would be helpful for the applicant to reach out to the neighbors.

Commissioner Johnson agreed and cited specific examples of where applicants had done this and had been successful.

Chairman Byrnes indicated that a landscape plan was something that he felt the applicant could provide, but did not believe that requiring a traffic study would provide any benefit. He stated that while he wasn't aware of any huge outcry, contacting some of the neighbors may not be a bad idea. He confirmed that Washington Square also paid property taxes and indicated that he wasn't sure what to do on the open space contribution since there is really nothing more to give.

Commissioner Moore questioned what type of community involvement Eden had at their other facilities.

Ms. Scudiero cited several examples of community involvement including their residents going to the Ronald McDonald House to prepare lunches for the families, having haunted houses for the community and providing use of their facility for voting amongst others.

Michael Hamblet clarified a prior point, stating that close to 40% of their residents do use wheelchairs.

Chairman Byrnes recognized the number of Commissioners that referenced adherence to the code and asked the Commissioners what additional information they would need.

Commissioner Crnovich requested a revised striping plan for the parking lot showing how many spaces could be provided.

Commissioner Stifflear requested that the applications reflect the removal of Autism and Asperger's Syndrome and inclusion of the 100% pay model.

Chairman Byrnes confirmed that all of that would be spelled out in the license.

Commissioner Stifflear indicated that he would like to see it in the PD.

Chairman Byrnes indicated that the PD would require the appropriate licensing and the license would reflect these conditions.

Commissioner Stifflear indicated that he wanted to have their regulatory body encapsulate that.

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Chairman Byrnes confirmed with Attorney Florey that all these things will be documented in the ordinance.

Commissioner Stifflear suggested they require elevations of the buildings.

General discussion ensued regarding the elevations and Chairman Byrnes indicated that elevations seemed like a lot of needless work and expense for something that was already there.

Discussion ensued as to what historical documents exist and are available to include as part of the packet. The applicant confirmed that they only had elevations of the atrium addition. Discussions continued regarding the information that should be required.

Commissioner Moore stated that it was not her point to require the applicant to go through more expense for elevations but that she was surprised that the elevations didn't exist somewhere.

Commissioner Kluchenek confirmed that it is part of establishing a record.

Mr. Gascoigne apologized and indicated that he could not speak for the archiving and record keeping over the last 35 years. He explained the difficulties involved in finding what they had in their packets, but indicated he would continue to look.

Discussion ensued regarding what information was available to make the application more complete.

Chairman Byrnes asked Attorney Florey his thoughts on the legal strength of a PD case with this level of information.

Mr. Florey indicated this was not a round peg in a round hole project, so the Plan Commission had a lot of discretion as to whether the information in front of them was enough or whether to require additional information. He suggested that regardless of whether they decide to send the application on tonight or not, the applicant should provide a site plan application moving forward.

Discussion ensued amongst the commissioners as to the need to be consistent with the process.

Commissioner Stifflear noted the difficulty they were having with obtaining information, so they should get it all now.

Commissioner Nelson stated that he still felt they had enough to send it on. He indicated they have an existing facility that's falling apart, the opportunity to serve a portion of the community that's underserved, in a facility that's not changing the footprint.

Commissioner Brody agreed.

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Commissioner's Johnson and Crnovich disagreed. Commissioner Johnson indicated that 30 days wasn't a lot to ask.

Commissioner Brody questioned what they would like to see and how much hardship they wanted to impose on the applicant.

Commissioner Nelson indicated if that was the case, then they needed to be very specific as to what they wanted and then they were done. He indicated what he didn't want to see was the commission imposing additional requirements after the applicant was given direction.

Commissioner Johnson indicated they she felt they did have a burden of being specific.

Commissioner Kluchenek indicated he was inclined to believe they had enough information in front of them and the key was what went in the conditions however he would rather not see a 4-3 outcome if all it took was 30 days to get everyone on board.

Chairman Byrnes confirmed Commissioner Kluchenek's point and asked the Commissioners to indicate what they needed for next month.

The Commissioners indicated a landscape plan, a plan showing the parking lot configuration and elevations.

Discussion ensued regarding what the applicant should provide for elevations.

Chairman Byrnes confirmed they had come up with a landscape plan, a plan showing the parking lot configuration and elevations.

Mr. Gascoigne confirmed the Commission wanted a site plan application.

General discussion ensued regarding what details should be provided.

Commissioner Kluchenek asked if photographs would suffice.

Mr. Florey indicated that was the Commission's discretion.

Commissioner Kluchenek indicated that given the standards for exterior appearance and the fact that the building is existing, bare minimum for the record was ok.

Commissioner Moore confirmed that she was fine with pictures of all four sides of the building serving as the public record.

Chairman Byrnes confirmed.

The Commissioners concurred.

Commissioner Nelson agreed and indicated that if they had pictures of the building, along with the elevation of the tower, they could put everything into reference.

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Commissioner Johnson asked Attorney Florey if doing this set a precedence for any other development in town.

Mr. Florey indicated it would not and that each PD stood on its own. He indicated the process should be the same, but once you got into the process, each PD stood on its own.

Chairman Byrnes confirmed that so far he had the parking lot plan, elevations and site plan application with photographs.

Commissioner Brody requested the elevation of the tower.

Commissioner Moore indicated that in terms of the parking plan, she was looking for the applicant to better identify where the parking spots are.

Discussion ensued regarding the parking lot and whether to provide a larger buffer or the additional spots.

Mr. Gascoigne indicated the Commission would need to give direction as to whether they wanted to maximize parking or wanted additional buffer because increasing one would inevitably cause the need for a waiver on the other.

Commissioner Nelson pointed out that the Aurora facility utilized less spots than what the Hinsdale location currently has, and the population of the Aurora facility was better than double that of the proposed Hinsdale location, therefore he felt providing the buffer made the most sense.

Mr. Gascoigne clarified that the application did not need to be changed because the changes Mr. Stifflear was referring to were not specifically mentioned.

The Commission concurred and confirmed those conditions would be in the Special Use permit.

Mr. Florey confirmed.

Chairman Byrnes requested that the conditions regarding Autism and Asperger's Syndrome and the age restrictions, be included in the draft ordinance.

General discussion ensued regarding what the license covered and what should be in the draft ordinance.

Commissioner Nelson motioned to continue the public hearing to May 11th. Commissioner Brody seconded. The motion passed unanimously.

Adjournment

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Commissioner Nelson moved to adjourn. Commissioner Brody seconded and the meeting adjourned at 10:15 p.m. on April 13, 2011.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

RE: Case A-33-2010 - Applicant: Doug Fuller – Request: Text Amendment to Section 6-106, to allow Real Estate Offices in the O-1 District as Special Uses.

DATE OF PLAN COMMISSION REVIEW: April 13, 2011

DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 25, 2011

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Doug Fuller, submitted an application to Article VI (Office Districts), Section 6-106 (Special Uses), to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses.
2. The Plan Commission heard testimony from applicant regarding the proposed text amendment at the Plan Commission meeting of April 13, 2011.
3. The Commission recommended the removal of the restriction for 10 agents from this portion of the request finding this more appropriate to be discussed as part of the Special Use process.
4. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

II. RECOMMENDATIONS

The Village of Hinsdale Plan Commission, by a vote of eight (8) "Ayes", zero (0) "Nays" and one (1) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2011.

HINSDALE PLAN COMMISSION

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

DATE OF PLAN COMMISSION REVIEW: April 13, 2011

DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 25, 2011

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The applicant, Doug Fuller, has submitted an application for a Special Use to allow a real estate office, with a maximum of 10 agents, at 22 N. Lincoln Street.
2. The property is located within the O-1, Specialty Office District and improved with a 2-story home used for office.
3. The Plan Commission heard testimony from the applicant regarding the proposed request at the Plan Commission meeting of April 13, 2011.
4. The applicant expressed concern with the new language in the ordinance stating "personnel" rather than "agents" indicating the need for additional allowances for their staff.
5. The Plan Commission recommended leaving the language as written, but increasing the permitted number to 13, instead of 10 to accommodate support staff.
6. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit.

II. RECOMMENDATION


The Village of Hinsdale Plan Commission, by a vote of eight (8) "Ayes," 0 "Nay," and one (1) "Absent" recommends that the President and Board of Trustees approve the Application for a special use permit to allow a real estate office, with a maximum of 13 personnel, at 22 N. Lincoln Street.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2011.

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: May 11, 2011
Re: Scheduling Public Hearing for Case A-11-2011
Applicant: Village of Hinsdale
Request: Text Amendment to Article III (Single-Family Residential Districts), Section 3-110 (Bulk, Space and Yard Requirements) of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.

The Applicant, the Village of Hinsdale, has submitted an application to amend Sections 3-110 of the Zoning Code, as it relates to the elimination of the maximum Floor Area Ratio for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission. In addition, the proposal includes changes to Title 2 of the Village Municipal Code to designate a Commission to implement the review process and establish standards and guidelines.

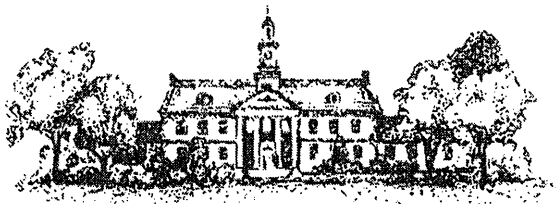
It should be noted that if the ZPS and Village Board choose to refer this matter on for further consideration, amendments and changes to the Villages' Municipal Code are considered and voted on only by the ZPS and Village Board. Therefore, if this item is referred to the Plan Commission, the Commission should only discuss the appropriateness of including the additional language into Section 3-110 of the Zoning Code, before referring any recommendation on to the ZPS and Village Board where the appropriateness of the language change to Title 2 and Chapter 15 of the Municipal Code can then be addressed, along with the Plan Commission's recommendation of the text amendment to the Zoning Code for final consideration.

On May 3, 2011, the Village Board of Trustees moved, unanimously, to recommend the aforementioned request be scheduled for a public hearing at the next regularly scheduled Plan Commission meeting.

It is requested that the public hearing be scheduled for June 8, 2011.

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village of Hinsdale

Address: 19 E. Chicago Ave.

City/Zip: Hinsdale, Il. 60521

Phone/Fax: (630) 789-7030 / _____

E-Mail: _____

Owner

Name: N/A

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

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

Name: _____

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) Robert McGinnis, Director of Community Development/Building Commissioner
- 2) Sean Gascoigne, Village Planner
- 3) David Cook, Village Manager

II. SITE INFORMATION

Address of subject property: N/A

Property identification number (P.I.N. or tax number): ____ - ____ - ____ - ____

Brief description of proposed project: Text amendment to Article III, Section 3-110 of the Hinsdale Zoning Code, as it relates to the elimination of the floor area ratio requirement for new single family residences that receive design review approval from the Design Review Commission.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A South: N/A

East: N/A West: N/A

Proposed zoning and land use: N/A

Existing square footage of property: N/A square feet

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: Elimination of FAR for new homes receiving design review approval.

☐ Planned Development 11-603E


☐ Development in the B-2 Central Business District Questionnaire

☐ Major Adjustment to Final Plan Development

TABLE OF COMPLIANCE

Address of subject property: N/A

The following table is based on the N/A Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	<div style="border: 1px solid black; padding: 10px; text-align: center;"> Text Amendment: Not Applicable </div>	
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

* 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 21st day of April, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

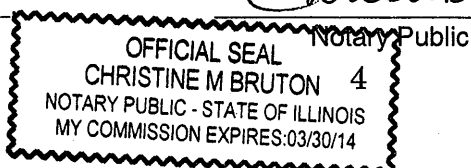
Signature of applicant or authorized agent

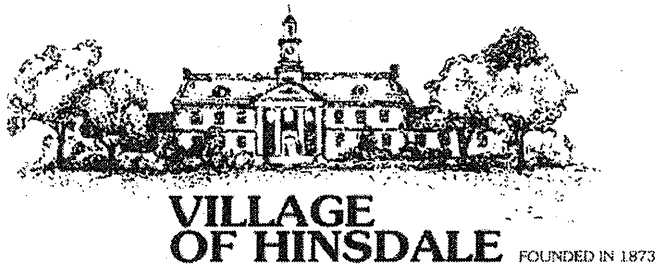
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 21st day of
April, 2011







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: Text amendment to Article III, Section 3-110 of the Hinsdale Zoning Code, as it relates to the elimination of the floor area ratio requirement for new single family residences that receive design review approval from the Design Review Commission.

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 text amendment has been recommended by the Design Review Commission to be the most appropriate course of encouragement for residents to obtain design review approval for new single-family homes.

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

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. Through discussion, the Design Review Commission determined that eliminating the requirement for FAR does little, if anything to impact the exterior aesthetics of a single-family home, given the application of existing bulk requirements for setbacks, height and elevation. For this reason, the value of properties should not be affected at all.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare. N/A
-
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment. As stated previously, the Design Review Commission felt that eliminating the FAR requirement was an appropriate incentive for single-family homes to go through design review approval based on the fact that it does nothing to affect the exterior appearance of a home. Therefore, the use of adjacent properties would not be affected at all by this text amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment. The value of adjacent properties should not be affected for the same reasons stated in question 6.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment. N/A
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification. N/A
-
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. N/A

-
-
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.

N/A

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. N/A
-
-

13. The community need for the proposed amendment and for the uses and development it would allow. The 2025 Plan identified the desire of the residents to impose some type of residential design review. This interest prompted the creation of the Design Review Commission. After several meetings and deliberations on how to proceed with the process, it was determined that the appropriate course of action was to make the process voluntary and provide an incentive for residents to go through the process. The result was the proposed text amendment.

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
-
-

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner



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

Date: May 11, 2011

Re: Public Hearing for Case A-05-2011

Applicant: Eden Supportive Living

Request: Major Adjustment/Reinstatement of a Planned Development, Special Use Permit to allow a Personal Care Facility at 10 N. Washington and Exterior Appearance/Site Plan Review Approval

On April 13th, as part of discussions regarding the public hearing for Eden Supportive Living, the Commission agreed that the appropriate course of action would be to consider this current request a new Planned Development. As a result, several comments and concerns were discussed regarding the standards of the Planned Development process and what, if anything, the applicant should be required to provide to satisfy these standards. In addition to the information already provided, it was requested that the applicant provide the following information, which the Commission agreed would satisfy the standards for the requested application:

- Landscape Plan
- Parking lot striping plan
- Elevations (while the Commission agreed that photos of the building would suffice, staff was able to locate reasonable elevations)
- Site Plan/Exterior Appearance Application, and;
- Draft ordinance

As such the applicant has provided the requested information and is reappearing before the Commission for approval of the above requested proposal.

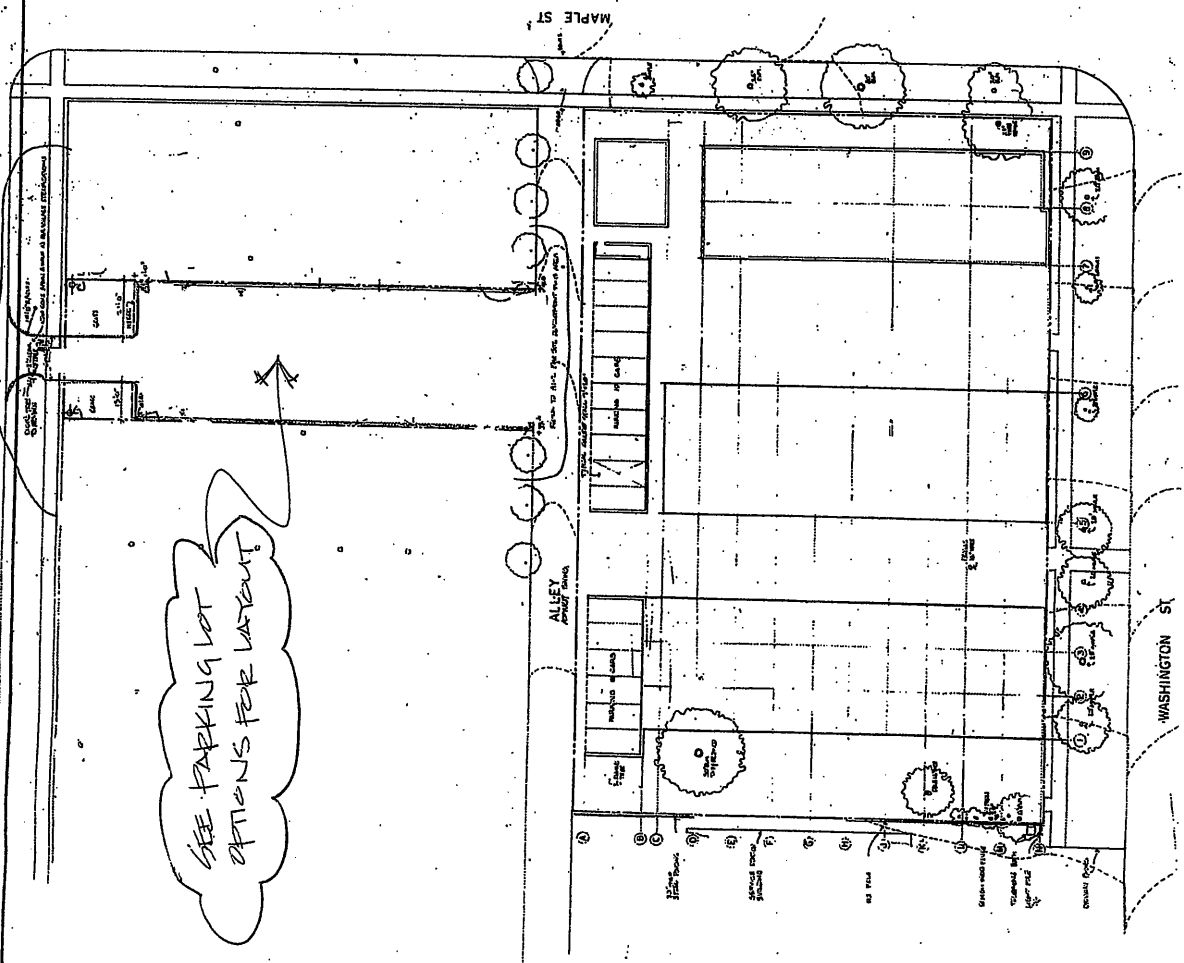
Cc: President Cauley and the Village Board of Trustees
David Cook

ESTIMATED QUANTITIES

- 1) 1" ROUNDED GRAVEL - 7550 SFT
- 2) 4" CRUSHED GRAVEL - 2101 C.Y.
- 3) 4" CRUSHED GRAVEL - 490 YD
- 4) 4" CRUSHED GRAVEL - 490 YD

* QUANTITY MAY VARY PER FIELD CONDITIONS

SEE PARKING LOT
OPTIONS FOR VARIANT



LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

DATE: 10/1/10

LINCOLN AVE.

ALL DIMENSIONS NEED TO BE VERIFIED IN FIELD
BEFORE CONSTRUCTION STARTS

TOTAL LOT AREA - 8,269 S.F.
VEHICULAR USAGE AREA - 7,991 S.F.
LANDSCAPED AREA - 288 S.F.

17 PARKING STALLS
1 HANDICAP PARKING STALLS
18 TOTAL PARKING STALLS

NORTH
1

EXISTING PARKING

Scale: 1/16" = 1' (11x17)

PROVIDE STATE OF
ILLINOIS COMPLIANT
HANDICAP PARKING SIGNAGE

PUBLIC ALLEY

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PROPOSED PARKING FOR EDEN ASSISTED LIVING

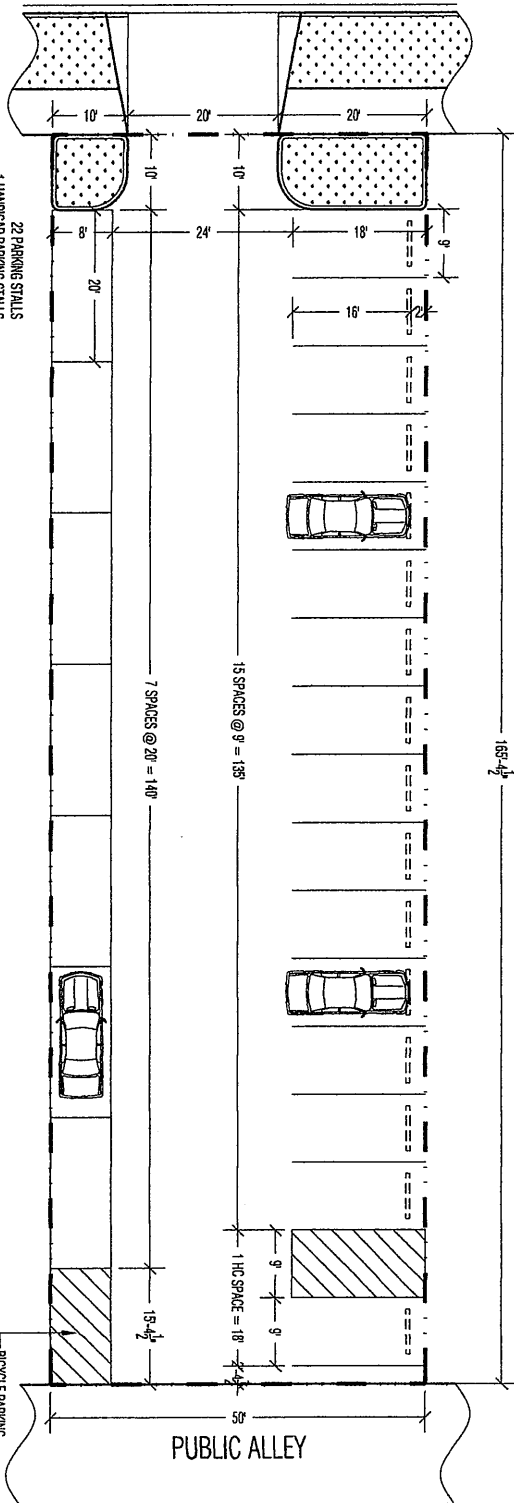
10 N. WASHINGTON
HINSDALE, ILLINOIS

PROPOSED PARKING
PLAN
EXISTING
CONDITIONS

A1.0

ABSOLUTE
ARCHITECTURE PC
914 GREEN BAY RD. SUITE 202
WILMINGTON, ILLINOIS 60093
PH: 312.263.7345
FAX: 312.263.7346

— LINCOLN AVE. —



22 PARKING STALLS
1 HANDICAP PARKING STALLS
23 TOTAL PARKING STALLS
5 BICYCLE STALLS

TOTAL LOT AREA - 8,269 S.F.
VEHICULAR USAGE AREA - 7,981 S.F.
LANDSCAPED AREA - 288 S.F.

ALL DIMENSIONS NEED TO BE VERIFIED IN FIELD
BEFORE CONSTRUCTION STARTS

NORTH
1

1

PROPOSED PARKING

Scale: 1/16" = 1' (11x17)

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FAX: 815.263.1346

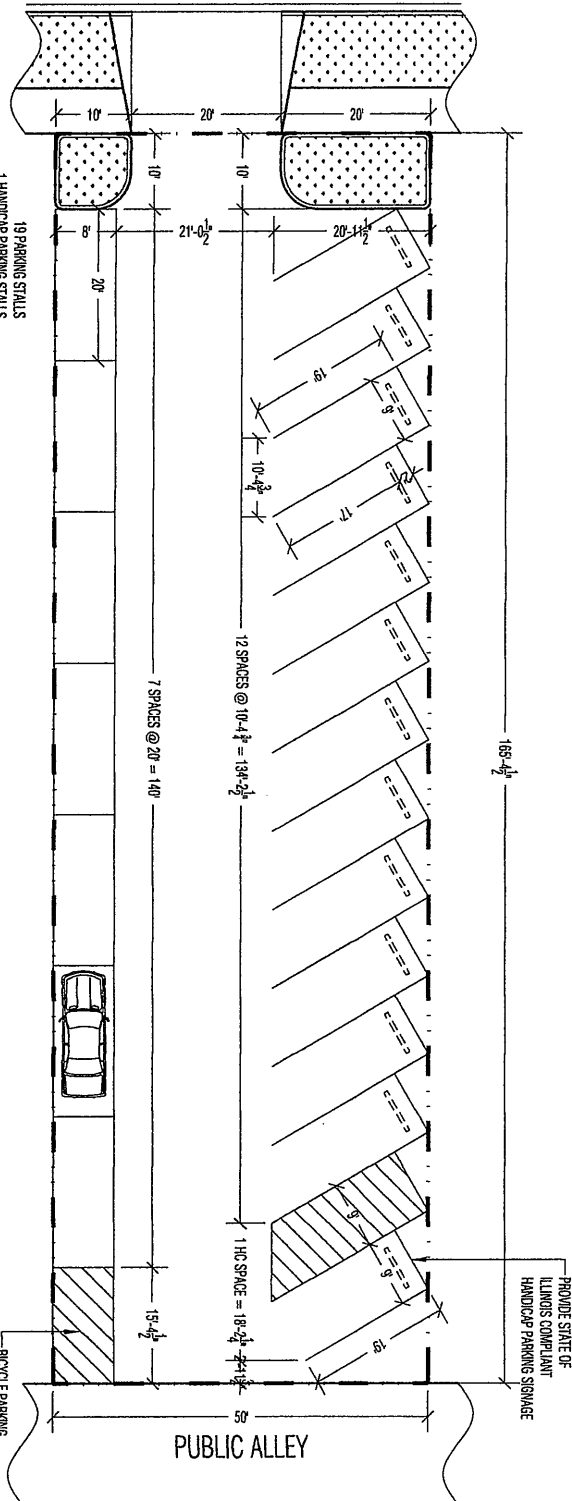
PROPOSED PARKING FOR EDEN ASSISTED LIVING

10 N. WASHINGTON
HINSDALE, ILLINOIS

PROPOSED PARKING
PLAN
90 DEG. PARKING
AND PARALLEL

A1.0

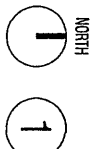
LINCOLN AVE.



ALL DIMENSIONS NEED TO BE VERIFIED IN FIELD BEFORE CONSTRUCTION STARTS

TOTAL LOT AREA - 8,289 S.F.
VEHICULAR USAGE AREA - 7,991 S.F.
LANDSCAPED AREA - 298 S.F.

19 PARKING STALLS
1 HANDICAP PARKING STALLS
20 TOTAL PARKING STALLS
3 BICYCLE STALLS



PROPOSED PARKING

Scale: 1/8" = 1' (11x17)

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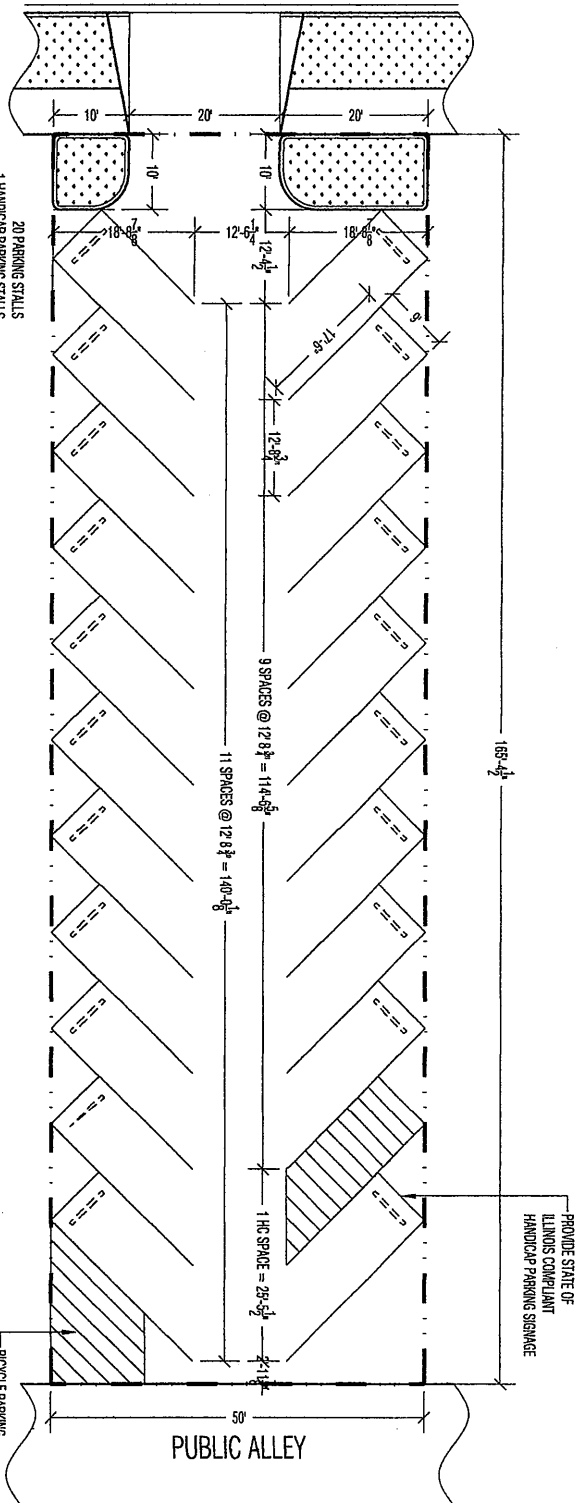
PROPOSED PARKING FOR EDEN ASSISTED LIVING

10 N. WASHINGTON
HINSDALE, ILLINOIS

PROPOSED PARKING
PLAN
60 DEG. PARKING
AND PARALLEL

A1.0

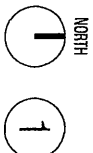
LINCOLN AVE.



20 PARKING STALLS
1 HANDICAP PARKING STALLS
21 TOTAL PARKING STALLS
5 BICYCLE STALLS

TOTAL LOT AREA - 8,269 S.F.
VEHICULAR USAGE AREA - 7,981 S.F.
LANDSCAPED AREA - 288 S.F.

ALL DIMENSIONS NEED TO BE VERIFIED IN FIELD
BEFORE CONSTRUCTION STARTS



PROPOSED PARKING

Scale: 1/16" = 1' (11x17)

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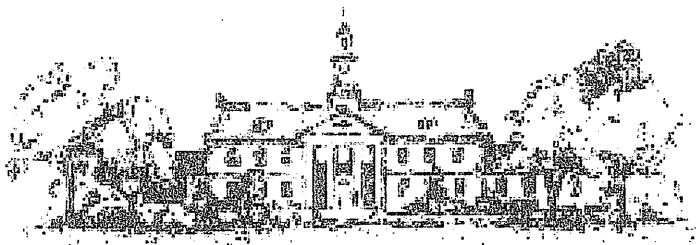
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FAX: 312.263.7346

PROPOSED PARKING
PLAN
45 DEG PARKING

A1.0



VILLAGE
OF HINSDALE

COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 10 N. Washington St. Hinsdale, IL 60521

REVIEW CRITERIA

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

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

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

1. **Open spaces.** The quality of the open space between buildings and in setback spaces between street and facades. Open space between buildings will remain the same. No adjustment/change to current set backs or space between buildings or the street and facades
2. **Materials.** The quality of materials and their relationship to those in existing adjacent structures. Not Applicable. Structures and their relationship to adjacent structures will remain the same
3. **General design.** The quality of the design in general and its relationship to the overall character of neighborhood. Not Applicable. Structures and design of current structures are not changing
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. All recreation, pedestrian access, auto access, Servicing of the property and traffic patterns will remain unchanged. Please see attached landscape plan for trees and shrub maximization and parking plan for proposed re stripping
5. **Height.** The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. Not applicable. No structural change to existing buildings or structures.

6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. Not Applicable. Relationship of the width to the height of the front elevation is not changing.
-
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. Not Applicable. The relationship of the width to the height of the windows is not changing.
-
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. Not Applicable. The relationship of solids to voids in the front facade are not changing.
-
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. Not Applicable. The relationship between the current structures and existing open space and adjoining buildings are unchanging.
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. Not Applicable. The relationship of entrances and other projection to the sidewalk will remain "as is" and will not change
-
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. Not Applicable. The facade will not be changing.
-
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. Not Applicable. No changes will be made to the roof.
-
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. Not Applicable. There are no changes to the facade. No new fences, walls or masses will be erected.
-
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. Not Applicable. The current structures will not change and the exterior relationship to open spaces, windows, door openings, porches and balconies will not be changed.
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. Not Applicable. The directional expression of the front elevation is not changing
-

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.

All existing structure will remain in current condition. No exterior work will be done to facade or foundation.

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. Please see waivers in attached supplemental material.

2. The proposed site plan interferes with easements and rights-of-way. The proposed site plan does not interfere with easements or right-of-ways. All easements and right-of-ways will remain as they currently exist.

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 site plan will not destroy, damage, modify or interfere with the topography or physical features of the site in a negative fashion. Eden intends to replace unhealthy shrubs/plants around the parameter of the existing buildings which will increase enjoyment of the site. Please see landscape plan.

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

The proposed site plan includes new shrubs/plants and year round maintenance of the property grounds by Eden.

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.

No changes to traffic flow, public right away, sidewalks or vehicular circulation paths on or off the site are proposed.

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

The site will provide adequate shielding from or for nearby uses through the maintenance of the grounds through year round landscaping. Please see landscape plan

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. New landscaping is proposed. Please see attached landscape plan.

-
-
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. _____

No additional structure are proposed. All opens space will remain as it exists. Eden will take ownership of the grounds and maintain the property grounds year round.

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. All structures will remain as they exist. Current drainage and erosion systems will remain and be unaltered.

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. _____

Proposed development will not increase the required services already in place or place undue burden on the Village of Hinsdale.

11. The proposed site plan does not provide for required public uses designated on the Official Map. _____ The proposed development will not alter the existing designation of public use on the Official Map.

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

The proposed site plan does not include any changes to the current structures, right-a-ways, pedestrian traffic, vehicle circulation or adversely affect public health. The site plan will increase aesthetic value and enjoyment through landscaping.

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 April, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Paul Webering
Name of applicant or authorized agent

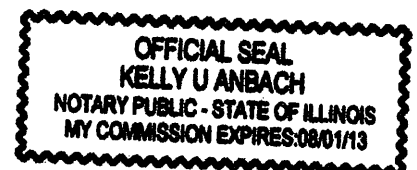
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 14 day of
April, 2011.

Valley H. Carter
Notary Public

4



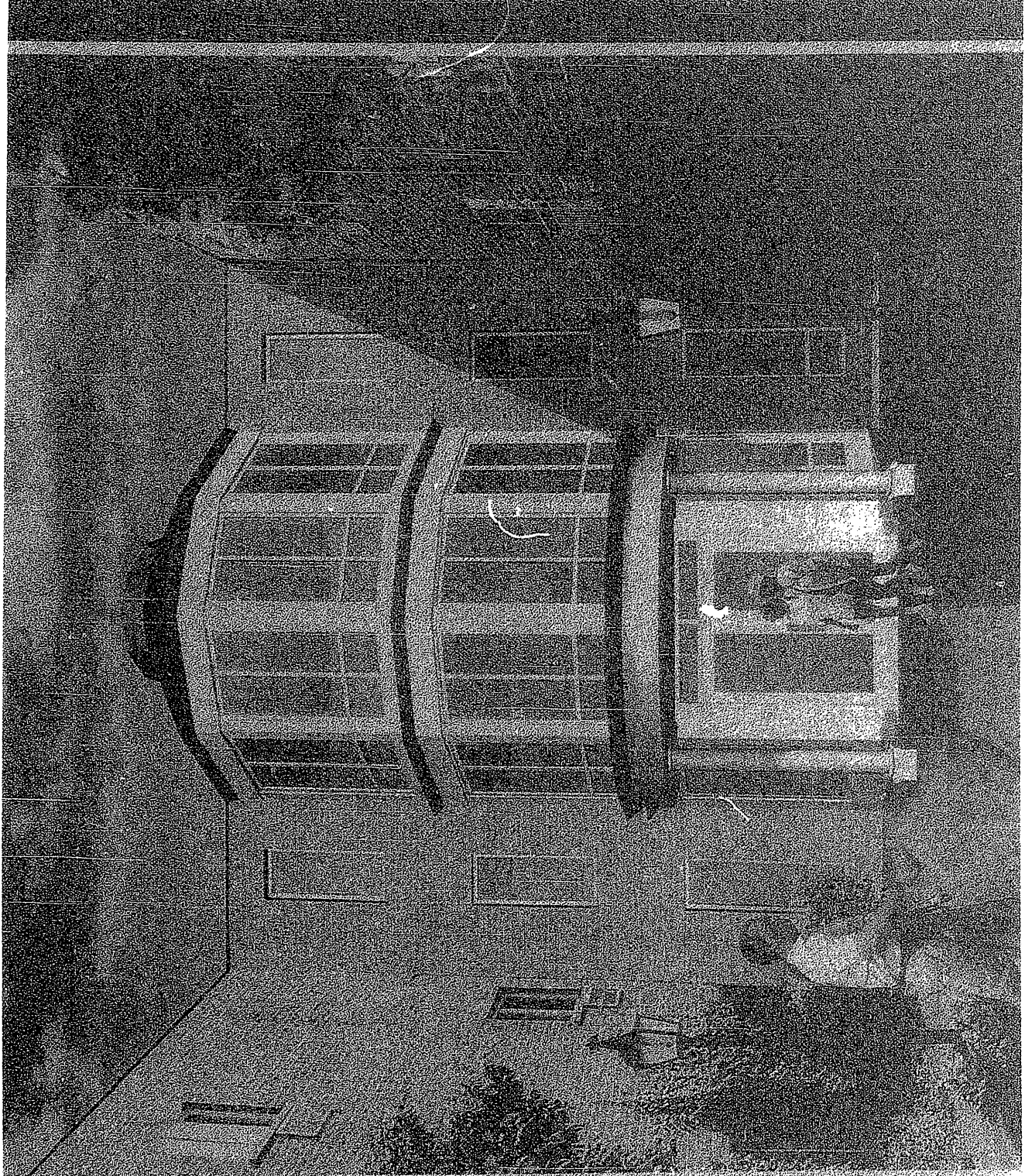


EXHIBIT B

MATCOCHA

Architectural Preservation Fund
Program Management

WASHINGTON SQUARE

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 (PM) 4/14/11 ☒ Exterior Appearance (PM) 4/14/11
☐ Design Review ☒ Other: MAJOR ADJUSTMENT TO PD (NO)
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]

Yards:

front:
interior side(s)

Provided:
(EXISTING)

Required by Code:

21.78'
21.2

35.14.5
818

Provided:
(EXISTING)

Required by Code:

corner side
rear

0
14

35 18.5
25

Setbacks (businesses and offices):

front:
interior side(s)
corner side

12 9.78
8 12 1.74
0

35 14.5
8 18
35 18.5

rear

14

25

others:

N/A

N/A

Ogden Ave. Center:

↓

↓

York Rd. Center:

↓

↓

Forest Preserve:

↓

↓

Building heights:

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

34
N/A

30
N/A

Maximum Elevations:

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

N/A
↓

N/A
↓

Dwelling unit size(s):

71 UNIT / 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):
accessory building(s):

42 13 29
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

Revised 4/14/11

I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By:

Applicant's signature

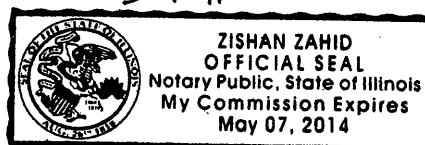
Mitch Hamblet

Applicant's printed name

GENERAL MANAGER

EDEN SUPPORTIVE LIVING

Dated: MARCH 1, 2011.



VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Application # A-05-2011 for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Eden Supportive Living

Address or description of subject property:

10 N. Washington Street, Hinsdale Illinois 60521

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

Operation of a Personal Care Facility.

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

Conditions of approval of this certificate:

- The petitioner must apply for and obtain a Major Adjustment/ 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);
- Section 11-604 of the Zoning Code governing Site Plan Review.
- 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:

4/15, 2011

DRAFT

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT, A SPECIAL USE PERMIT FOR A PERSONAL CARE FACILITY, AND SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR THE PROPERTY LOCATED AT 10 NORTH WASHINGTON STREET (Plan Commission Case No. A-05-2011)

WHEREAS, Eden Supportive Living (the "Petitioner") is the legal title owner of the parcels of property generally located at 10 North Washington Street (the "Subject Property"), which Subject Property is legally described in Exhibit A, attached and incorporated herein by reference; and

WHEREAS, the Petitioner has applied for a planned development, which is required to be processed as a special use in the R-5 Multi-Family District; and

WHEREAS, the Petitioner has also applied for a special use permit to operate a personal care facility at the Subject Property (the "Application"); and

WHEREAS, a planned development was originally approved for the Subject Property in 2002 for senior citizen housing, and that facility ceased operations in 2009; and

WHEREAS, the Petitioner proposes to operate a personal care facility at the Subject Property to provide assisted living for adults with disabilities, ages 22-64 ("Facility"), and seeks the approval of a new planned development for the Subject Property; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the Application on April 13, 2011 and on May 11, 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 subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. A-05-2011; and

WHEREAS, the Hinsdale Plan Commission, at a regular meeting on _____, 2011, approved its Findings and Recommendations for Plan Commission Case No. A-05-2011; 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 the Hinsdale Zoning Code relating to the requested approvals, but only 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 by this reference as findings of the President and Board of Trustees.

Section 2. Approval of a Special Use Permit for a Planned Development. 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 and 11-603 of the Hinsdale Zoning Code, approves a special use permit authorizing a Planned Development for the Subject Property, and approves the planned development detailed plan prepared by Burke Engineering Corp. dated September 9, 2009, in the form attached to, and by this reference incorporated into, this Ordinance as Exhibit B (the "Approved Detailed Plan"). The approval granted in this Section 2 is subject to the conditions set forth in Section 7 of this Ordinance.

Section 3. Approval of a Special Use Permit for a Personal Care Facility. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 4-107 and 11-602 of the Hinsdale Zoning Code, approves a special use permit for a personal care facility in the in the R-5 Multi-Family District for the Subject Property. The approval granted in this Section 3 is subject to the conditions set forth in Section 7 of this Ordinance.

Section 4. Modifications of Certain Zoning Code Regulations for the Subject Property. 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, modifies the following provisions of the Hinsdale Zoning Code for the Subject Property, subject to the conditions set forth in Section 7 of this Ordinance:

- A. The total floor to area ration shall be 1.16 in lieu of .45.
- B. The total building coverage of 43.816% in lieu of 35%.
- C. The rear yard setback shall be 14' in lieu of 25".

- D. The Petitioner shall be permitted to have a total of 84 units at the Facility at the Subject Property in lieu of the allowable 24 units .
- E. The overall height of the Facility located at the Subject Property shall be 34'-0" and three (3) stories in lieu of 30'-0" and two (2) stories.
- F. The personal care facility approved pursuant to this Ordinance shall be permitted to be located across the street or contiguous to an R-4 District.
- G. The front yard setback shall be 9.78' in lieu of 14.5'.
- H. The corner side yard setback for the Subject Property shall be 0'-0".
- I. The side yard setback shall be 1.74' in lieu of 8'.
- J. There shall be 32 parking spaces in lieu of the 35 required.
- K. The requirements of Section 4-110 of the Zoning Code shall be waived as it relates to any required buffers or landscaping of existing primary or accessory structures or uses.

Section 5. Approval of Site Plan. 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 approves the site plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Site Plan"), subject to the conditions set forth in Section 7 of this Ordinance.

Section 6. Approval of Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit D (the "Approved Exterior Appearance Plans"), subject to the conditions stated in Section 7 of this Ordinance.

Section 7. Conditions on Approvals. The approvals granted in Sections 2 through 6 of this Ordinance are granted 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. Engineering Plans. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall submit to the Village Engineer detailed final engineering plans (the "Engineering Plans"). After approval by the Village Engineer, the Engineering Plans shall, automatically and without further action by the Village, be deemed to be incorporated in and made a part of the Approved Site Plan.

C. 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.

D. Compliance with Approved Plans. All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plans, the Approved Exterior Appearance Plans, and other Village-approved plans.

E. Building Permits. The Applicant 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.

F. Services Provided at the Facility. The Petitioner has determined to not accept residents or treat individuals with Autism and Asperger's Syndrome at the Facility.

G. Age of Residents. The Petitioner has determined that no more than 20% of Petitioner's residents at the Facility, or 14 in total, shall be under the age of 55.

H. License for Facility. The Petitioner shall pursue licensing for the Subject Property that shall provide that its facility shall be 100% private pay and that its license shall be subject to the age restriction set forth in subsection 9(G) above.

Section 8. Violation of Condition or Code. Any violation of (i) any term or condition stated in this Ordinance or (ii) 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 9. 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 10. 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:**

Date: _____, 2011

By: _____

Its: _____

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THE NORTH 82½ FEET OF LOT 1 BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS. AND;

PARCEL 2: THE SOUTH ¼ OF LOT 1 AND THE NORTH ½ OF LOT 2 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS. AND;

PARCEL 3: THE NORTH ½ OF THE SOUTH ½ OF LOT 1 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS.

9-9-81
9/9/81-041\20767M Subject

**TOTAL AREA = 49.242 SQ. FT.
OR 1.1309 ACRES**

LEGEND	
	ADJACENT LINES
	POUCH-OR-BAY LINES
	EXISTING FENCE
	GUARD RAIL
	EXISTING DRAINAGE STRUCTURE
	EXISTING SANITARY STRUCTURE
	EXISTING FINE INTRANT
	EXISTING VALVE VAULT
	EXISTING #-PILE
	EXISTING STREET LIGHT
	POWER POLE
	RT POSTHOLE
	RAIL POST
	WORKING WELL
	SOIL

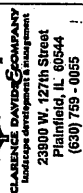
1) This survey was prepared with the benefit of information contained in Chicago Title Insurance Company's Commercial General Liability Insurance, Order No. 1401 860007865 DI, with an effective date of August 11, 2009.

[illegible]

Date September 8, 2009
 Bradley K. Lueders
 LONGS PROFESSIONAL LAND SURVEYOR NO. 035-003408
 BRADLEY K. LUEDERS
 (LICENSE EXPIRATION DATE: 11-30-10)
 2. Survey conducted, completed, and

ORDERED BY: Washington Square
SCALE: 1" = 30' ORDER NO. 08

EXHIBIT "B"



Landscape Plan

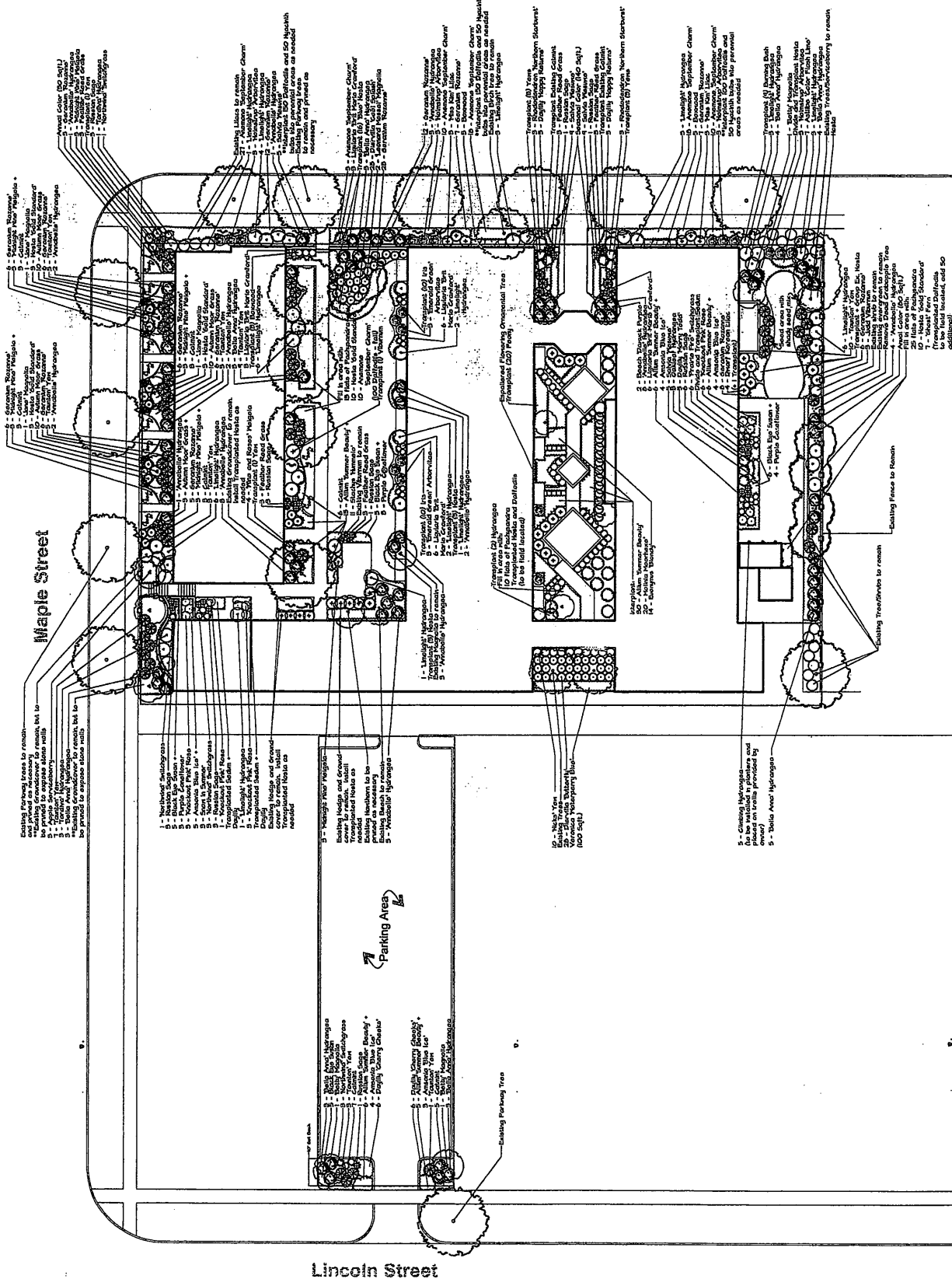


Date:

This plan and all concepts are the sole property of Clarence Davids & Co. and no reproduction or use in whole or in part, without the express written consent of Clarence Davids & Co. shall be made.



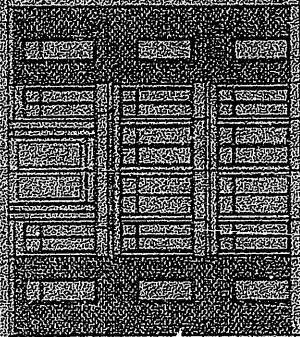
Maple Street





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

EAST ELEVATION



22'-5"

MATOCHE

ASSOCIATES

Architecture, Development, and
Program Management

71 W. 220 STREET, SUITE 500
HAMBURG, PENNSYLVANIA 15005-4401

PHONE 870.590.5300
FAX 870.590.7335

WASHINGTON SQUARE

RETIREMENT HOMES

HINSDALE, ILLINOIS

EAST ELEVATION

PROJECT NUMBER

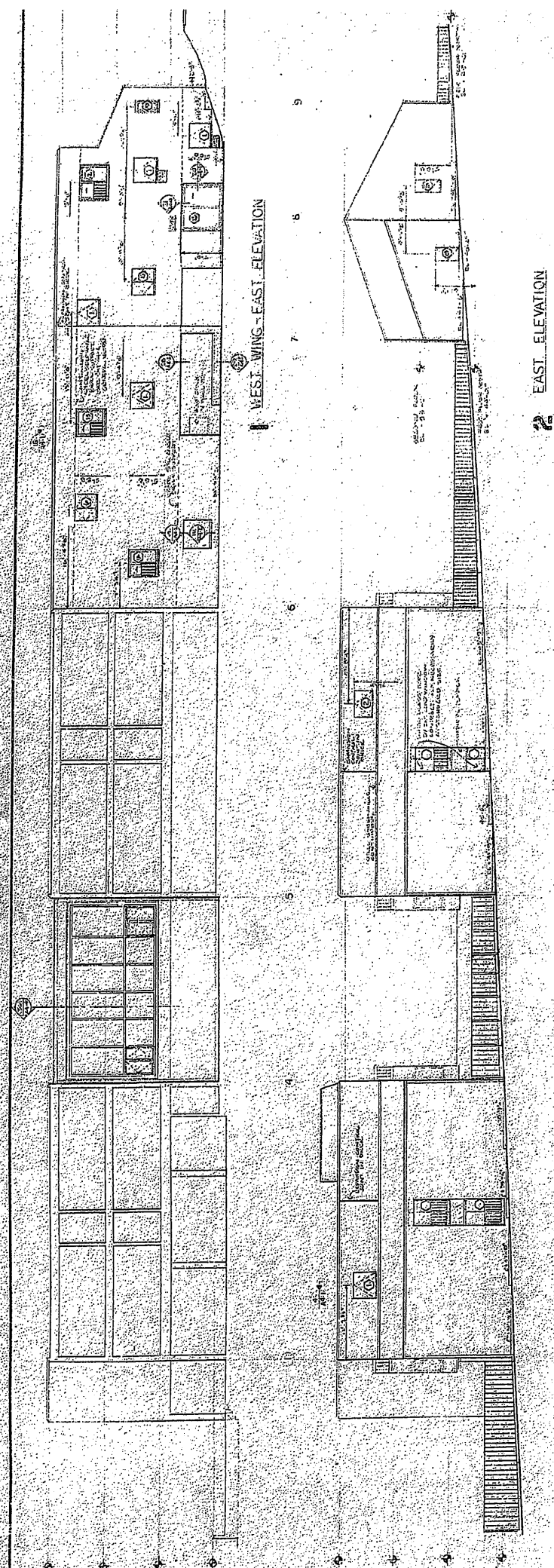
0151-57

DATE

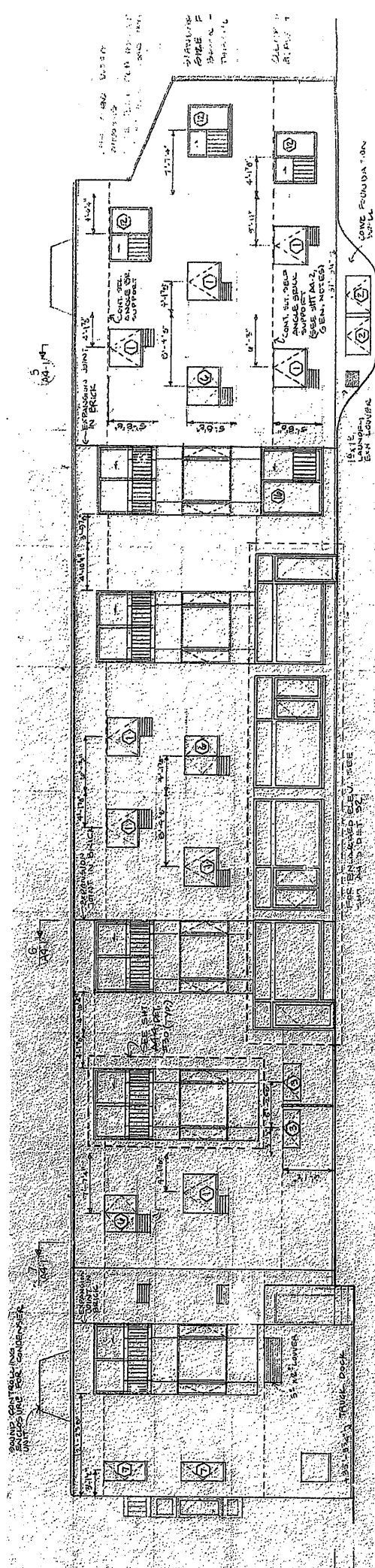
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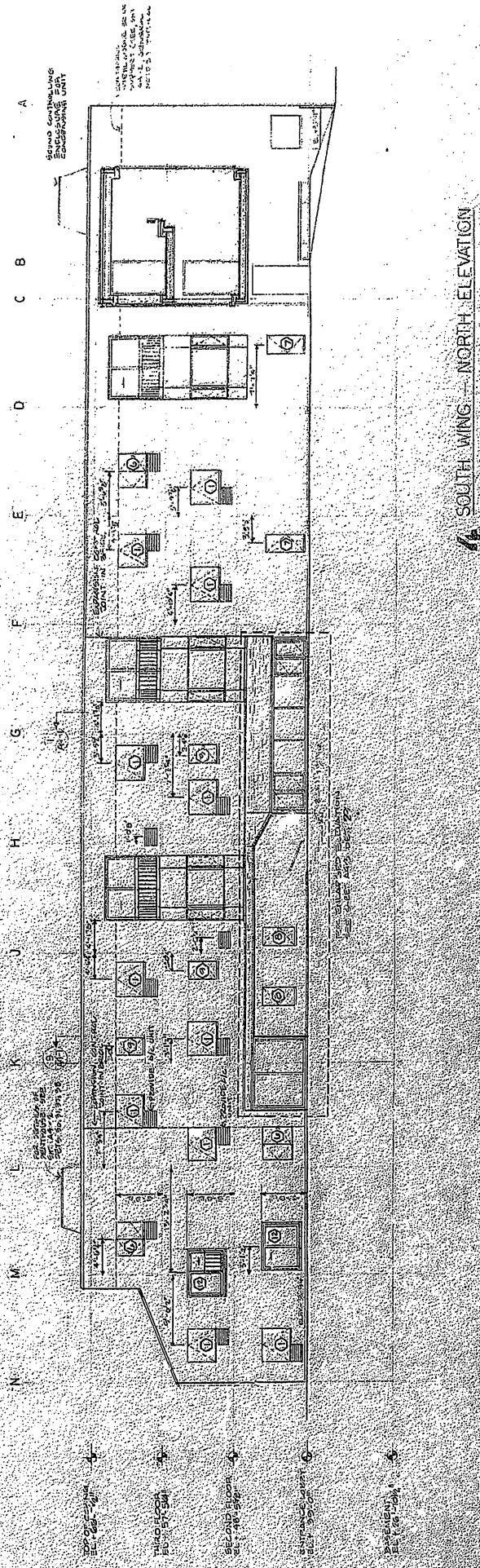
BY: [Signature]

SK-3

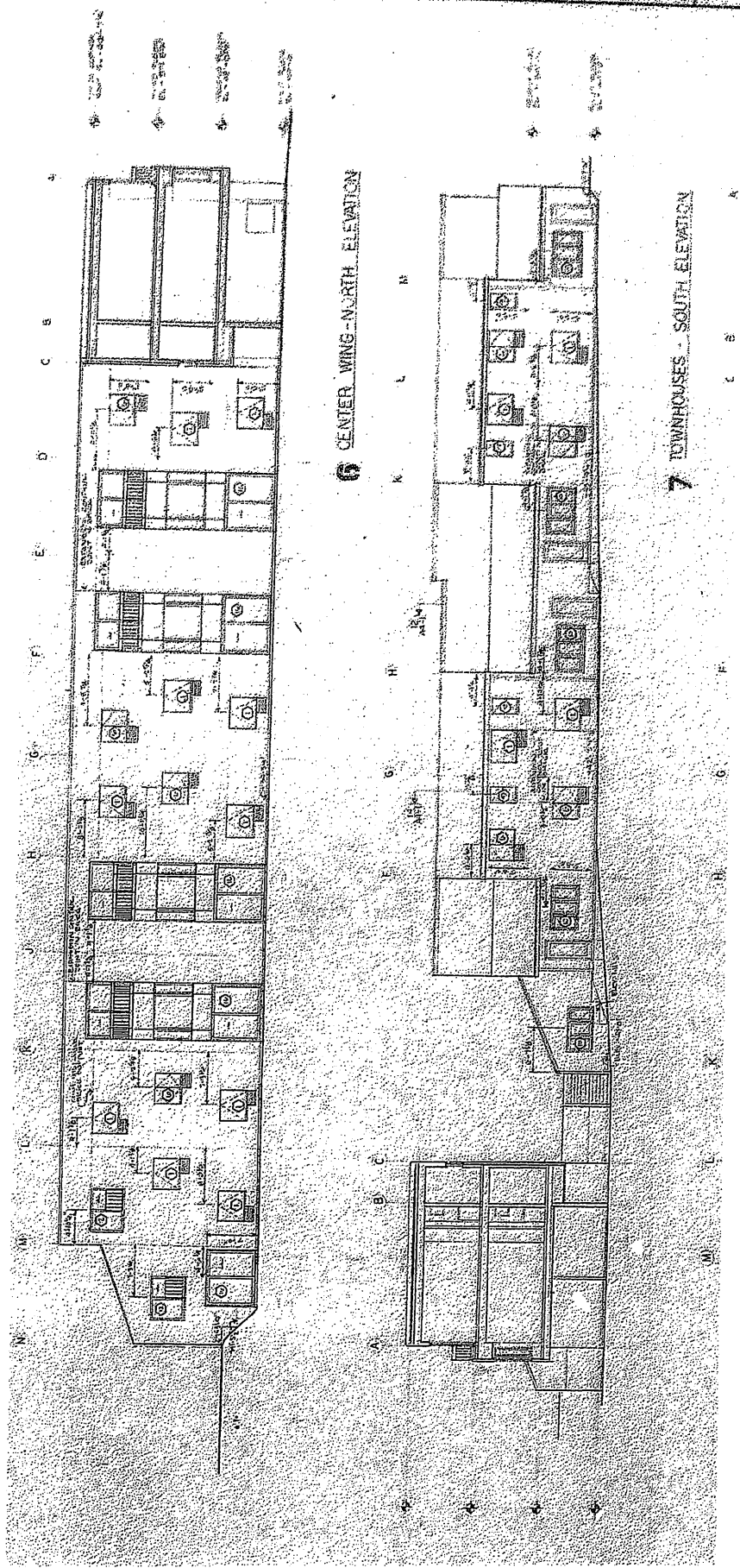


SOUTH WING - SOUTH ELEVATION

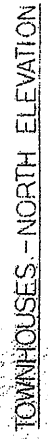


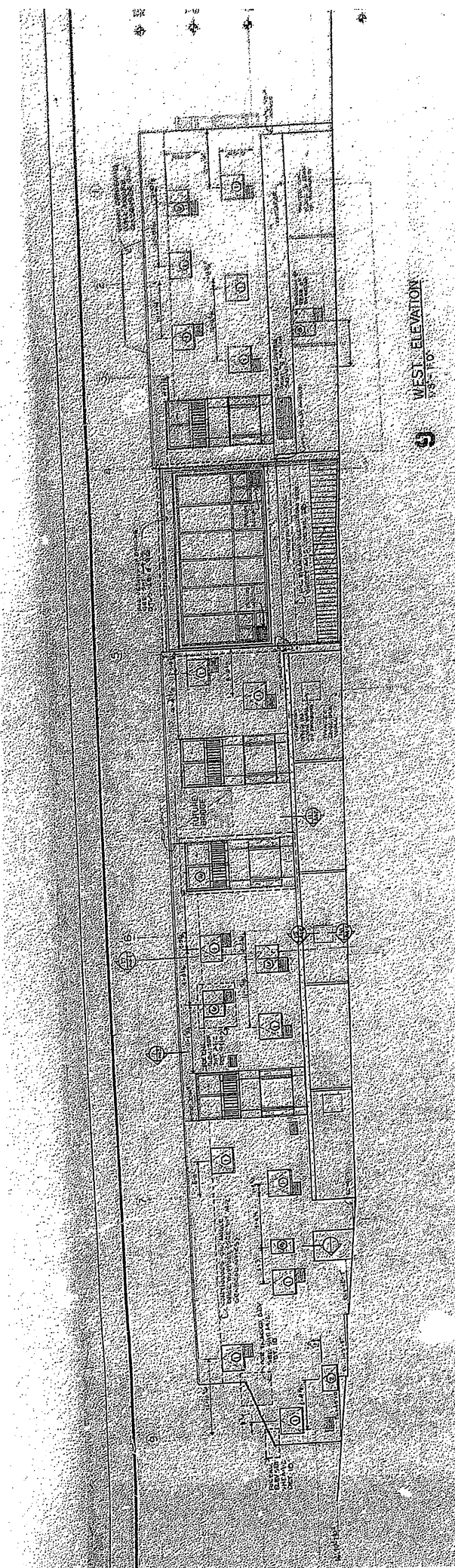


2

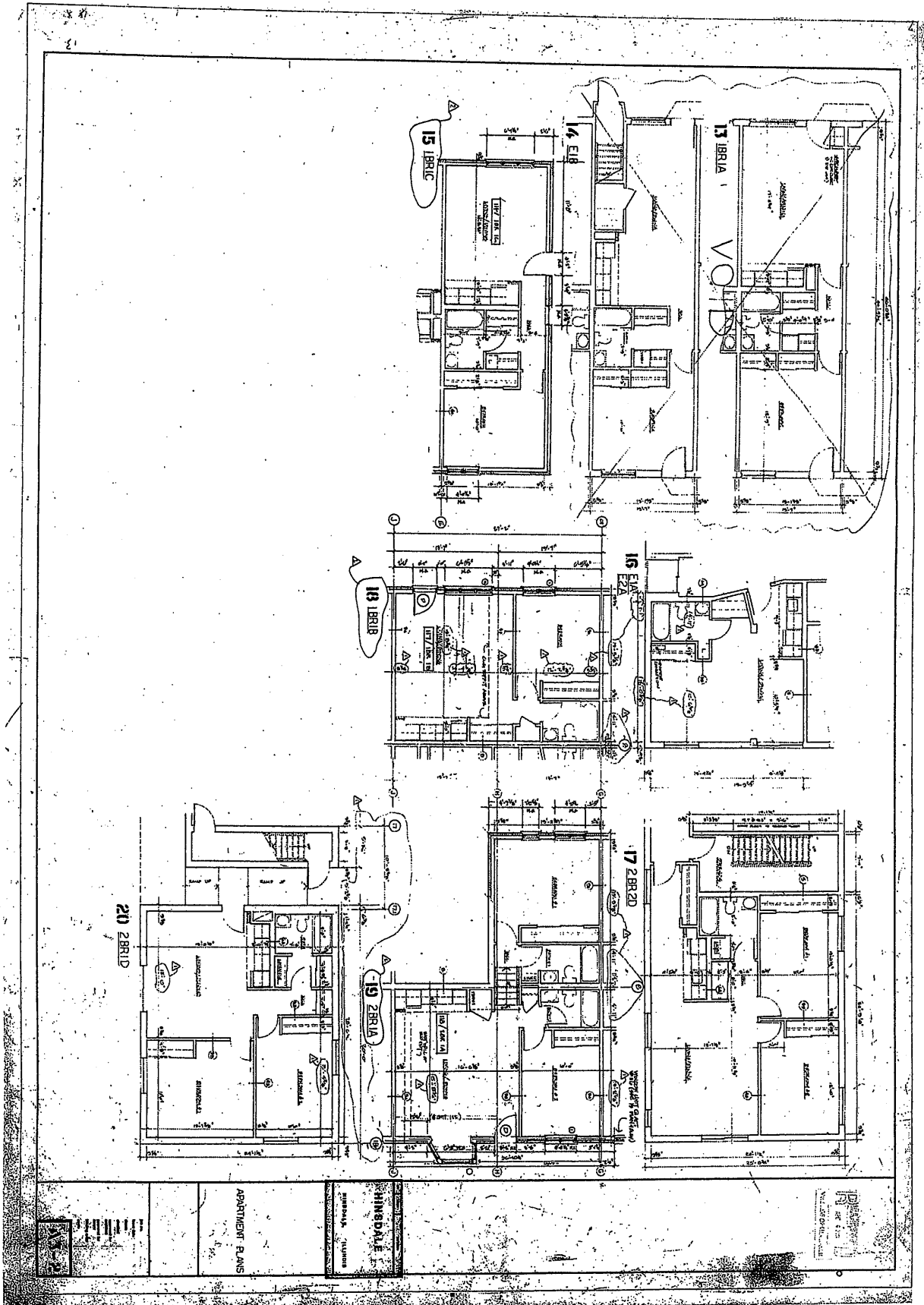


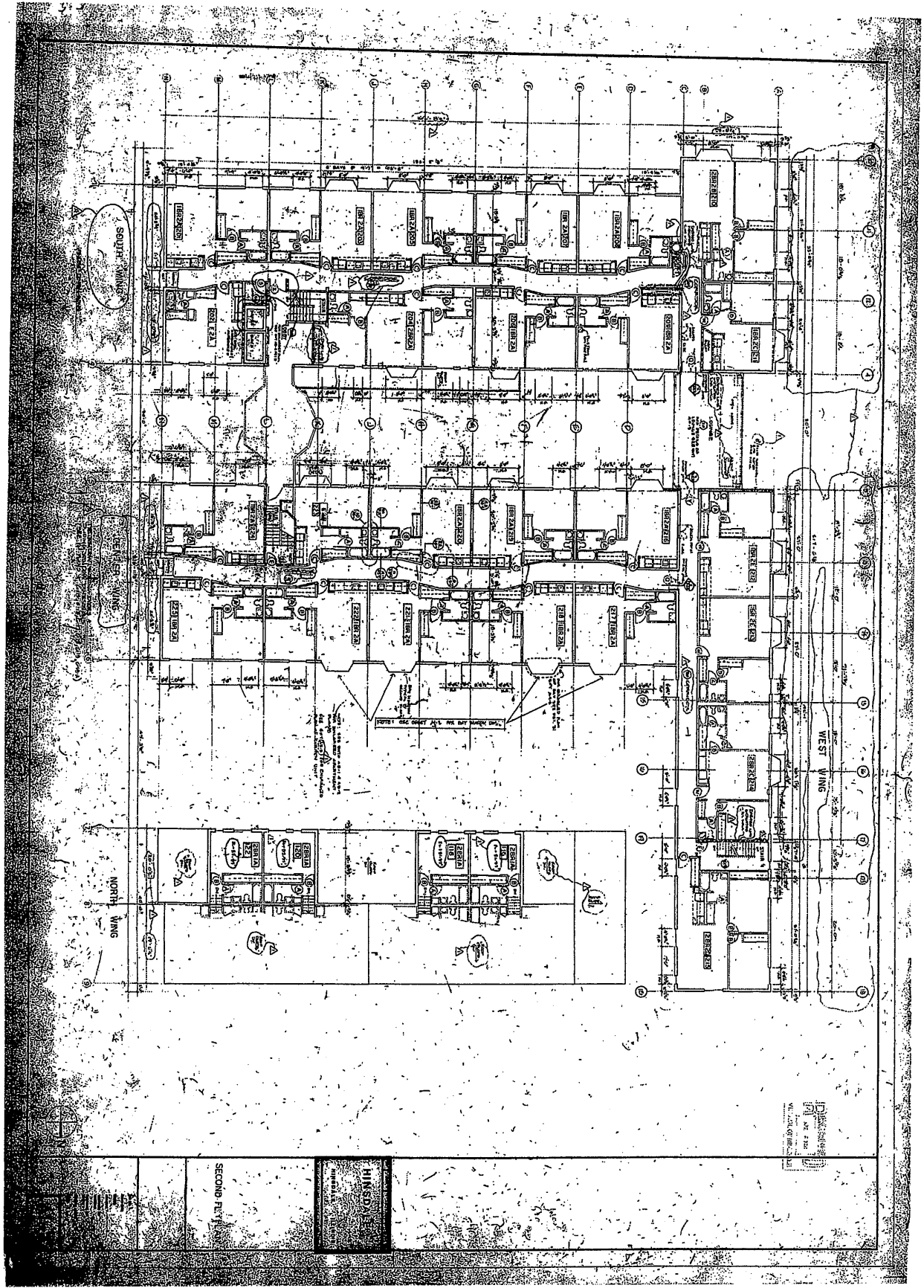
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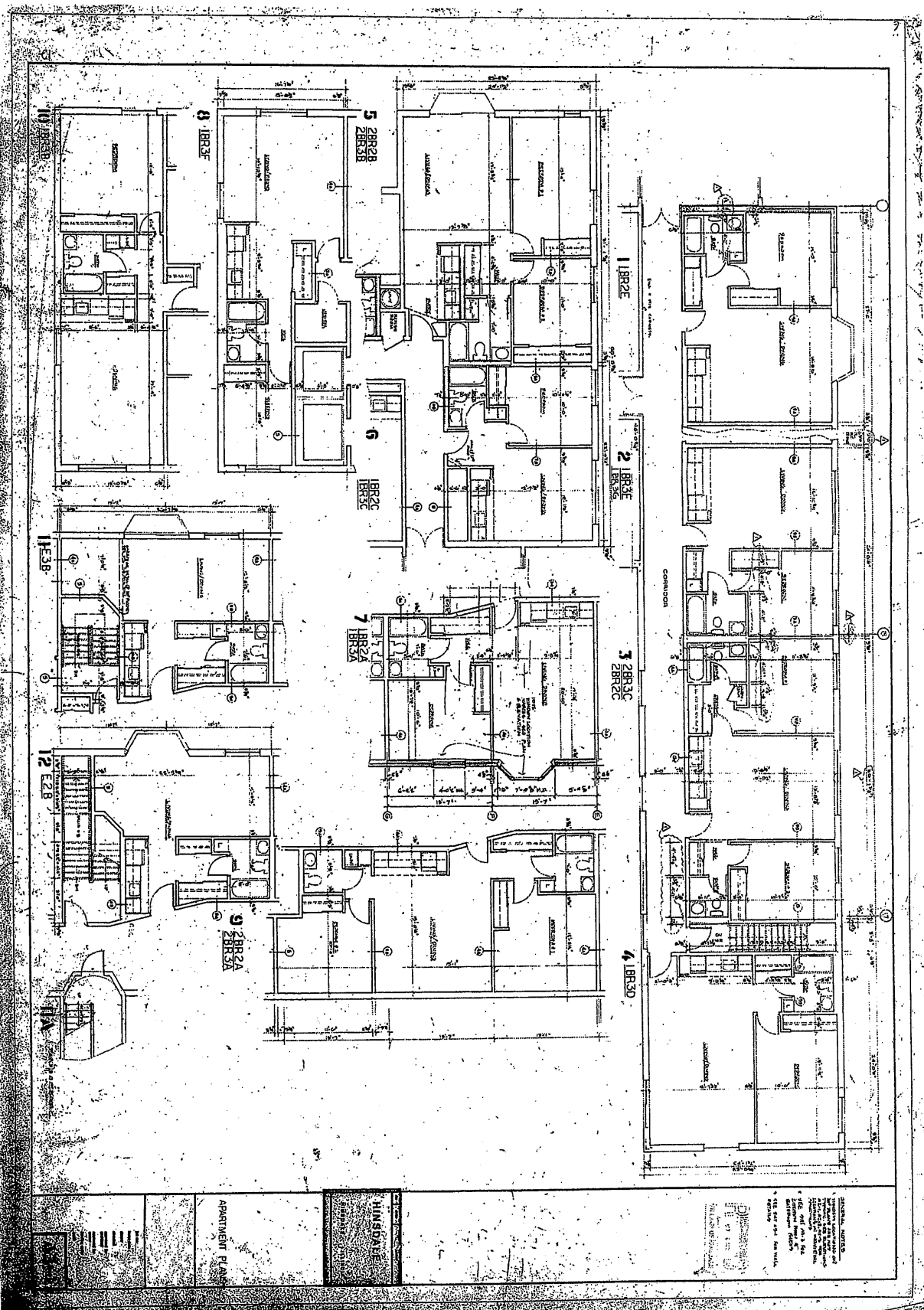


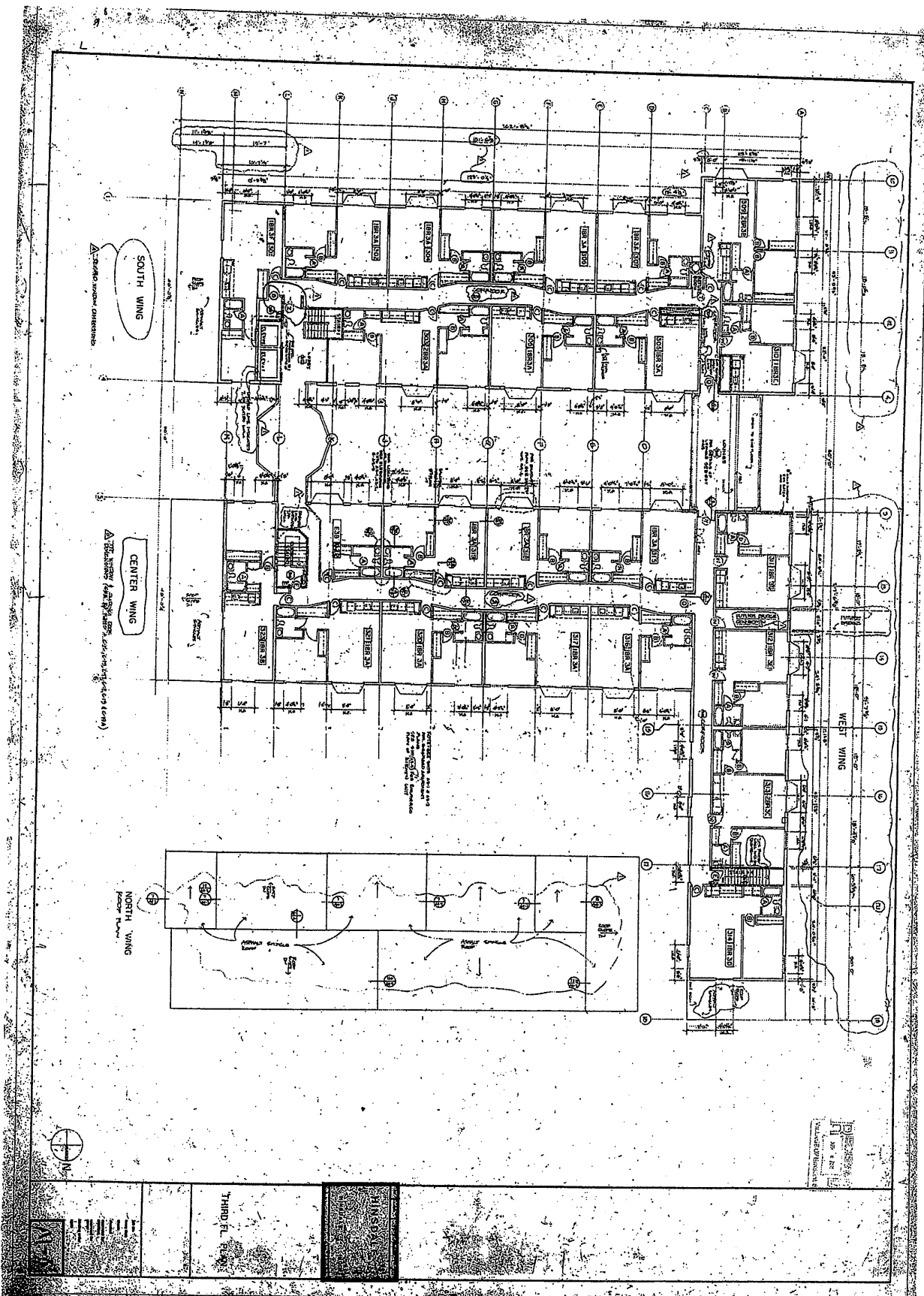


WEST ELEVATION
WS-10





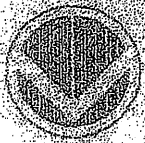






PARTIAL FIRST FLOOR PLAN

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



WASHINGTON STREET

PROPERTY LINE

ST. CONCRETE SIDEWALK

50.0'

EXISTING BUILDING

100' 0"

EXISTING BUILDING

NEW LINK

ATOCIA

Architect, Development and Program Management

1714 22ND STREET, SUITE 500
WORTHINGTON, ILLINOIS 60181-4491

VOICE 630.490.2350
FAX 630.580.2345
E-MAIL info@atocia.com
WEB SITE www.atocia.com

WASHINGTON SQUARE

RETIREMENT HOMES

HINSDALE, ILLINOIS

PARTIAL FIRST FLOOR PLAN

Sheet Title

Project No.

1714-22-01

Drawn By

251

Checked By

11

2/24/04

0/25/04

Project Name

Drawn By

1714-22-01

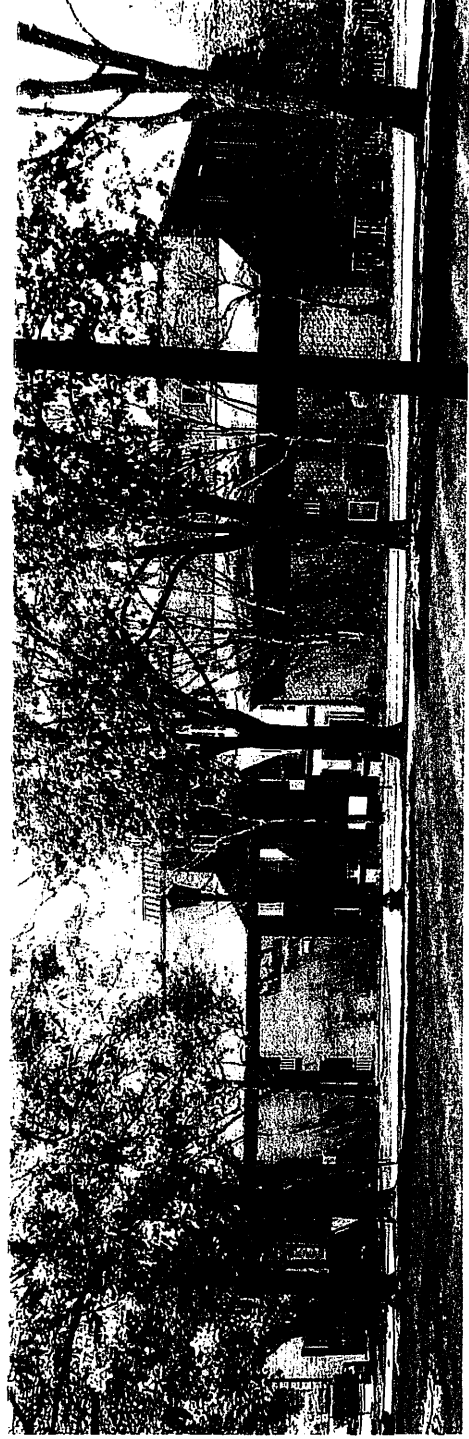
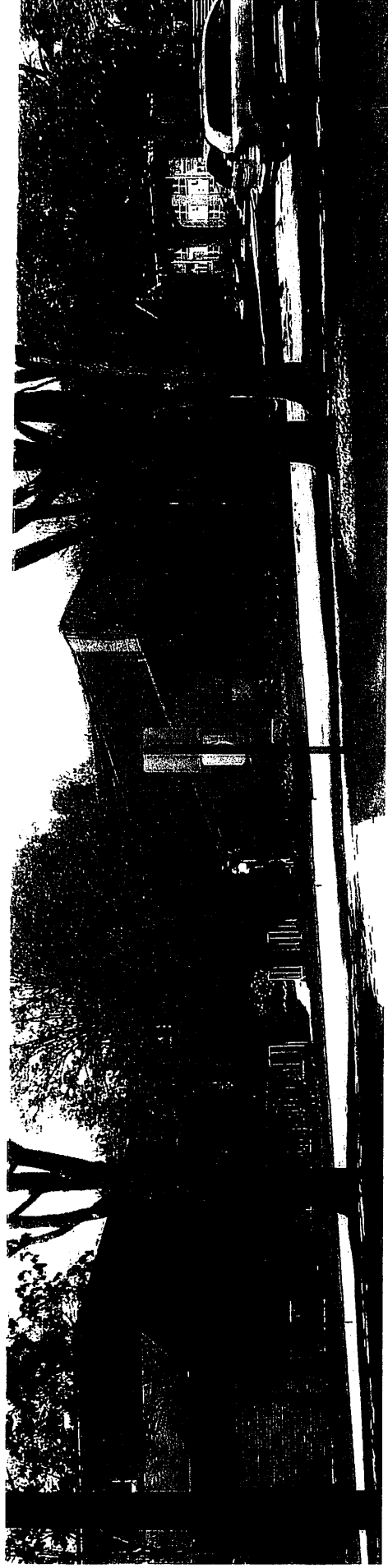
IN Floor Plan

SK-1

STANDARD 20' X 14' X 1/4" SCALE

**Washington Square
10 North Washington Street
Hinsdale, Illinois 60521**

East Perspective:



**Washington Square
10 North Washington Street
Hinsdale, Illinois 60521**

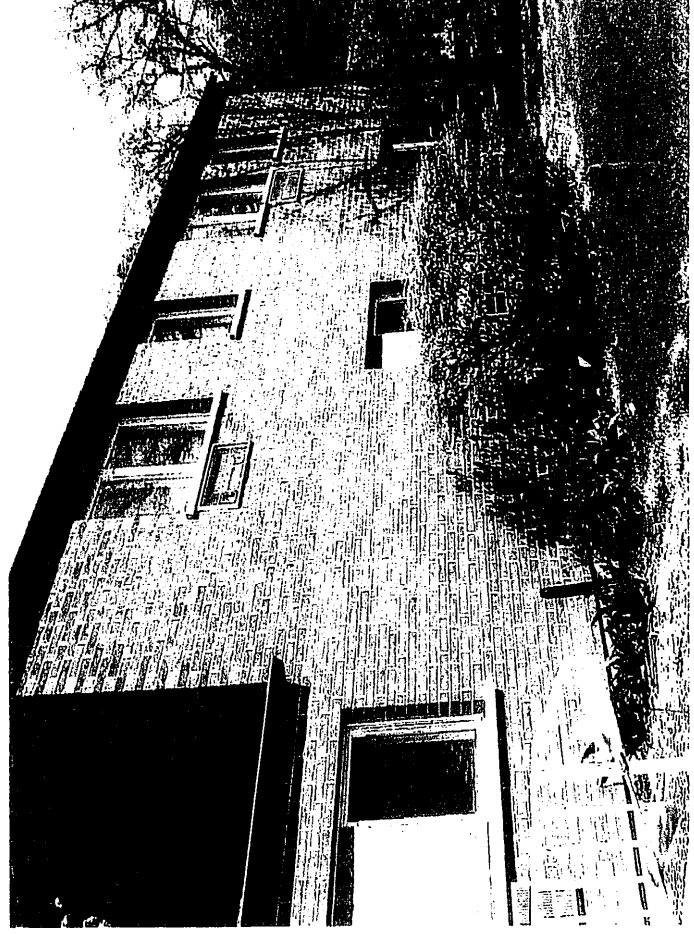
**North Perspective of Community
South Perspective of Town Homes**



North Perspective of Community



North Perspective of Community



South Perspective of Town Homes

Washington Square
10 North Washington Street
Hinsdale, Illinois 60521

North Perspective of Town Homes:



**Washington Square
10 North Washington Street
Hinsdale, Illinois 60521**

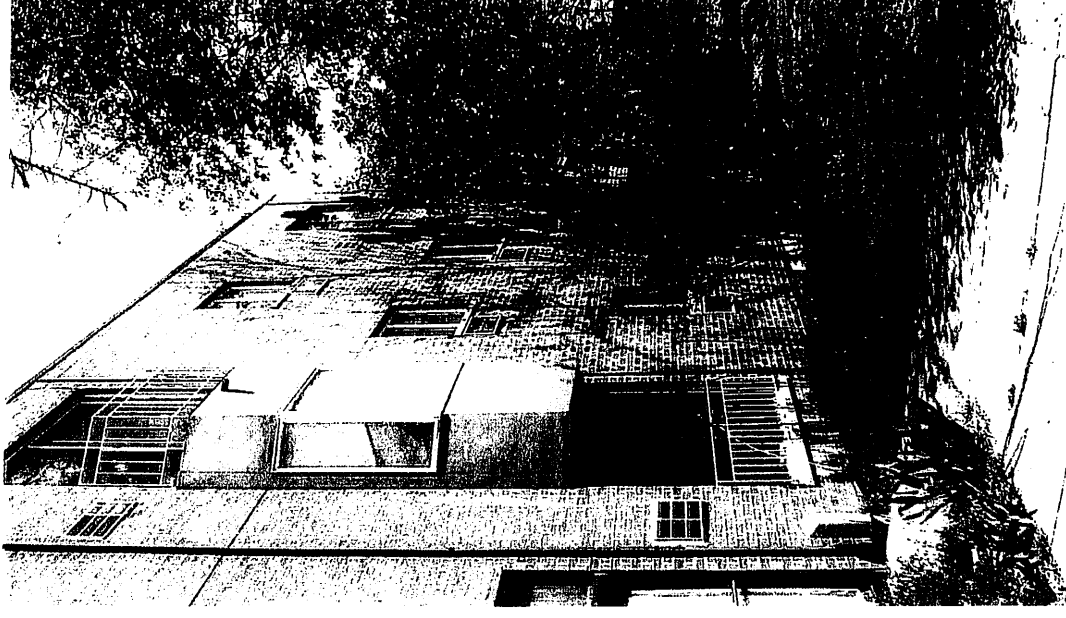
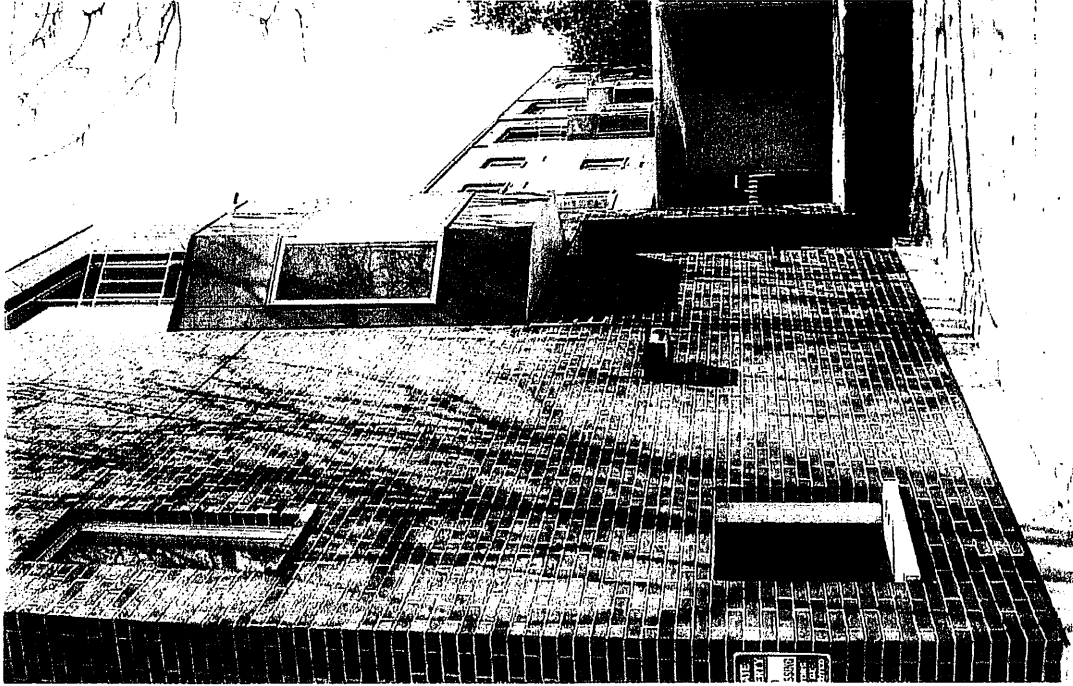
South Perspective:



South perspective facing east.

**Washington Square
10 North Washington Street
Hinsdale, Illinois 60521**

South Perspective:



Pictures are ordered and follow a west to east depiction of the south side of the property.

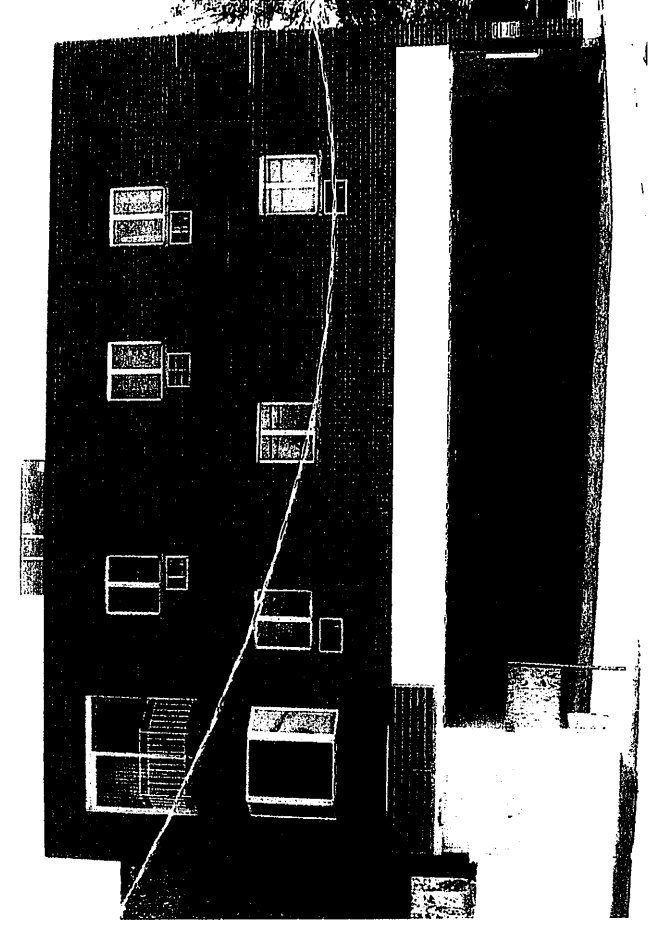
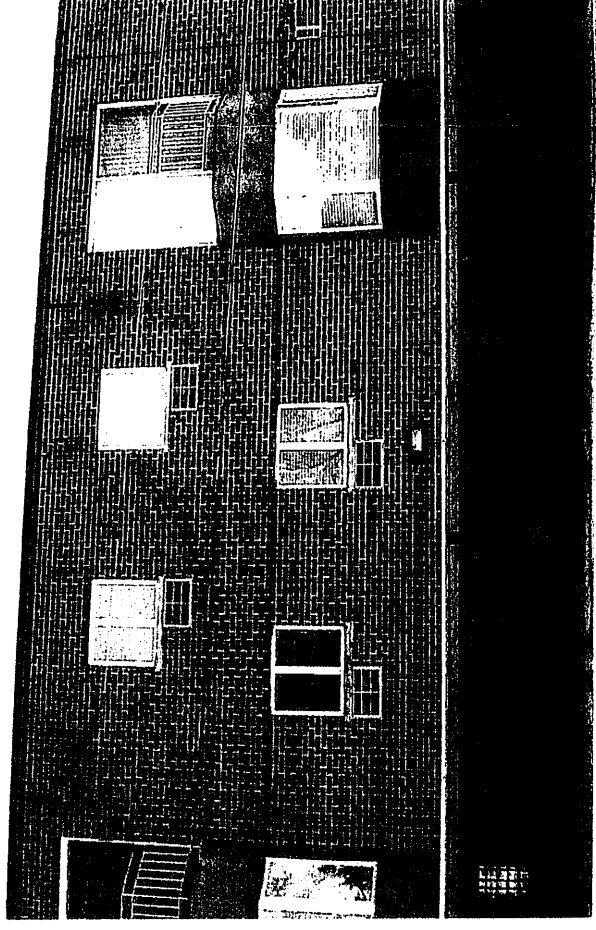
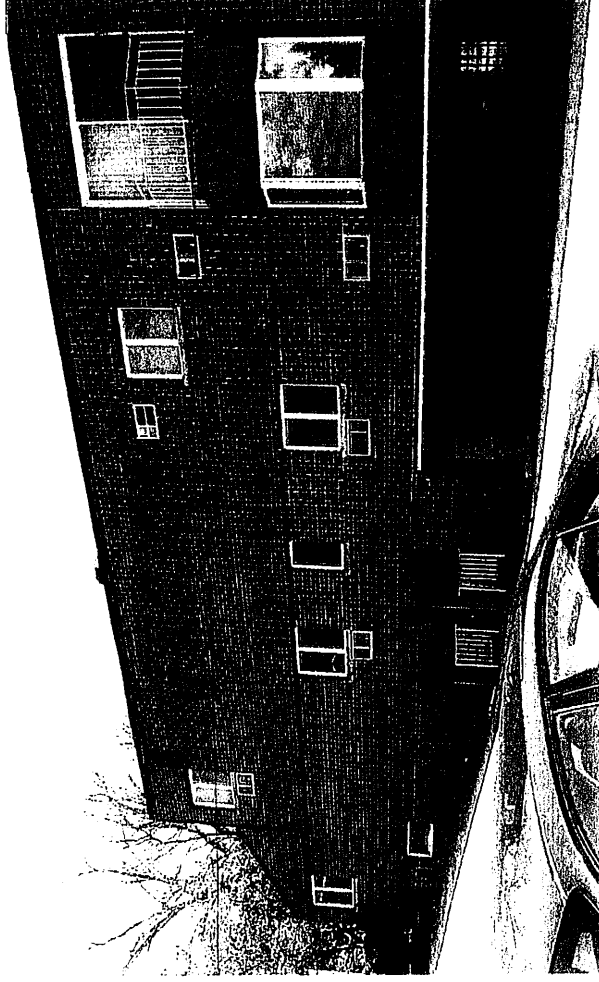
**Washington Square
10 North Washington Street
Hinsdale, Illinois 60521**

Terrace Perspective: North (top) to South (bottom) facing east




Washington Square: 10 North Washington Street Hinsdale, IL 60521

Starting top left and rotating clockwise depicts western perspective.



Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Director of Community Development
David Cook, Village Manager
Date: May 11, 2011
Re: Public Hearing for Case A-08-2011
Applicant: BP/Parent Petroleum
Location: 149 E. Ogden Avenue
Request: Design Review Permit for Exterior Improvements and a Special Use for a Carryout Facility

The applicant, Parent Petroleum, is requesting design review approval and a special use permit 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. 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.

ZONING HISTORY/CHARACTER OF AREA

The site is located in the B-3, General Business District and improved with a gas station and convenient store. The property to the east is zoned O-3, General Office District. To the north is O-2, Limited Office District. To the west are properties zoned O-2, Limited Office, while the south is B-3, General Business District

GENERAL STAFF COMMENTS

Special Use Permit for a Carryout Facility

Currently the Zoning Code regulates carryout eating places as Special Uses in the B-3 District. The eating place independently is a permitted use however the carryout component would require a special use.

Exterior Appearance/Site Plan Review

As illustrated in the attached drawings, the petitioner proposes to construct the addition to the west of the existing convenient store to house a new America's Dog, QSR. Besides the 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.

Parking

The applicant is proposing to add three additional parking spaces. The on-site parking requirements and the total number of spaces available are as follows:

Total Required:

1 for each 200 square feet of net floor area:

$$2,986\text{sf}/200 = 14.93$$

TOTAL

15 parking spaces required

TOTAL AVAILABLE

19 spaces provided

Signage

As illustrated in the attached drawings, the applicant is proposing to use the existing monument sign and only replace the "box" portion with the newly designed signage. While both the newly proposed monument sign and the existing monument sign are 9'-6" tall (only 8'-0" is permitted), the applicant feels that this is a direct replacement due to the fact that they are only replacing a portion of the sign, they are not increasing the overall height or square footage of the sign and in they would actually be reducing the overall massing of the sign by bringing the top of the center limestone cap down to match those of the two end columns. Should the Plan Commission take the position that this is not a direct replacement, the applicant has indicated they would likely request a variation for the structures height as they feel the proposed design fits better with the scale of the existing portion of the monument sign that is to remain unaltered. The structure would be masonry and contain illuminated signage for both BP and America's Dog. As depicted in the drawings, the BP sign would be green and yellow and the America's Dog Sign would be red, yellow and blue. The applicant has been advised that the liquor code prohibits the advertisement of liquor, beer and wine visible from any place outside and as such, has agreed to remove this from the monument sign. When determining the square footage permitted for signage, it is determined by the overall height and width of the actual sign face and does not take into consideration the base or frame of the monument sign. As such, the sign is 50 square feet (9.6' x 5.6'). Also illustrated in the attached drawings, the applicant is proposing two wall signs. The first is a sign for the convenient store which would read "The Pride" and would be blue with white trim and have an overall square footage of 9.25 square feet (1'-6 1/2" x 6'-0") . The second is a sign for America's Dog which would contain the same colors as those in the monument sign and would be a total of 19.68 square feet (3'-0" x 6'-6 3/4").

Subsection 9-106J of the Zoning Code provides the requirements for ground signs in the B-3 District and allows a maximum of 50 square feet per sign face and an overall height of 8 feet. Should the Plan Commission find the portion of this sign being modified to be a direct replacement, it would be approved as such. If not, the sign would not meet the height requirement and a variation for overall height would be required.

Subsection 9-106J of the Zoning Code provides the requirements for wall signs in the B-3 District allows two wall signs per user and a maximum of one square foot per foot of building frontage, up to a maximum of 100 square feet. As such, the proposed sign applications meet the requirements of Section 9-106 – Signs of the Zoning Code.

Variations

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. In the event that the Plan Commission would not find the monument sign to be a direct replacement, the applicant will also pursue a variation for the overall height of the sign.

Review Criteria

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

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

Cc: President Cauley and Village Board of Trustees
David Cook

This picture is only intended to provide a sample of the decorative brick proposed on the canopy poles and should not be construed to represent any other aspect of the proposed project at 149 E. Ogden.

