

Approved  
DRAFT

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
MARCH 13, 2013  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, March 13, 2013 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Byrnes, Commissioner Crnovich, Commissioner Johnson, Commissioner Cashman, Commissioner Brody and Commissioner Stifflear

**ABSENT:** Commissioner Sullins, Commissioner Nelson and Commissioner McMahon

**ALSO PRESENT:** David Cook, Village Manager, Robert McGinnis, Director of Community Development/Building Commissioner, Michael Marrs, Village Attorney and Sean Gascoigne, Village Planner

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the January 9, 2013 meeting. Commissioner Cashman motioned to approve the minutes of January 9, 2013. Commissioner Brody seconded. The motion passed unanimously.

Chairman Byrnes stated that the agenda was fairly heavy and explained how he would anticipate the evening progressing. He explained that while the cases on this evening's agenda were not public hearings, the Commission would entertain comments regarding the proposal.

**Exterior Appearance/Site Plan Review**

**421 E. Ogden Avenue – Adventist Hinsdale Hospital – Site Plan/Exterior Appearance Approval for a New Cancer Treatment Center.**

Chairman Byrnes introduced the case and asked if the applicant was present.

John George, attorney for the applicant, introduced himself and summarized the request which entailed the construction of a new cancer treatment center at 421 E. Ogden Avenue. Mr. George explained the extents of the property as well as the how the proposal satisfied all bulk requirements in the zoning code thus alleviating the need for any variations. He also explained that while it wasn't a public hearing, the

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hospital had noticed well beyond the normal requirement of 250 feet and also conducted three separate neighborhood meetings. He then went on to introduce the team prepared to present and respond to any questions the Commission may have.

Michael Goebel, CEO of Adventist Hinsdale Hospital, introduced himself and thanked the Commission for the opportunity to discuss the project. He expressed the need for a facility such as this in Hinsdale, and explained how this facility would allow Adventist to bring all of their cancer practices under one roof.

Kevin Harney, architect for the hospital, summarized the plans presented in the Commission's packet. He reiterated that the current proposal met all of the bulk zoning and engineering requirements. He walked the Commission through each requirement and established compliance for each. He then introduced the landscape plan and summarized all of the landscaping features, as well as the extensive landscaping proposed for the site. These features included the detention basin, as well as several healing gardens proposed throughout the site. Mr. Harney then provided several examples of the landscape material and size proposed to be used on the site. He indicated that the facility would be two stories and then went on to discuss the floor plans and explained the different uses proposed for the center, and more specifically for each floor.

Mr. Harney introduced the elevations and explained the architecture and influences used in the design of the building's exterior, which included trying to maintain a quasi-residential feel, rather than a typical block style office. He then proceeded to summarize the materials and design elements proposed and explained how that tied back in to residential design.

Steve Corcoran, traffic engineer for the project, introduced himself and some of his other projects specific to Hinsdale. He then proceeded to summarize the traffic study completed and how some of the projections and findings were arrived at, including the proposed relocation of Spinning Wheel Road, which would eliminate the current intersection of Spinning Wheel with Ogden. He indicated this was received favorably by the Police Chief.

Don Sweet, Director of the Hinsdale Hospital Cancer program, introduced himself and offered some final thoughts regarding the proposal, including the history of cancer treatment at Adventist Hinsdale and what a facility such as this would bring to Hinsdale.

Chairman Byrnes thanked everyone for their presentations and asked if there any questions from the public. He then asked if the applicant anticipated any concerns with the changes proposed for the Oak Street Bridge.

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Mr. Corcoran indicated that while they didn't consider it, they did not feel that project would have any impact on this proposal.

Commissioner Crnovich asked if the land-banked parking on the site plan was proposed.

Mr. Corcoran explained that the health care profession is ever changing and they wanted to make sure that they provided themselves an opportunity for expanding the parking, if it is ever needed.

Commissioner Cashman questioned the notes referring to this proposal being Phase I.

Mr. Harney explained that structural provisions had been taken in this proposal to allow for vertical and/or horizontal expansion, should the hospital decide down the road its desire to do that, based on demand.

Commissioner Cashman expressed his excitement with this project and complimented the hospital on the general design and architecture of the facility. He questioned who owned the property just to the west of the proposal indicating that he noticed the current proposal would be reducing the existing parking for that structure.

Mr. Goebel indicated that the property belonged to the hospital, the structure was currently empty and should they seek tenants for the building, it would require substantial updates including the reconfiguration of the existing parking.

Commissioner Cashman questioned if the hospital would be amicable to maintaining access to Duncan Fields.

Mr. Goebel indicated they currently had a lease with the Village and they would be happy to continue that lease so that there was continued access to the fields.

General discussion ensued regarding the location of the proposed access to Duncan Field and the Commission was satisfied that the proposed parking would be adequate, given the complementing nature of both uses.

General discussion ensued regarding possible expansion of this facility as well as the specific make up of rooms and types, within the facility.

Chairman Byrnes confirmed it was the applicant's intent to install the sidewalk along Ogden and Salt Creek.

Mr. Cook indicated that it would be required as it is shown, and would be approved as part of the site plan.

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Discussion ensued regarding how the hospital intended to tie in this proposal, with the existing streetscape along Ogden Avenue including signage, landscaping and general streetscape.

Commissioner Cashman complemented the applicant on their landscaping, but asked if they could relocate some of the proposed landscape islands to the south part of the parking lot, to break up that expansive run of parking. He also commented on the Illinois Accessibility Code and suggested the applicant confirm that they have adequate provisions for handicap parking as that could definitely impact there proposed site plan.

General discussion ensued regarding the basic elevations, the proposed site plan and why certain design decisions were made, specifically regarding mechanical shielding, certain roof systems and landscape features, as well as the extent to which existing trees will be removed.

The Commission also noted the reference to the "gateway sign" and the applicant indicated that while it was their intent to allocate space for a Village sign, they would not be providing the actual sign. Discussion ensued regarding the possibility of widening Ogden Avenue.

Commissioner Stifflear complimented the hospital on the proposal and their effort for producing a code-complaint proposal. He then questioned if there would be staff working out of both this facility and LaGrange and what type of impact the relocation of Spinning Wheel would have on cut through traffic going over Ogden and south on Oak.

The hospital indicated that it was there intent to consolidate cancer services at this location and that the relocation of Spinning Wheel would have no impact to that extent.

General discussion ensued regarding the need for the additional handicap spaces and how to best address this. The hospital indicated that if it was determined that additional spaces were required, they have some options to make it work, but that they would have to reevaluate to determine the most appropriate way to address it.

Chairman Byrnes offered some final thoughts and questioned if a motion could be tailored to address some of the issues raised tonight.

Mr. Gascoigne indicated that the hospital had requested that any motion tied to site plan, allow the option of providing the walking path around the detention basin, as the financing for that was tied to future fundraising which had not currently been secured.



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The Commission indicated it would be great to see, but they were fine with making it optional.

Mr. Marrs confirmed they could do that.

Commissioner Brody motioned for Site Plan Approval for the construction of a new cancer treatment center at 421 E. Ogden Avenue – Adventist Hinsdale Hospital subject to the following conditions:

- The applicant be required to confirm that the site plan adequately provides sufficient handicap parking spaces, and to the extent that the existing site plan cannot, provide documentation that shows how the deficiency will be accommodated.
- The applicant will relocate 4 parking lot islands to the south area of the parking lot, where currently none exist.

Commissioner Cashman seconded. The motion passed unanimously.

Commissioner Brody motioned for the approval of Exterior Appearance for the construction of a new cancer treatment center at 421 E. Ogden Avenue – Adventist Hinsdale Hospital, subject to the following condition:

- The applicant provide a detailed plant list that identifies the selection of plant materials the applicant may choose from in each category (shade trees, ornamental trees, perennials, etc.). Such list shall contain common name, botanical name and size/caliper of material at planting.

Commissioner Cashman seconded. The motion passed unanimously.

**26-32 E. First Street – Garfield Crossing – Site Plan/Exterior Appearance Approval for a New Two-Story Development with a Surface Parking Lot.**

Peter Coules, attorney for the applicant, introduced himself and summarized the request and provided a short history of the property. He indicated that the applicant had provided the Commission with two options as a result of recommendations made by both staff and the Historic Preservation Commission. Mr. Coules explained the current parking request, as well as summarizing the variation requests being run concurrently.

David Kennedy, architect for the applicant, introduced himself and presented the specifics regarding the property. He explained the proposal and identified some of the key components within the site plan, landscape plan and elevations, including the removal of a curb cut, the addition of a loading space and an increase of seven parking spaces from what currently exists. He continued summarizing the layout of the floor plans, elevations and site plan, as proposed. Mr. Kennedy presented the

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architectural concepts and decorative elements being proposed, as well as the suggested materials to be used throughout the project.

Mr. Kennedy introduced the alternate elevations and discussed the differences between the proposal that was distributed as part of their packet and the alternate elevation. He reiterated that the changes do not result in any changes to the site plan, only the elevations. He presented sample boards of the proposed materials and explained where they would be used within the project.

Mr. Coules clarified and summarized some additional points from the site plan, including the motivation behind the location and access of the loading space and the applicant's response to the idea of connecting the existing site to the alley running behind the businesses to Washington.

Chairman Byrnes thanked the applicant and asked if there was anyone else that wanted to speak.

Dennis Jones, CEO of Hinsdale Bank and Trust, introduced himself and expressed his support for the proposal. He presented several reasons as to why he believed this proposal was a positive for the Village, including the increase in retail square footages and economic development benefits it would bring. He indicated that the assessed value of the property would increase dramatically, providing revenue for the various taxing districts, including the schools. He also identified the improved branding that would come to the downtown as our Village continues to compete with other Village's for sales tax and revenue. He stated that he has never seen an in-fill development that was perfect, and while this was no exception, he felt it was a balanced proposal. He complemented them on the inclusion of a loading space at the expense of what could have been additional retail. He indicated that while it wasn't a perfect fit, it would alleviate some of the loading concerns on First Street.

Commissioner Crnovich questioned the variations being requested and the timing of the ZBA.

Mr. Coules summarized the requests and explained that they had requested the continuance to next month's ZBA as inclement weather had jeopardized a quorum. Chairman Byrnes indicated that because some of the information in front of them was just submitted tonight, he didn't see them voting on it, but that it was his hopes that they could at least get some of the larger issues resolved before the applicant reappeared next month.

Commissioner Johnson questioned if the applicant had consulted the middle school regarding the proposal.

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Mr. Kennedy stated that they had sat down with the Superintendent of the District and the Chamber of Commerce to discuss the proposal and indicated that both expressed support and seemed to be in favor of the proposal.

Commissioner Johnson indicated that traffic and the safety of the students was her biggest concern and that she would like to see something more formal from District 181 regarding any concerns they may have. She then asked if the applicant had considered any traffic calming devices, such as a gate, for traffic pulling out of the parking lot.

Mr. Kennedy summarized the conversation they had with the District and explained that while it was discussed, it was not part of the plan at this time.

Commissioner Johnson asked that the applicant reconsider this and provide some type of obstruction that slows traffic down exiting the property. She then questioned the height of the cellar and asked if it was considered in the calculations for the proposal.

General discussion ensued regarding the use of the basement for functions other than storage.

Mr. Gascoigne indicated that because it was storage, and would be required to be labeled as such on their building permit plans, that space is exempt when considering FAR or parking calculations.

Commissioner Brody suggested that the applicant provide a speed bump to slow traffic exiting the site.

General discussion ensued regarding the possibility of limiting delivery times as they relate to exiting the property during middle school drop-off and pick-ups, as well as how the applicant intended to control who utilized the parking lot. The Commission also discussed the ability for a vehicle to exit the parking lot if they pulled in and the lot was full.

Commissioner Cashman indicated that there were worse parking situations in town and having the loading zone lane there was definitely a positive versus a dead end parking lot. He stated that his hope would be that the buildings would be entirely leased out and there would be parking issues. He noted that the fact that this site had a parking lot was a positive and that he was getting better about parking a block away and walking when he couldn't find a spot.

General discussion ensued regarding parking and where the employees would park.

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Commissioner Cashman complimented the applicant on the site plan and elevations but questioned if they were losing a sidewalk tree.

The applicant explained why the tree was removed, but said they were happy to adjust the spacing along the sidewalk to replant an additional tree.

Commissioner Cashman summarized his feelings regarding the variation requests and indicated he had no issues with most of the requests.

General discussion ensued regarding the possibility of providing outdoor seating around the property.

Chairman Byrnes complimented the applicant on several aspects of the proposal and indicated he had no problems with the parking. He suggested that even though this would not come to a vote, the Commission provide the applicant some good direction on the elevation changes put in front of them, to address before the next meeting.

General discussion ensued regarding the current discussions of an alley extension and the Commission generally agreed with the EPS' position that the idea had merit, but the Village didn't have the money and they didn't want to see this project slowed down by something that may or may not happen.

Commissioner Cashman offered his suggestions on the elevations which included comments specific to the facades as well as selection of materials and colors. He articulated his preferences in the two different alternates suggesting that he liked specific aspects of both and complemented the applicant on pulling different architectural styles from the downtown. He indicated that he was very excited to see this happen and thanked the applicant for their efforts.

General discussion ensued regarding the elevations and screening.

Commissioner Brody offered his suggestions regarding the elevations and indicated that it was very well done and was a welcome addition.

General discussion ensued regarding the proposed variation for the signage and the Commissioners indicated they wanted to affirm their position before the ZBA heard the request stating that they would like to see alternate proposals to accomplish signage for the second floor.

Mr. Gascoigne indicated that the variation would only be for the location of the sign on the building and that even if that was granted and they were permitted a sign in that location, they would still require approval for the physical appearance of the sign.

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The Commission offered some additional compliments on the project and thanked the applicant for their presentation.

Commissioner Stifflear moved to continue 26-32 E. First Street – Garfield Crossing to the April 10 meeting. Commissioner Brody seconded. The motion passed unanimously.

**Adjournment**

Commissioner Brody moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 10:36 p.m. on March 13, 2013.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

**DRAFT**

## **HINSDALE PLAN COMMISSION**

**RE: 421 E. Ogden Avenue – Adventist Hinsdale Hospital – Exterior Appearance and Site Plan Review for a New Cancer Treatment Center**

**DATE OF PLAN COMMISSION REVIEW: March 13, 2013**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: March 18, 2013**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. The Applicant, Adventist Hinsdale Hospital, submitted an application for Exterior Appearance and Site Plan Review to construct a new 54,000 square foot cancer treatment center at 421 E. Ogden Avenue.
2. The property is located within the O-3, General Office District and is currently vacant but for one unused structure scheduled for demolition.
3. The Plan Commission heard a presentation from the applicant regarding the proposed request at the Plan Commission meeting of March 13, 2013.
4. While certain Commissioners expressed concern regarding the proposal in terms of how it would impact the Village's existing access to Duncan Field, the Hospital indicated they were willing to continue the existing agreement with the Village to allow access and parking for this area.
5. Certain Commissioners expressed concern with the degree of specificity regarding the landscaping and the applicant confirmed that among other things, all ornamental and shade trees would be a minimum of 3" caliper species, at the time of planting. The applicant also agreed to provide a detailed plant list that identifies the selection of plant materials they may choose from in each category (shade trees, ornamental trees, perennials, etc.). And that such list would contain common name, botanical name and size/caliper of material at planting.
6. The Commission was generally satisfied with the landscape plan however requested that the applicant relocate four parking lot islands to the south end of the parking lot, where none currently were proposed.
7. The applicant confirmed that while it would provide an area for a Village Gateway Sign it was not their intent to provide the sign itself. In addition, while they agreed the fitness path surrounding the detention basin would be optional, the applicant would be required to install the sidewalk along Ogden and Salt Creek Lane, as shown in the site plan.

8. Concerns were raised regarding the calculation of handicap spaces on the site and the applicant indicated they would confirm that the site plan adequately provided sufficient handicap parking, and to the extent that the existing site plan cannot, provide documentation that shows how the deficiency will be accommodated.
9. Other areas discussed and asked about by the Commissioners included the relocation of Spinning Wheel Drive, parking, appearance of the proposed building from various vantage points, materials to be used on the exterior of the building, possible future expansion, adjacent ownership and uses. The Applicant's traffic expert answered a number of questions on traffic flow and access.
10. The Plan Commission was generally very complimentary of the site plan, elevations and the proposal as a whole.
11. The Plan Commission specifically finds that based on the Application and the evidence presented at the public hearing, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively, provided the applicant satisfy the requested conditions prior to final Board approval. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the March 13, 2013 Plan Commission meeting.

## **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of six (6) "Ayes," 0 "Nay," and three (3) "Absent", recommends that the President and Board of Trustees approve the Application for site plan and exterior appearance to allow the construction of a new cancer treatment center at 421 E. Ogden Avenue subject to the following conditions:

- The applicant be required to confirm that the site plan adequately provides sufficient handicap parking spaces, and to the extent that the existing site plan cannot, provide documentation that shows how the deficiency will be accommodated.
- The applicant will relocate 4 parking lot islands to the south area of the parking lot, where currently none exist.
- The applicant will provide a detailed plant list that identifies the selection of plant materials the applicant may choose from in each category (shade trees, ornamental trees, perennials, etc.). Such list shall contain common name, botanical name and size/caliper of material at planting.


THE HINSDALE PLAN COMMISSION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.



# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robb McGinnis, Building Commissioner  
David Cook, Village Manager  
**Date:** May 10, 2013  
**Re:** Scheduling of Public Hearing for Case A-4-2013  
Applicant: Hinsdale Historical Society – 302 S. Grant Street  
Request: Amend Special Use Ordinance for Property at 302 S. Grant Street

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The Applicant, Hinsdale Historical Society, has submitted an application for an amendment to their existing special use to allow for additional uses at the property located at 302 S. Grant Street. As identified in the attached letter, the applicant has stated that the existing uses were established when the Hinsdale Historical Society first occupied this location and have since become dated, impractical and limiting. As such, they have requested that the existing ordinance be amended as stated in the Society's attached letter. It should also be noted that on February 28, 2013, the Village Board approved a temporary use to allow the applicant to continue its scheduled uses through July 8, 2013, while it proceeded through the Special Use process.

It is requested that the public hearings be scheduled for May 8, 2013.

## Attachment

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

March 20, 2013

TO: Sean Gascoigne, Village Planner, Village of Hinsdale

FROM: Cindy Klima, President, Hinsdale Historical Society

RE: Application for Amended Special Use Permit for Immanuel Hall, 302 S. Grant St.,  
Hinsdale IL 60521

The Hinsdale Historical Society is requesting an amendment to the Special Use Permit for Immanuel Hall, 302 S. Grant St. that was approved by the Village on April 3, 2001 in ordinance A2-02-2001, specifically the uses identified in Exhibit B, 2. Use Restrictions, A. Historic Preservation (Exhibit attached).

The Society believes it has fully abided by the terms and conditions of A2-02-2001, which was drafted well before the Society became the owner of the Hall in March 2001 and before any actual use of the Hall had occurred. Upon assuming ownership, the Society tested numerous kinds of activities and events at the Hall over a period of years as it planned the adaptive reuse and extensive rehabilitation of the building, which occurred 2006-08. The rehabilitation complied with applicable zoning and other requirements, and significantly improved the now 113-year old landmark building so it could host Society programs and activities and be available for rent by the public according to the terms in Exhibit B, 2. Use Restrictions.

Rentals of the Hall generate revenue which is used entirely to operate and maintain the Hall, in accordance with the Society's status as a private, nonprofit 501(c)(3) charitable organization. Especially since the completion of the rehab, there have been steady requests to use the Hall in ways not specified in items i-xiii in Exhibit B, 2. Use Restrictions, A. Historic Preservation. The Society granted some of these requests, believing they fully comply with the over-arching requirements described in paragraph A. Historic Preservation. These uses have included small recurring yoga, exercise, rehearsal and pre-natal classes, and private social and organizational events such as marriage and memorial services, anniversaries, general receptions and similar uses.

Successful adaptive reuse of Immanuel Hall must allow for changing times. The specified uses, items i-xiii, were drawn up at a time when historic preservation was just beginning in Hinsdale, the immediate former use of the Hall as a Montessori school for several years had become objectionable to much of the neighborhood, before the Society had any hands-on experience in operating the Hall, and well before the impact of major societal events such as 9/11 and the Great Recession. In the Society's years of experience with operating the Hall, the specified uses have become dated, impractical and limiting.

The Society does not believe the specified uses were meant to be inhibiting but rather guiding examples of the kinds of appropriate uses of the Hall, which are described in the third sentence of paragraph A:

*The uses of the Property include the following specified uses and other uses that are consistent with the uses and purposes described in this paragraph and that are similar in nature and extent to the following specified uses: (items i-xii).*

Mindful of these and other factors, the Society proposes amended language that provides it with flexibility in selecting events and activities for the Hall that reflect the terms in paragraph A. The Society proposes deleting items i-xiii and substituting them with the following paragraph:

*classes, forums, workshops and lectures; meetings, receptions and social and organizational events such as marriage and memorial ceremonies, anniversaries and fund raisers; archives, museum, storage; sales, shows and exhibitions; performing arts programs, such as rehearsals, plays, recitals and concerts; and similar events and activities that may evolve or be created in the future.*

The amended language would better explain the adaptive reuse of the historic Hall, and it would allow the Society to better market use of the Hall so revenue generation remains at a level sufficient to support it.

Of course, the Society will continue to comply with all other requirements in A-02-2001, as well as the zoning and municipal Codes and state and federal statutes, where applicable.



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant	
Name:	Hinsdale Historical Society (HHS)
Address:	P.O. Box 336
City/Zip:	Hinsdale, IL 60522
Phone/Fax:	630/789-2600 / 630/789-3593
E-Mail:	info@hinsdalehistory.org

Owner	
Name:	Same
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)	Bob Saigh, trustee, Village of Hinsdale Board; trustee, HHS Board, HHS volunteer
2)	
3)	

## II. SITE INFORMATION

Address of subject property: 302 S. Grant St., Immanuel Hall

Property identification number (P.I.N. or tax number): 09 - 12 - 112 - 016

Brief description of proposed project: HHS owns and operates Immanuel Hall, a rehabilitated historic church building, for HHS programs and certain fee-based rentals, per 2001 purchase-sale agreement, which generate revenue used to operate the building and maintain the property

General description or characteristics of the site: Historic church building, constructed 1900, received new rear addition and general upgrading in 2006-2008 rehabilitation

Existing zoning and land use: IB

Surrounding zoning and existing land uses:

North: R-4

South: R-4

East: R-4

West: R-4

Proposed zoning and land use: N/A

Existing square footage of property: 15,528 square feet

Existing square footage of all buildings on the property: \_\_\_\_\_ 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: Amend SUP  
granted 4/3/2001, in Uses, Exhibit B

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

## TABLE OF COMPLIANCE

Address of subject property: 302 S. Grant St., Immanuel Hall

The following table is based on the IB Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	80,000 sf	15,528.51 sf
Minimum Lot Depth	250 f	181.62 f
Minimum Lot Width	200 f	85.5 f
Building Height	40 f	36.5 f
Number of Stories		
Front Yard Setback	35	20.5
Corner Side Yard Setback	35 f	9.38
Interior Side Yard Setback	25 f	47.8 f
Rear Yard Setback	25	84 f, 2-1/2 i
Maximum Floor Area Ratio (F.A.R.)*	0.5	0.38
Maximum Total Building Coverage*		2,028.59 sf
Maximum Total Lot Coverage*	Unknown	N/A
Parking Requirements	7 per Code	None, per 2001 agreement
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	1	N/A
Accessory Structure Information	N/A	N/A

\* Must provide actual square footage number and percentage.

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

Pre-Code building; requirements of 2001 purchase-sale agreement; variances approved by Hinsdale

Zoning Board of Appeals; historic building exempted from certain ADA requirements

## 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 21 day of March, 2013, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

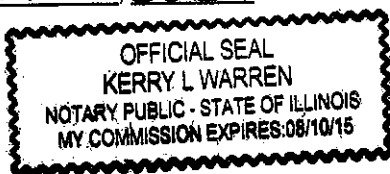
\_\_\_\_\_  
Signature of applicant or authorized agent

CINDY Klima  
Name of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 21 day of  
March, 2013.

[Signature]  
Notary Public  
4





**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT  
SPECIAL USE PERMIT CRITERIA**

**Must be accompanied by completed General Application**

**Address of proposed request:** 302 S. Grant St., Immanuel Hall

**Proposed Special Use request:** Membership organization/charitable nonprofit; amend existing SUP

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

**REVIEW CRITERIA**

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

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

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established. Yes. Historic Immanuel Hall is zoned IB; has been a gathering place (church, regional church office, Montessori school and currently is adaptively re-used for Hinsdale Historical Society programs and certain uses by the public) throughout its 113-year existence; is a designated local landmark; is listed on the National Register of Historic Places; and is acclaimed as a successful example of adaptive reuse of an older building.

2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare. The proposed amendment merely updates the uses specified in the current SUP, reflecting demand for those additional uses and the dated nature of some of the existing uses, which were devised before the Historical Society owned the Hall and had experience operating it. To date, neighbors and the community have been supportive of the Hall, which has helped define the character of the neighborhood and Hinsdale for more than a century.



3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations. The Historical Society's ownership and operation of Immanuel Hall traditionally has been respectful of and responsive to neighbors' interests. Neighbors generally have been cooperative, appreciative of the Hall and supportive of it.
4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services. Immanuel Hall currently is adequately served by essential public facilities and services and is in compliance with all structural and fire/ life-safety requirements. No change in these services is anticipated should the proposed amendment to the existing SUP be granted.
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. The proposed amendment to the existing SUP is in keeping with the nature of the uses originally specified for Immanuel Hall. The Historical Society routinely works with users of the Hall to ensure that traffic and parking do not adversely affect the neighborhood.
6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. Since the Historical Society has owned Immanuel Hall, there has been only improvement and enhancement to natural, scenic and historic features of the property, which have complemented the neighborhood by the Hall's open and appropriately landscaped grounds, the building's two-year rehabilitation and its ongoing upkeep. There will be no change in this obligation.
7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use. The proposed amendment to the existing SUP is in keeping with Code standards and provisions, as well as other conditions and requirements of A-02-2001.
8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district. The Society believes its operation and ownership of Immanuel Hall abides by the conditions and requirements of A-02001, as is reflected in the careful selection by the Society of events and activities at the Hall and cooperative relationships with users of and visitors to the Hall and neighbors. There will be no change in this obligation.
9. *Considerations.* In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

*Public benefit.* Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community. The amendment to the existing SUP, if granted, would help ensure there is adequate revenue from rentals of the Hall to operate and maintain it. It would enhance

marketing of the Hall and add uses that are in demand by members of the community and others in the public.

*Alternate locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site. Immanuel Hall's key attraction is that it is unique, intimate, classically constructed, historic and legally situated – for 113 years – in an established residential neighborhood (In fact, Hinsdale's first and oldest neighborhood, the Town of Hinsdale. See the village's "Town of Hinsdale Architectural Resources Survey," November 2001. A summary of the survey is on the village Web site at <http://www.villageofhinsdale.org/history/townofhinsdale.php>.)

*Mitigation of adverse impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening. Immanuel Hall is fully compliant with all requirements to minimize any adverse effects, as is evident in the voluminous public record of the Historical Society's rehabilitation of the building in 2006-08. The Historical Society routinely works closely with users of the Hall (renters and visitors alike) to mitigate adverse impacts in a variety of ways, including timing, scheduling, traffic management (including notification to police), alternate parking (including off-street, if available), user/visitor behavior and, depending on the event/activity, notice to neighbors. The Society has always been aware that operation of Immanuel Hall must be appropriate for the neighborhood as well as the building.

**EXHIBIT B**

**MCKENNA TO VILLAGE RESTRICTIONS  
ON IMPROVEMENT AND USE OF THE PROPERTY**

**1. Improvement of the Property.**

A. Site Plan. The Property shall be improved and maintained in substantial conformity with the site plan attached as Exhibit 1 to this Exhibit B, which improvements include, without limitation, the following:

- i. Removal of the existing driveway for the one-story frame garage onto Third Street;
- ii. Removal of the existing asphalt driveway located along the southerly border of the Property, and a portion of such driveway immediately south of the Property on the real estate legally described in Section 3 below, providing vehicle access to Grant Street and the parking area served by the driveway;
- iii. Demolition and removal of the two story frame residence and the one-story frame garage located at the northwest corner of the Property; and
- iv. Demolition and removal of the one story brick structure located at the southeast corner of the Property. Demolition and removal of those portions of such structure within required yards on the Property or located off the Property shall be performed by the owner of the Property within 90 days.

B. Amendment to Site Plan. McKenna shall have the right to approve any amendment to this site plan attached as Exhibit 1 to this Exhibit B relating to structures or paving; provided, however, that the installation of additional landscaping or the replacement of existing landscaping with equivalent landscaping shall be permitted without consent of McKenna or amendment to the site plan.

**2. Use Restrictions.**

A. Historic Preservation. The Property may be used only for historic preservation purposes and uses incidental thereto. At all times, the purpose and use of the Property shall be to promote local or regional history and culture. The uses of the Property include the following specified uses and other uses that are consistent with the uses and purposes described in this paragraph and that are similar in nature and extent to the following specified uses:

## Execution Copy

- i. classes or lectures, provided that such classes or lectures are not held on a regular, daily basis;
- ii. meetings, provided that such meetings are not held on a regular, daily basis (cub scout meetings, girl scout meetings, and other public, public service or community group or organization meetings shall be permitted, provided that such meetings are held by each group no more frequently than once each week);
- iii. library;
- iv. archives;
- v. craft demonstrations;
- vi. museum;
- vii. shows and exhibitions;
- viii. distribution of literature to promote historic preservation purposes;
- ix. storage;
- x. sales (on a small scale but not on a daily basis) of objects or literature accessory to or to promote historic preservation purposes;
- xi. counseling of property owners and the public on restoration issues;
- xii. plays, concerts, recitals and other performing arts programs presented by public, public service or community groups and organizations; and
- xiii. forums, workshops and receptions presented by public, public service or community groups and organizations.

B. Single-Family Residential. The use restrictions described in this Agreement shall not preclude the rezoning and development of the Property for one single family residence. The rezoning and development of the Property shall be permitted without consent of McKenna and upon such development, the improvement conditions in Section 1 and the use restrictions in Subsection 2.A of this Exhibit C shall no longer apply to the improvement and use of the Property.

3. Enforcement. These restrictions may be enforced for a period of seventy-five (75) years from the date of this deed by action against the owner of the Property legally described in and conveyed by this Deed at the time that a violation of these restrictions is alleged to have occurred. Such enforcement may be sought only by the fee simple owner, at the time that a violation is alleged to have occurred, of the real estate immediately south of and adjacent

**Execution Copy**

to the Property, legally described as follows: LOT 2 OF MCKENNA'S RESUBDIVISION OF LOT 1 AND LOT 4 AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 4 IN J.I. CASE'S ADDITION TO HINSDALE BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1999 AS DOCUMENT R99-155950, IN DUPAGE COUNTY, ILLINOIS. Any such enforcement of these restrictions may be for any combination of declaratory relief, injunctive relief and specific performance, but no reverter or reversion of property may be sought or granted hereunder.

**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:** Hinsdale Historical Society (HHS)

**Owner's name (if different):** \_\_\_\_\_

**Property address:** 302 S. Grant St.

**Property legal description:** [attach to this form]

**Present zoning classification:** IB (Institutional Building)

**Square footage of property:** 15,528.51

**Lot area per dwelling:** N/A

**Lot dimensions:** 85.5' x 181.6

**Current use of property:** Membership Organization, Charitable Nonprofit

**Proposed use:** Single-family detached dwelling  
☒ Other: No Change in Current Use

**Approval sought:**

Building Permit	Variation
Special Use Permit	Planned Development
Site Plan	Exterior Appearance
Design Review	
<input checked="" type="checkbox"/> Other: <u>Amend Special Use Permit</u>	

**Brief description of request and proposal:**

Amend Special Use Permit granted 4/3/2001 (A-02-2001), specifically uses in Exhibit B (attached) that have proved over time to be dated, limiting and impractical, thus restricting or prohibiting certain suitable, in-demand uses of the Hall, which hampers marketing and hinders needed revenue generation.

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

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>20.5'</u>	<u>35'</u>
<b>interior side(s)</b>	<u>47.8' / N/A</u>	<u>25' / N/A</u>

Provided:

Required by Code:

corner side  
rear

9.38'/13'  
84'2 1/2"

35'/35'  
25'

**Setbacks (businesses and offices):**

front:

N/A

N/A

interior side(s)

N/A

N/A

corner side

N/A

N/A

rear

N/A

N/A

others:

N/A

N/A

Ogden Ave. Center:

N/A

N/A

York Rd. Center:

N/A

N/A

Forest Preserve:

N/A

N/A

**Building heights:**

principal building(s):

36'5" (structure)/66' (spire)

40'/70'

accessory building(s):

N/A

N/A

**Maximum Elevations:**

principal building(s):

35'

35'

accessory building(s):

N/A

N/A

Dwelling unit size(s):

N/A

N/A

Total building coverage:

N/A

N/A

Total lot coverage:

N/A

N/A

Floor area ratio:

.38

.05

Accessory building(s):

N/A

Spacing between buildings: [depict on attached plans]

principal building(s):

N/A

accessory building(s):

N/A

Number of off-street parking spaces required: None, per 2001 purchase-sale agreement

Number of loading spaces required: N/A

**Statement of applicant:**

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

By:

Cindy Klima  
Applicant's signature

Cindy Klima, President, HHS

Applicant's printed name

Dated: March, 20 13



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

VILLAGE PRESIDENT

Thomas K. Cauley

TRUSTEES

J. Kim Angelo

Christopher J. Elder

Doug Geoga

William N. Haarlow

Laura LaPlaca

Bob Saigh

LICE DEPARTMENT 789-7070  
E. DEPARTMENT 789-7060  
N. M. SYMONDS DRIVE

**19 EAST CHICAGO AVENUE  
HINSDALE, ILLINOIS 60521-3489 (630) 789-7000**  
Village Website: <http://www.villageofhinsdale.org>

February 14, 2013

Cindy Klima  
Hinsdale Historical Society  
302 S. Grant Street  
Hinsdale, IL 60521

Dear Ms. Klima,

Per Section 11-401 of the Village of Hinsdale Zoning Code, I am obligated to review all applications for Certificate of Zoning Compliance and either issue a certificate approving the request or deny the application, stating the reasons or conditions for denial. The intent of this letter is to provide you notice that your application, as submitted, has been **denied** based on the following conditions/deficiencies:

1. The Plan Commission must approve and/or recommend to the Board of Trustees, an amendment to the existing Special Use that is required to operate the additional uses you are requesting.
2. The Board of Trustees adopt an Ordinance that grants the following requests:
  - Subsection 11-602 pertaining to Special Uses

Pursuant to Section 11-401E(2), because relief from the above conditions is available pursuant to a companion application(s) being filed along with this application, I am able to process this application and in due time, approve the requested Certificate, subject to these conditions being met. This may include any temporary uses that may be necessary to operate the requested uses while you request the amendment to your Special Use. Please do not hesitate to contact me, should you need additional clarification or have any other questions.


Sincerely,

David Cook  
Zoning Administrator/Village Manager  
Village of Hinsdale

Cc: Robert McGinnis, Director of Community Development/Building Commissioner



# Memorandum

**To:** Chairman Byrnes and Plan Commission Members  
**From:** Sean Gascoigne, Village Planner   
**Date:** April 10, 2013  
**Re:** Sign Review – 35 E. Hinsdale Avenue – Verizon Wireless

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## **SIGN PERMIT REVIEW**

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

The property currently does not contain a sign and the applicant is proposing to install one above and just to the east of the main entrance of the tenant space, which faces north, as depicted in the attached photo. The new sign would be 24 square feet (8'-0" x 3'-0") and would be predominantly red and black, with a white background, and have a tan or light yellow background behind "The Cellular Connection Premium Retailer", all as illustrated on the attached exhibits.

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

## **Attachment**

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



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: VERIZON WIRELESS  
Address: 35 E. HINSDALE AVE  
City/Zip: HINSDALE, IL 60521  
Phone/Fax: ( ) \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Contact Name: BILL EVANS

**Contractor**

Name: SIGN SHOP EXPRESS  
Address: 1015 MAPLE AVE  
City/Zip: DOWNERS GROVE, IL 60515  
Phone/Fax: (630) 964-1350  
E-Mail: SIGNSHOPEXPRESS@COMCAST.NET  
Contact Name: ED CARROLL

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** Please Select One

**SIGN TYPE:** Please Select One

**ILLUMINATION** Please Select One

**Sign Information:**

Overall Size (Square Feet): 24' (3' x 8')

Overall Height from Grade: 10' Ft.

Proposed Colors (Maximum of Three Colors):

- ① WHITE
- ② RED
- ③ BLACK

LOGO COLOURS - SEE DRAWING.

**Site Information:**

Lot/Street Frontage: \_\_\_\_\_

Building/Tenant Frontage: \_\_\_\_\_

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

[Signature]  
Signature of Applicant

12/17/12  
Date

\_\_\_\_\_  
Signature of Building Owner

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

# SIGN SHOP EXPRESS

824 WARREN AVE DOWNERS GROVE, IL 60515  
**630/964-3500**



● verizon/wireless

These letters will be made from 3/8 thick plexiglass individually mounted with studs and adhesives directly to the MDO wood as raised letters. Non Illuminated

● Cellular Connection/Premium Retailer

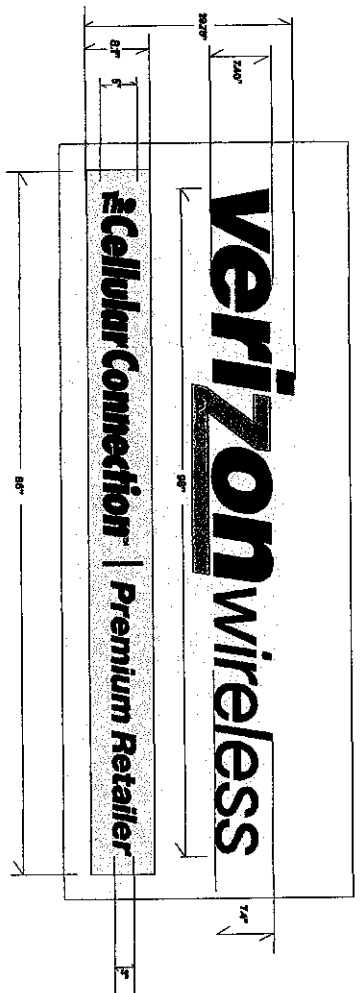
These letters will be vinyl letters mounted to the 1/2" painted and sealed MDO

● Price of sign installed is \$3175.00



Store Frontage 48'


This is a 3' x 8' wood sign with raised plexi letters



Prepared for: Verizon 35 E. Hindale Ave. Hindale, IL 60521	Prepared by: Sign Shop Express 1015 Maple Ave. Downers Grove, IL 60515
THIS ARTWORK IS PROPERTY OF SIGN SHOP EXPRESS. IT CANNOT BE DUPLICATED WITHOUT EXPRESS WRITTEN PERMISSION OF SIGN SHOP EXPRESS	

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Sean Gascoigne, Village Planner 

**Cc:** David Cook, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

**Date:** April 10, 2013

**Re:** 26-32 First Street – Garfield Crossing – Exterior Appearance and Site Plan Review

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At the Plan Commission meeting of March 13, 2013, the Commission reviewed and discussed the above referenced case. At this meeting, the applicant provided alternate elevations that the Commission was viewing for the first time. The Commission was able to look at both elevation alternatives and made several suggestions for the applicant to consider before the next meeting. The applicant has made a significant number of these changes and is now bringing back the revised elevations (attached) for the Commission's review and consideration. In addition to the elevation changes, the applicant has been required to make a couple of other minor changes to the site plan, which includes "shifting" the existing footprint a few inches to the north and east and the elimination of one additional parking spot as a result of a requirement by ComEd to drop a transformer that is currently on the pole, down to the parking lot surface. The shift in the footprint will not create any additional zoning conflicts and the elimination of the parking space will still allow the applicant to maintain an increase of 5 parking spaces from what currently exists.

In addition to the elevation changes, the Commission also requested that they be kept abreast of any discussions or progress involving the alley adjacent to the subject property. The Village has had the opportunity to hold the meetings referenced by the Village Manager at the last Plan Commission meeting, and the content of those meetings will be discussed at the Environment and Public Services meeting of April 8, 2013. In addition, it should also be noted that the applicant appeared before the Zoning Board of Appeals on March 20, 2013 and received either unanimous approval or recommendations for all of the requested variations.

## Other

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

1. Subsection 11-604F pertaining to Standards for site plan disapproval; and
2. 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.

## Attachment

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



VILLAGE  
OF HINSDALE

FOUNDED IN 1873

RECEIVED  
FEB 12 2013  
BY: \_\_\_\_\_

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: DAVID M. KENNEDY, PPK ARCHITECTS  
Address: 444 N. MAIN ST., SUITE 206  
City/Zip: GLEN ELLYN IL 60137  
Phone/Fax: 630-461-0999 / -0974  
E-Mail: dmk@ppkarchitects.com

**Owner**

Name: GARFIELD CROSSING LLC  
Address: ONE LINCOLN CTR. 18W140 BUTTERFIELD  
SUITE 700  
City/Zip: CAKESBROOK TERRACE, IL 60181  
Phone/Fax: 630-810-2100 / 630-963-6644  
E-Mail: chaccarato@molto-capital.com

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

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

Name: KAVIN SEAPAN, CEMCON, LTD.  
CIVIL. ENG.  
Title: VICE PRES.  
Address: 2280 WHITE OAK CIRCLE, SUITE 100  
City/Zip: AURORA, IL 60502  
Phone/Fax: 630-862-2100  
E-Mail: KAVIN@CEMCON.COM

**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) N.A.
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 26-32 E. 1<sup>ST</sup> STREET

Property identification number (P.I.N. or tax number): 09-12-190-016

Brief description of proposed project:

NEW TWO STORY RETAIL/OFFICE BUILDING WITH SURFACE PARKING.  
GROSS BUILDING AREA IS 26,154 SF.

General description or characteristics of the site:

EXISTING SITE HAS A SINGLE STORY COMMERCIAL BUILDING ON THE WEST SIDE OF THE SITE, TO BE DEMOLISHED. EXISTING SURFACE PARKING ON THE EAST SIDE OF THE SITE TO BE RECONFIGURED/RECONSTRUCTED BEHIND (SOUTH) THE PROPOSED BUILDING. THE EXIST. RETAINING WALLS AT THE SOUTH AND WEST WILL REMAIN.

Existing zoning and land use: Business

Surrounding zoning and existing land uses:

North: B-2: EXIST. COMMERCIAL BUILDINGS

South: 1B: EXISTING (HINSDALE) MIDDLE SCHOOL

East: O-1: EXISTING OFFICE

West: B2: EXISTING RETAIL/COMMERCIAL

Proposed zoning and land use: B-2 OFFICE/RETAIL

Existing square footage of property: 33,313 SF square feet

Existing square footage of all buildings on the property: 13,905 square feet

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

☒ Site Plan Approval 11-604

Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

Special Use Permit 11-602E  
Special Use Requested:

Map and Text Amendments 11-601E  
Amendment Requested:

Planned Development 11-603E

Development in the B-2 Central Business  
District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 26-32 E. 1st St.

The following table is based on the B-2 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development	
	B-1	<u>B-2</u>	B-3		
Minimum Lot Area	6,250	2,500	6,250	33,313 SF	
Minimum Lot Depth	125'	125'	125'	150'-4"	
Minimum Lot Width	50'	20'	50'	133'-0"	
Building Height	30'	30'	30'	26'+1- (30') **	
Number of Stories	2	2	2	2	
Front Yard Setback	25'	0'	25'	6"	
Corner Side Yard Setback	25'	0'	25'	<u>11'-4"</u> EN 04.03.13	
Interior Side Yard Setback	10'	0'	10'	70'-0"	
Rear Yard Setback	20'	20'	20'	24'	
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	0.78	26,154 G.S.F. / 33,313 S.F.
Maximum Total Building Coverage*	N/A	80%	N/A	38%	12,649 S.F. / 33,313 S.F.
Maximum Total Lot Coverage*	90%	100%	90%	99%	32,965 S.F. / 33,313 S.F.
Parking Requirements		95-99		<u>47</u>	46 EN 04.03.13
Parking front yard setback		0'		7'-6"	
Parking corner side yard setback		0'		70'-0"	
Parking interior side yard setback		0'		0'-0"	
Parking rear yard setback		20'		0'-0"	
Loading Requirements		1 SP.		(1) SPACE: 10' X 30'	
Accessory Structure Information (height)	15'	15'	15'	N.A.	

\* Must provide actual square footage number and percentage.

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

\*\* ROOF DECK IS 26'+1-, SCREENING ELEMENTS UP TO MAX. 30' (20% INCREASE FROM 30' PER SECT. 5-1106(2)).

## 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 11<sup>th</sup> day of February, 2013, I/we have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

DAVID M. KENNEDY  
Name of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

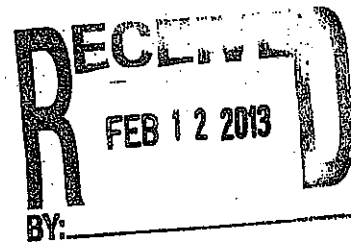
SUBSCRIBED AND SWORN  
to before me this 12 day of  
Feb, 2013.

[Signature]  
Notary Public

OFFICIAL SEAL  
RUSSELL G STOCK  
Notary Public - State of Illinois  
My Commission Expires Jun 29, 2014



**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:** David Kennedy-PPK Architects, P.C.  
**Owner's name (if different):** Garfield Crossing LLC  
**Property address:** 26-32 E. 1<sup>st</sup> St.  
**Property legal description:** See attached  
**Present zoning classification:** B-2, Central Business District  
**Square footage of property:** 33,313 SF  
**Lot area per dwelling:** N/A  
**Lot dimensions:** 250'-4" x 133'-0"  
**Current use of property:** Retail  
**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: Retail/ Business  
**Approval sought:** ☐ Building Permit ☐ Variation  
☐ Special Use Permit ☐ Planned Development  
☒ Site Plan ☒ Exterior Appearance  
☐ Design Review  
☐ Other: \_\_\_\_\_

**Brief description of request and proposal:**

Demolish existing one story commercial building and build a two story retail/ office building.

**Plans & Specifications:** Submitted under separate cover.

**Provided:** **Required by Code:**

**Yards:**

front:	0'-6"	0'-0"
interior side(s)	70'-8"	0'-0"
corner side	8" 1'-4" EN 04.03.13	0'-0"
rear	24'-0"	20'-0"

**Setbacks (businesses and offices):**

front:	0'-6"	0'-0"
interior side(s)	70'-8"	0'-0"

Provided:

Required by Code:

corner side

8" 1'-4" *EN 04.03.13*

0'-0"

rear

24'-0"

20'-0"

others:

N/A

Ogden Ave. Center:

N/A

York Rd. Center:

N/A

Forest Preserve:

N/A

**Building heights:**

principal building(s):

26' +/- (36')

30'-0" (36'-0" per sect. 5-110 G(2))

accessory building(s):

N/A

**Maximum Elevations:**

principal building(s):

N/A

accessory building(s):

N/A

Dwelling unit size(s):

N/A

Total building coverage:

38%

80%

Total lot coverage:

99%

100%

Floor area ratio:

0.78

2.5

Accessory building(s):

N/A

Spacing between buildings: [depict on attached plans]

principal building(s):

N/A

accessory building(s):

N/A

Number of off-street parking spaces required: 95-99

Number of loading spaces required: 1

**Statement of applicant:**

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

By:

*David M. Kennedy*  
Applicant's signature

David M. Kennedy

Applicant's printed name

Dated: 1/15/2013

1' 26' +/- to roof deck

36' max. to roof screening arch. merit allowance- see attached diagram.

**Legal Description for Garfield Crossing Property**

Lots 1 and 4, together with the east half of vacated alley lying west and adjoining said lots, in block 5 in the town of Hinsdale being a subdivision of the northwest quarter (except railroad lands) of section 12, township 38 north, range 11 east of the third principal meridian, according to the plat thereof recorded August 14, 1866 as document 7738, In Du Page County, Illinois.

# VILLAGE OF HINSDALE

## **REVISED CONDITIONAL Certificate of Zoning Compliance**

Subject to satisfaction of the conditions of approval listed below, the Village has determined that, based on the information included in the Plan Commission File for the southwest corner of First Street and Garfield Avenue – Garfield Crossing, LLC., regarding Exterior Appearance/Site Plan Review and other requests for zoning relief and approvals in 2013, 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:

Garfield Crossing, LLC. – Clay Naccarato

Address or description of subject property:

Southwest Corner of First Street and Garfield Avenue

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

A mixed use development, including the construction of a two-story structure, with a new surface parking lot, a first floor consisting of retail and the second floor consisting of retail and/or office.

Plans reviewed, if any: *See attached plans, if any.*

### **Conditions of approval of this certificate:**

The approval provided by this Certificate is CONDITIONAL only and is subject to the applicant applying for and obtaining the necessary variations/exceptions and related approvals as they relate to the proposed improvements. The specific conditions that must be met are as follows:

1. The Zoning Board of Appeals must approve all necessary Zoning Variations that the Zoning Board of Appeals has authority to grant as they relate to the proposed improvements. These variations include, but are not limited to, variations to Sections:
  - 9-107(A)(1) to allow no landscape buffer, in lieu of the 10'-0" landscape buffer required, along the rear (west) of the proposed parking lot.

- 9-101E to allow the proposed parking lot to have a 0'-0" rear (west) yard setback, in lieu of the 20'-0" rear yard setback required.
2. The Zoning Board of Appeals must recommend to the Board of Trustees with a positive recommendation supported by four or more affirmative votes, all necessary Zoning Variations as they relate to the proposed improvements. These variations include, but are not limited to, variations to Sections:
    - 9-105(C)(1) to allow a loading space that would open onto a building facade facing a public right of way.
    - 9-107(A)(2) to allow a parking lot with no interior parking lot tree, in lieu of the one parking lot tree, as required.
    - 9-106J(5)(b) to allow two wall signs higher than 20'-0" or the bottom of the second story window, as required.
  3. The applicant must apply for, and the Plan Commission must make a recommendation on to the Board of Trustees, the necessary exceptions as they relate to the proposed improvements. These exceptions include, but are not limited to:
    - An exception for height to allow a height of 36'-0", in lieu of the required 30'-0", which is permitted pursuant to Section 5-110G(2) provided the Plan Commission find that the feature exhibits architectural merit. While the information provided identifies almost all of the structure meeting the 30'-0" building height requirement as defined by the zoning code, your request to allow the turret to extend beyond the 30'-0" height would necessitate this exception.
    - An exception from 9-104 for a deficiency in parking. Pursuant to Section 9-104D(5) the applicant may pay to the Village, a per space fee of two thousand five hundred dollars (\$2,500.00) in lieu of providing these spaces, if the applicant satisfies the standards set forth in said section, to the satisfaction of the Board of Trustees.
  4. The Board of Trustees must adopt an Ordinance that grants the following requests which includes the aforementioned variations (as stated in Section 2 above) and exceptions (as stated in Section 3 above):
    - Approvals pursuant to Subsection 11-503F pertaining to Standards for Variations; and

- Approvals subject to Subsection 11-604F pertaining to Standards for Site Plan Approval; and
- Approvals subject to 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.

*Note: other conditions may be attached to approval of any pending zoning application.*

**NOTE ALL OF THE FOLLOWING CAREFULLY:**

The conditional 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:

4/4, 2013



ADMINISTRATIVE CENTER  
6010 S. ELM STREET  
BURR RIDGE, IL 60527  
PHONE 630-887-1070  
FAX 630-655-9706  
DR. RENÉE SCHUSTER, SUPERINTENDENT

April 3, 2013

Mr. David Cook  
Village of Hinsdale  
19 E. Chicago Ave.  
Hinsdale, IL 60521

Re: Garfield and First Street Development

Dear Mr. Cook,

In February, Mr. Clay Naccarato of MOLTO Capital and Mr. David Kennedy of PPK Architects met with Mr. Frisch, Assistant Superintendent of Business and Operations and me regarding their plans to develop the property at the corner of Garfield and First Street. They reviewed their plans and assured us that they would have a safety fence between the construction project and Hinsdale Middle School and that they will keep us informed of the construction timelines. We have informed the Community Consolidated School District Board of Education and they have not expressed an opinion regarding the project; consequently, the District is neutral in regard to this development.

Sincerely,

A handwritten signature in cursive script that reads 'Renée Schuster'.

Dr. Renée Schuster, Superintendent  
District 181

Christine A. Higgins  
244 East Walnut Street  
Hinsdale, IL 60521

March 25, 2013

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

Dear Commissioners and Trustees;

I read with interest the recent article in The Hinsdalean on a proposal for a new development at First Street and Garfield Avenue. It is unfortunate that the proposal does not contain any residential units. There are currently several vacancies for retail and office space in the downtown area and NO VACANCIES for residential. The few residential units in the downtown area are occupied and in older buildings that do not offer central air, elevators and only limited parking if any for the residents.

There are many former residents of this town who raised their families here and when their time came to downsize they had to move to neighboring communities. The empty nesters, widows, widowers, single middle aged professionals, etc. that wanted to downsize or needed the convenience of condo living/apartment rental in the downtown area so they could walk to the library, train, etc. have moved to other communities. Hinsdale is one of the few towns along the Burlington that has not developed any residential in the downtown area.

The few rental units that we had in the downtown area (6-8 units that were on the Washington Square property-Maple Street) were torn down. These units were occupied by individuals who were not part of the assisted community at Washington Square- an empty nester couple, single middle aged woman, young professional, disabled veteran, elderly couple formerly from Hinsdale who now reside in Florida rented a unit so they had a place close to their children and grandchildren when they visited during the warm weather months.

Formerly there was a proposal for multifamily on Maple Street that was rejected. I contend those that will rent or purchase units in the downtown area will NOT bring more traffic to the area. They will be empty nesters, widows, widowers who have lived many years in the community and need to downsize and these units may serve as second homes. The townhouses on Clay Street between the tracks and Chicago are limited and do not offer single level living. Commissioner Cash is quoted in the article: "This has been a dead zone and it's really going to bring a lot of life to the spot." If you really want to bring life to the spot I urge you to consider residential units in the downtown area.

*C.A. Higgins*



**E250 / E260 LED EURO SERIES**

**SPECIFICATIONS**

**LUMINAIRE DESIGN**

- The luminaire shall be a small scale, architectural design fixture provided with LED light sources and roof mounted, down-lighting optics.
- The luminaire shall be 13" diameter and 19" overall height.
- The luminaire shall be made of 360 alloy, die-cast aluminum.
- The luminaire shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines.
- The luminaire shall be U.L. or E.T.L. listed in U.S. and Canada.
- The E250 is available with or without flat lens.
- The E260 is offered with a clear or frosted acrylic, tapered cylindrical body lens.

**POST FITTER**

- The fitter shall be heavy wall, cast aluminum for high tensile strength.
- The fitter shall have an inside diameter opening of 4" when arm mounted and 5" when post mounted.
- The fitter shall secure to the pole or tenon with set-screws.

**DRIVER**

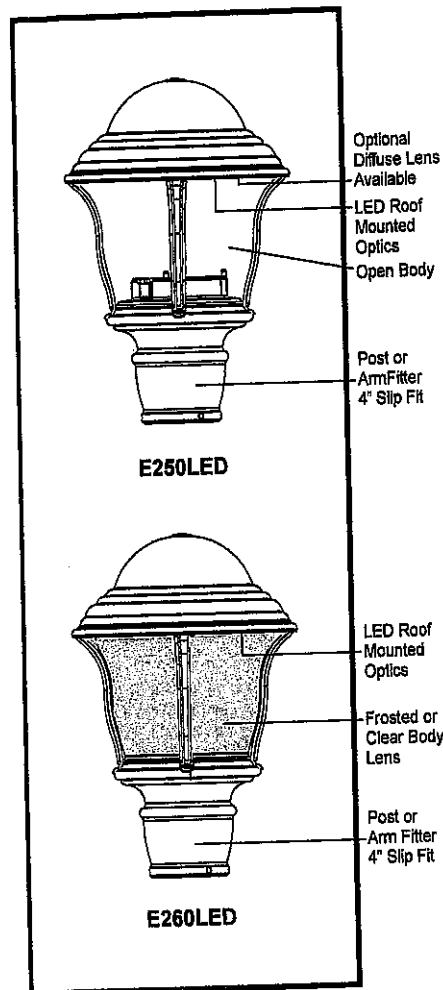
- The LED driver shall be securely mounted inside the fitter, for optimized driver performance and longevity.
- The LED driver shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation.

**LIGHT SOURCES**

- The luminaire shall use high output, high brightness LEDs.
- The LEDs shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface.
- The LEDs shall be attached to the printed circuit board with not less than 90% pure silver to insure optimal electrical and thermal conductivity.
- The LEDs and printed circuit boards shall be protected from moisture and corrosion by a conformal coating of 1 to 3 mils.
- The LEDs and printed circuit board construction shall be environmentally friendly and 100% recyclable. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant.
- The LED life rating data shall be determined in accordance with IESNA LM-80-08.

**OPTICS**

- The luminaire shall be provided with individual acrylic refractor, type optics applied to



E250LED EPA = 0.00 (ft²)  
E260LED EPA = 0.00 (ft²)  
WEIGHT = 30 LBS  
WEIGHT = 30 LBS

## Unshielded wall luminaires

**Arm and canopy:** One piece die-cast aluminum supplied with a universal mounting bracket for direct attachment to a 3½" or 4" octagonal wiring box. A die-cast aluminum round "rotation" plate allows the housing to be precisely leveled (or rotated) after installation.

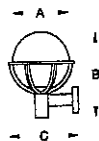
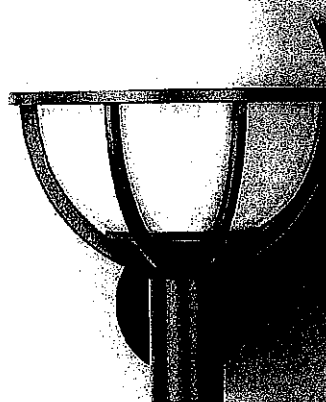
**Enclosure:** Hand blown, seamless, three-ply opal glass with screw neck. Molded high temperature silicone rubber O-ring gasket for weather tight operation. Guard: One piece die-cast aluminum, eight "rib" guard on lower half of sphere.

**Electrical:** Lampholders: Incandescent are medium base porcelain with nickel plated screw shell supplied. Incandescent rated 600V. Available in 120V only.

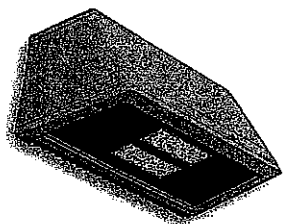
**Finish:** Available in five standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV); Eurocoat™ (URO). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

U.L. listed, suitable for wet locations. Protection class: IP 44.

Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



	Lamp	Lumen	A	B	C
6504	1 75W A-19	1150	10¼	13	11¼



# WST LED

## Architectural Wall Sconce



DESIGNLIGHTS  
CONSORTIUM



Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interaction elements.

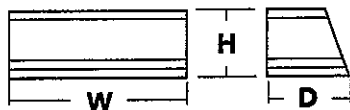
### Specifications Luminaire

**Height:** 7-1/4"  
(18.4 cm)

**Width:** 16-1/4"  
(41.3 cm)

**Depth:** 9-1/8"  
(23.2 cm)

**Weight:** 17 lbs  
(7.7 kg)

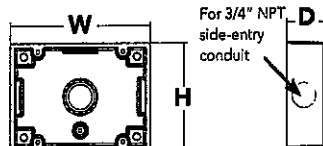


### Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)



### Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

### Ordering Information

**EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD**

#### WSTLED

Series	Light Engine	Performance Package	Distribution	Voltage	Mounting	Options	Finish (required)
WST LED	1 One engine (10 LEDs)	<b>700 mA options:</b> 10A700/40K 4000K	SR2 Type II	MVOLT <sup>1</sup>	<b>Shipped included</b>	<b>Shipped installed</b>	DDBXD Dark bronze
	2 Two engines (20 LEDs)		SR3 Type III	120 <sup>1</sup>	(blank) Surface mount	PE Photoelectric cell, button type <sup>4,5</sup>	DBLXD Black
			SR4 Type IV	208 <sup>1</sup>	<b>Shipped separately<sup>2</sup></b>	SF Single fuse (120, 277, 347V) <sup>4</sup>	DNAXD Natural aluminum
				240 <sup>1</sup>	BBW Surface-mounted back box	DF Double fuse (208, 240, 480V) <sup>4</sup>	DWHXD White
				277 <sup>1</sup>	UTS Uplight 5 degrees	DMG 0-10V dimming driver (no controls)	DSSXD Sandstone
				347		ELCW Emergency battery backup <sup>6</sup>	DDBTXD Textured dark bronze
				480		WLU Wet location door for up orientation	DBLXD Textured black
						PIR Motion sensor <sup>7</sup>	DNATXD Textured natural aluminum
						<b>Shipped separately</b>	DWHGXD Textured white
						VG Vandal guard	DSSTXD Textured sandstone
						WG Wire guard	

### Emergency Battery Operation

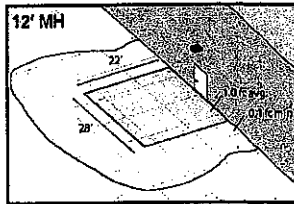
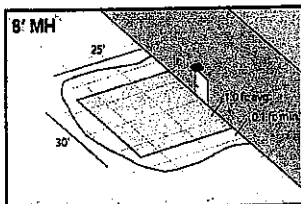
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect A/C power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW  
10' x 10' Gridlines  
8' and 12' Mounting Height



#### NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
- 2 May also be ordered separately as an accessory. Ex: WSBWW DDBXD U. Must specify finish.
- 3 Must be ordered with fixture; cannot be field installed.
- 4 Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 5 Not available with 480V option.
- 6 Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3 year period. Not available with 347V or 480V.
- 7 Specifies the Sensor/Switch SED-7-QDP control (photocell included); see Motion Sensor Guide for details. Dimming driver standard. Not available with WLU, VG or WG.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com  
© 2013 Acuity Brands Lighting, Inc. All rights reserved.

## Recessed ceiling downlights with symmetrical light distributions

**Housing:** Constructed of die-cast and extruded aluminum. Housing is supplied with mounting clamps that provide a vibration proof installation in ceilings up to 1½" total thickness. Rough-in housing constructed of galvanized steel with through wiring box. Rough-in housing included.

**Enclosure:** One piece die-cast aluminum faceplate secured to the housing with two flat head, captive, tamper resistant screws threaded into stainless steel inserts in the housing. Clear glass with pure anodized aluminum reflector. Fully gasketed with a continuous, extruded silicone gasket.

**Electrical:** 13W LED luminaire, 14.8 total system watts, -30° C start temperature. Integral 120V through 277V electronic LED driver, dimming not available. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

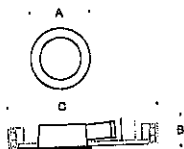
**Note:** Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

**Finish:** Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**UL listed,** suitable for wet locations and for installations in a covered ceiling only. Protection class: IP65.

**Weight:** 4.2 lbs.

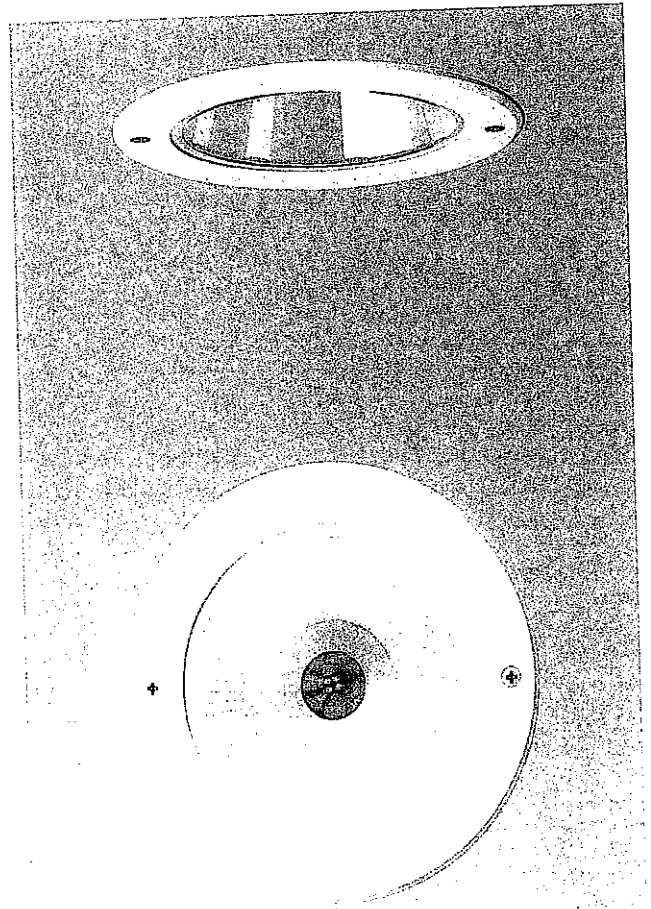
**Luminaire Lumens:** 474  
Tested in accordance with LM-79-08



Symmetrical light distribution

	Lamp	A	B	C
<b>6826 LED</b>	13W LED	7½	5	18

Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



## Recessed wall luminaires with directed light

**Housing:** Constructed of die-cast aluminum with integral wiring compartment. Mounting tabs provided.

**Enclosure:** One piece die-cast aluminum faceplate. Clear tempered glass; .125" thick, machined flush to faceplate surface. Faceplate is secured by two (2) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature, molded silicone rubber gasket for weather tight operation.

**Electrical:** 5.6W LED luminaire, 7.5 total system watts, -25°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4).

**Note:** Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

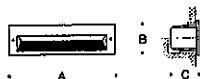
**Finish:** Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**UL** listed, suitable for wet locations and for installation within 3 feet of ground. IC rated. Protection class: IP65.

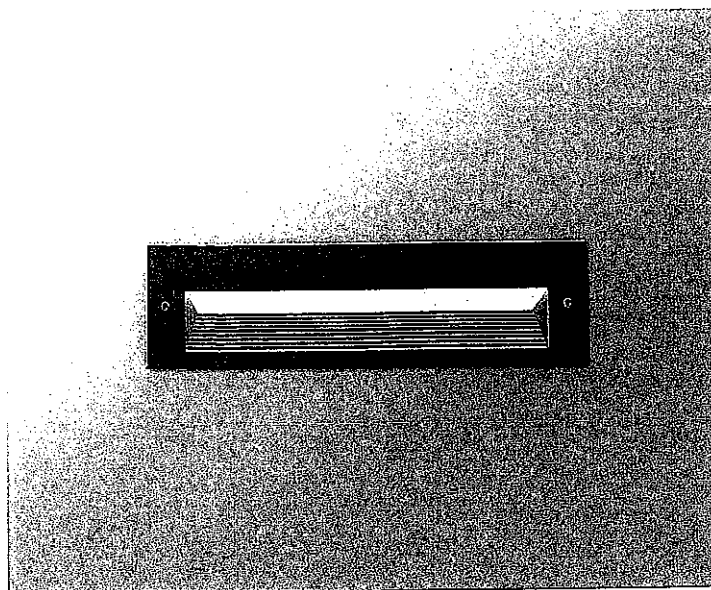
**Luminaire Lumens:** 155

Tested in accordance with LM-79-08

Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



		Lamp	A	B	C
2382 LED	ADA	5.6W LED	6 5/8"	2 3/4"	3 1/4"





# GARFIELD CROSSING

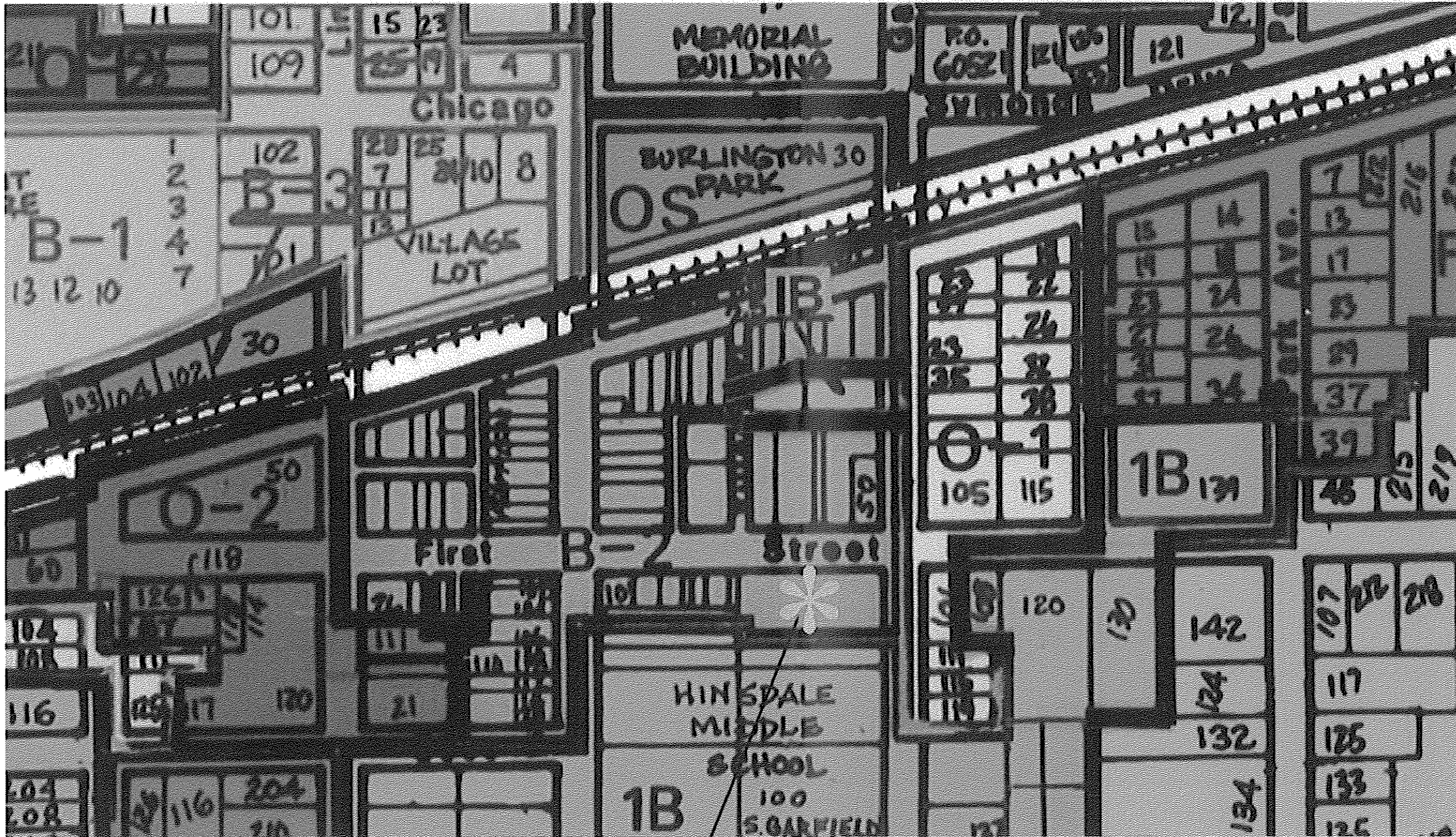
## MIXED USE DEVELOPMENT

26-32 E. FIRST STREET  
HINSDALE, IL



04.03.13





**SUBJECT  
PROPERTY**

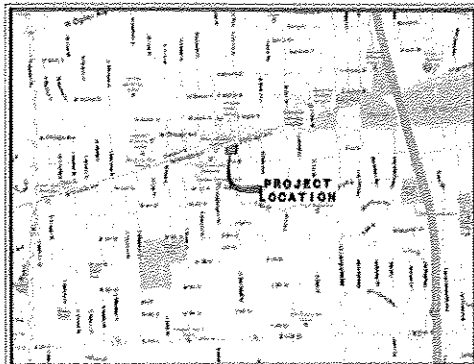
## ZONING MAP



### LEGEND

H-1 SINGLE FAMILY RESIDENTIAL DISTRICT	B-1 COMMUNITY BUSINESS DISTRICT	O-1 SPECIALTY OFFICE DISTRICT
H-2 SINGLE FAMILY RESIDENTIAL DISTRICT	B-2 CENTRAL BUSINESS DISTRICT	O-2 LIMITED OFFICE DISTRICT
H-3 SINGLE FAMILY RESIDENTIAL DISTRICT	B-3 GENERAL BUSINESS DISTRICT	O-3 GENERAL OFFICE DISTRICT
H-4 SINGLE FAMILY RESIDENTIAL DISTRICT		IS INSTITUTIONAL BUILDINGS DISTRICT
H-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT		HS HEALTH SERVICES DISTRICT
H-6 MULTIPLE FAMILY RESIDENTIAL DISTRICT		OS OPEN SPACE DISTRICT
		OR OVERLAY DISTRICT
	District Boundary	

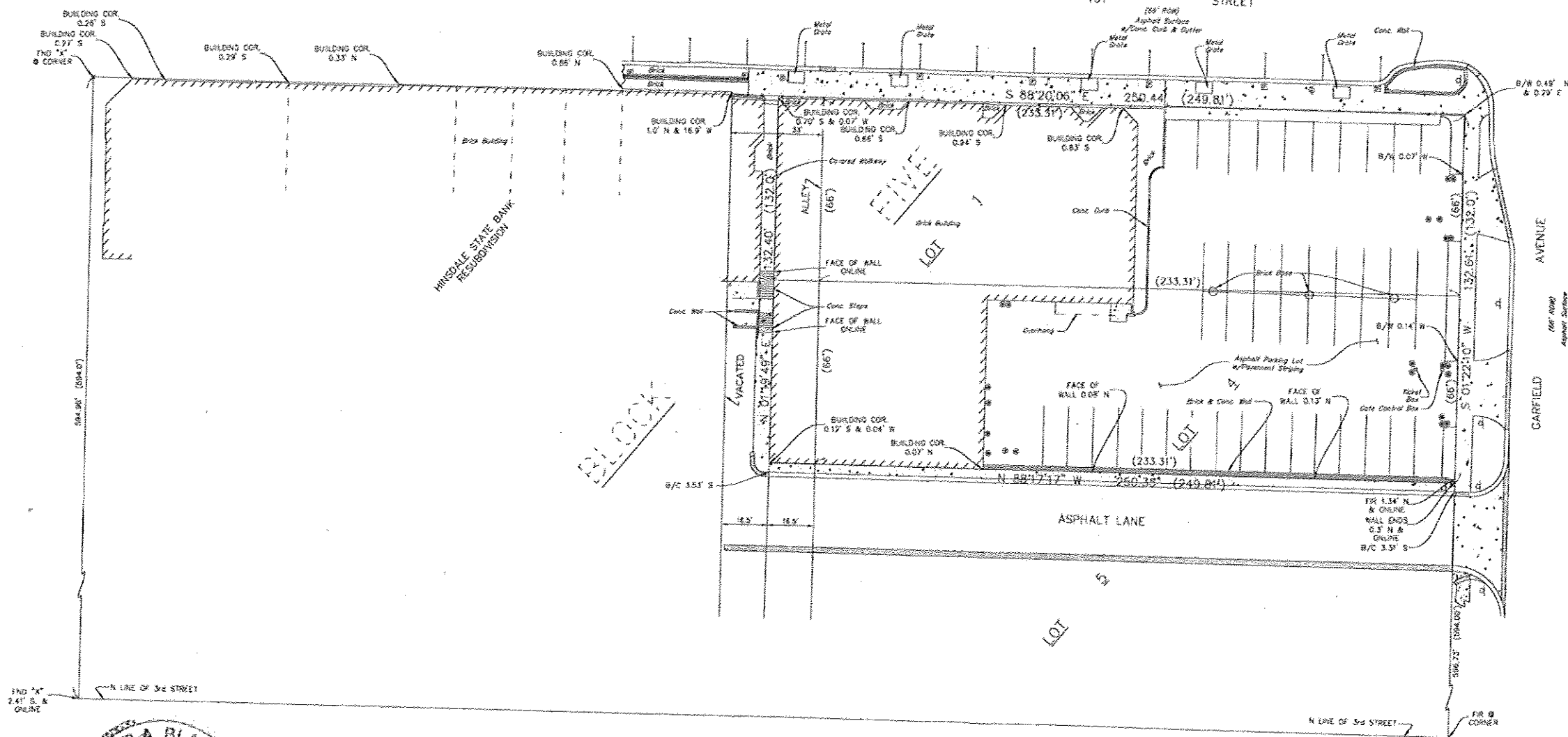
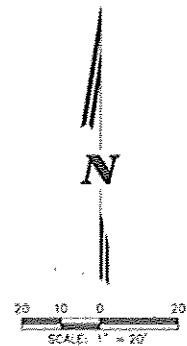




LOCATION MAP

# PLAT OF SURVEY

LOTS 1 AND 4, TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY LYING WEST AND ADJOINING SAID LOTS, IN BLOCK 5 IN THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866, AS DOCUMENT 7738, IN DUPAGE COUNTY, ILLINOIS.



## SYMBOL LEGEND

- ① - GARAGE CAN
- ② - PARKING METER
- ⊙ - BOLLARD
- ⊙ - SIGN
- DEPRESSED CURB
- CONCRETE SURFACE
- B/C - BACK OF CURB
- B/W - BACK OF WALK

## LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- BUILDING LINE (Dash Dotted Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- CENTERLINE (Single Dashed Line)

## NOTES

- LEGAL DESCRIPTION BASED ON DOCUMENTATION PROVIDED BY CLIENT.
- DIMENSIONS ALONG CURVES ARE ZHC DISTANCES.
- DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA.
- FIELDWORK COMPLETED ON MARCH 1, 2013.
- PARCEL CONTAINS 0.762 ACRES, MORE OR LESS.
- BEARING BASED ON S LINE 1st STREET BEING S88°20'06" E (ASSUMED)

PREPARED FOR:  
GARFIELD CROSSING, LLC  
18W140 BUTTERFIELD ROAD  
SUITE 700  
OAKBROOK TERRACE, ILLINOIS, 60181

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
Tel: 830.862.2100 Fax: 830.862.7199  
E-Mail: cec@cemcon.com Website: www.cemcon.com  
DISC NO.: 728002 FILE NAME: PLAT  
DRAWN BY: R08 FLD. BK. / PG. NO.: 027/39-43  
COMPLETION DATE: 4-2-2013 JOB NO.: 798.002

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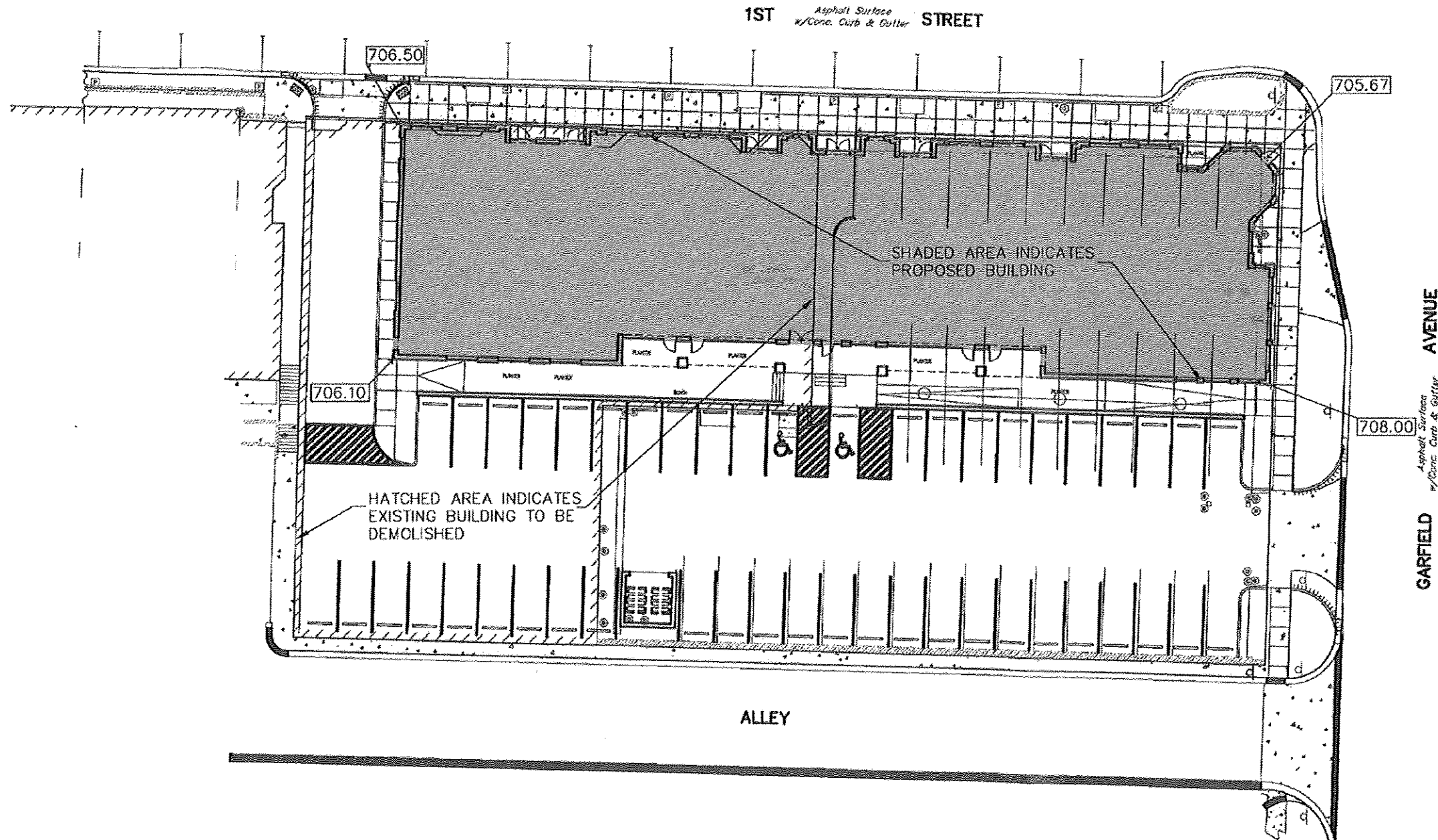


# AVERAGE GRADE CALCULATION EXHIBIT

## FOR

### GARFIELD CROSSINGS HINSDALE, ILLINOIS

NOTE: ELEVATIONS BASED ON  
DUPAGE COUNTY BENCHMARKS



CORNER GRADES	
NW:	706.50
NE:	705.67
SE:	708.00
SW:	706.10
$2826.27/4 = 706.57 = \text{AVG. GRADE}$	

#### PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS) SS.  
COUNTY OF DU PAGE)  
I, KEVIN T. SERAFIN, A LICENSED PROFESSIONAL ENGINEER OF  
ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS  
PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND IN  
CONFORMANCE WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.  
DATED THIS 2<sup>ND</sup> DAY OF APRIL, 2013

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-082108  
MY LICENSE EXPIRES ON NOVEMBER 30, 2013

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937  
EXPIRES APRIL 30, 2013

NOTE: UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND  
DEPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A  
VALID TECHNICAL SUBMISSION.

PREPARED BY:

**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 798002 FILE NAME: AVG GRADE  
DRAWN BY: RDS FLD. SK. / PG. NO.: -----  
COMPLETION DATE: 01-18-13 JOB NO.: 798.002  
XREF: N/A PROJECT MANAGER: KTS

04-02-13/RDS UPDATED BUILDING AND TOPO

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30 15 0 30  
SCALE: 1 INCH = 30 FEET

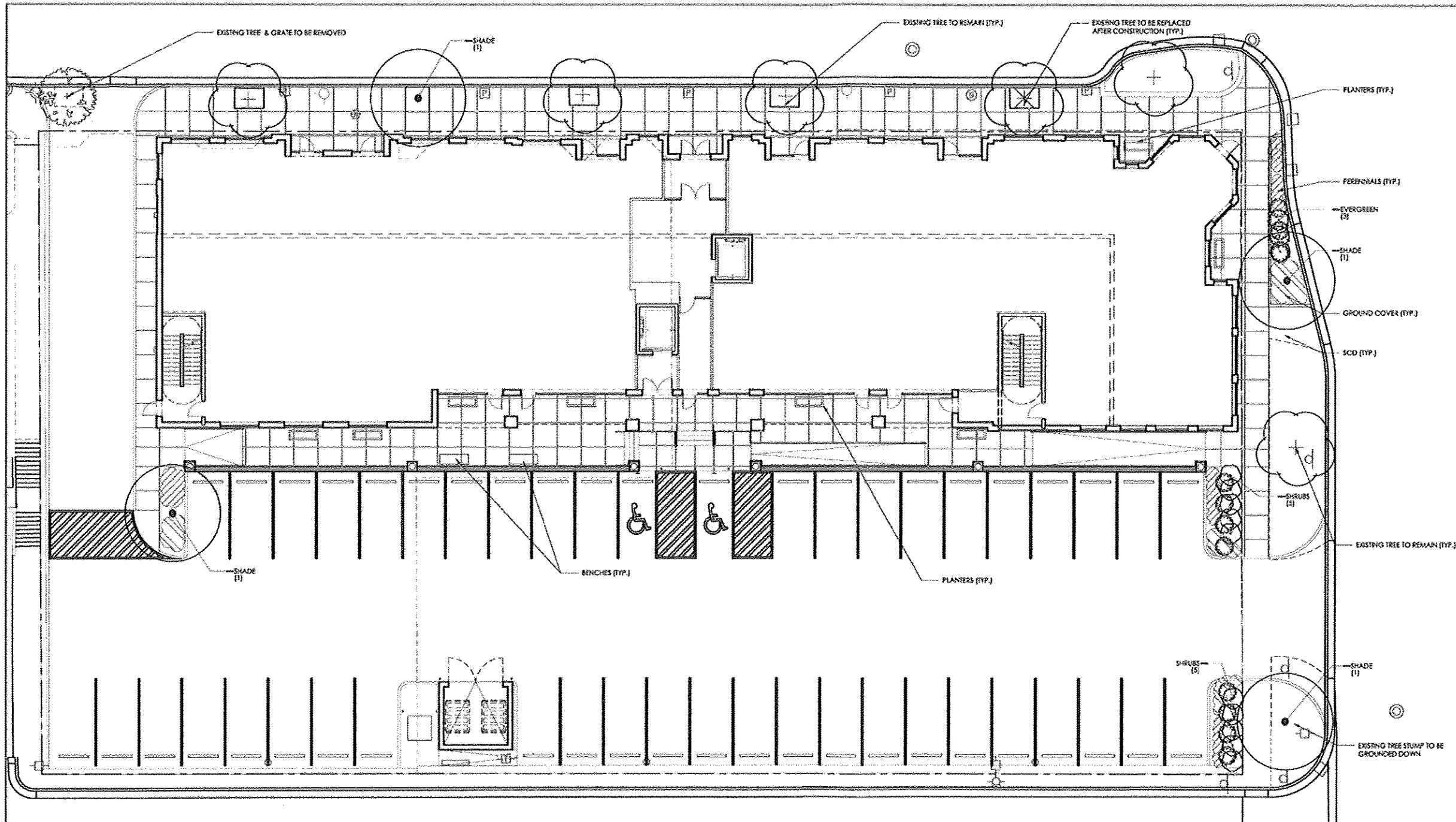
PREPARED FOR:  
GARFIELD CROSSINGS LLC  
18W140 BUTTERFIELD ROAD SUITE 700  
DAKBROOK TERRACE, ILLINOIS 60181  
(630) 810-2100

pk architects  
www.pkarchitects.com

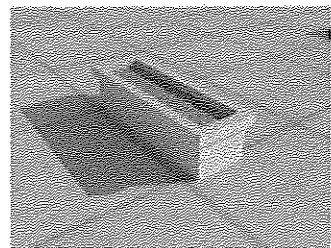
04.03.13

AVERAGE GRADE CALCULATION EXHIBIT  
GARFIELD CROSSING - MIXED USE DEVELOPMENT  
HINSDALE, ILLINOIS  
GARFIELD CROSSING, LLC

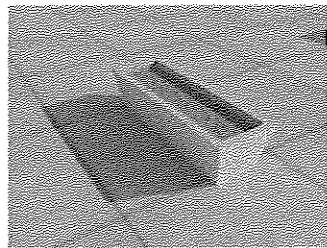
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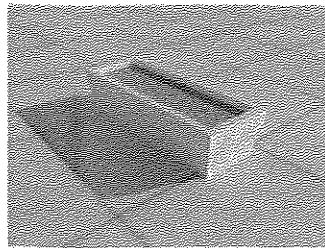
NOTE:  
ALL EXISTING TREES THAT WILL REMAIN WILL NEED TO BE PROTECTED AND TAKE PREVENTATIVE MEASURES. IT IS RECOMMENDED A CERTIFIED ARBORIST BE CONSULTED DURING CONSTRUCTION.



PLANTER TYPE A  
24" WIDE x 18" TALL X LENGTH VARIES



PLANTER TYPE B  
24" WIDE x 18" TALL X LENGTH VARIES



PLANTER TYPE C  
24" WIDE x 18" TALL X LENGTH VARIES

#### CONCEPT PLANT SCHEDULE

SHADE	4
<i>Gleditsia Macarthur</i> "Skyline" / "Skyline" Locust	
EVERGREEN	3
<i>Buxus microphylla</i> "Wintergreen" / Wintergreen Boxwood	
SHRUBS	10
<i>Rea virginica</i> "Little Henry" TM / Virginia Sweetapple, Rea var. "Spich"	
PERENNIALS	114 sf
<i>Achillea millefolium</i> / Common Yarrow <i>Echinacea purpurea</i> / Purple Coneflower <i>Miscanthus sinensis</i> "Purpureus" / Flame Grass	
GROUND COVER	137 sf
<i>Euonymus coloratus</i> / Purple Wintercreeper	



DESIGN PERSPECTIVES  
1200 ROCKFORD AVENUE  
SUITE 110  
HINSDALE, IL 60521  
PH: (630) 438-2104 FAX: (630) 438-2128

## GARFIELD CROSSING BUILDING

1ST STREET & GARFIELD AVENUE  
HINSDALE, IL

OWNER  
GARFIELD CROSSING, LLC

DESIGNED BY  
**perkins pryor & kennedy architects, pc.**  
www.ppkarchitects.com  
444 N. Main Street, Suite 300  
Oak Park, IL 60302  
PH: 630-438-2000

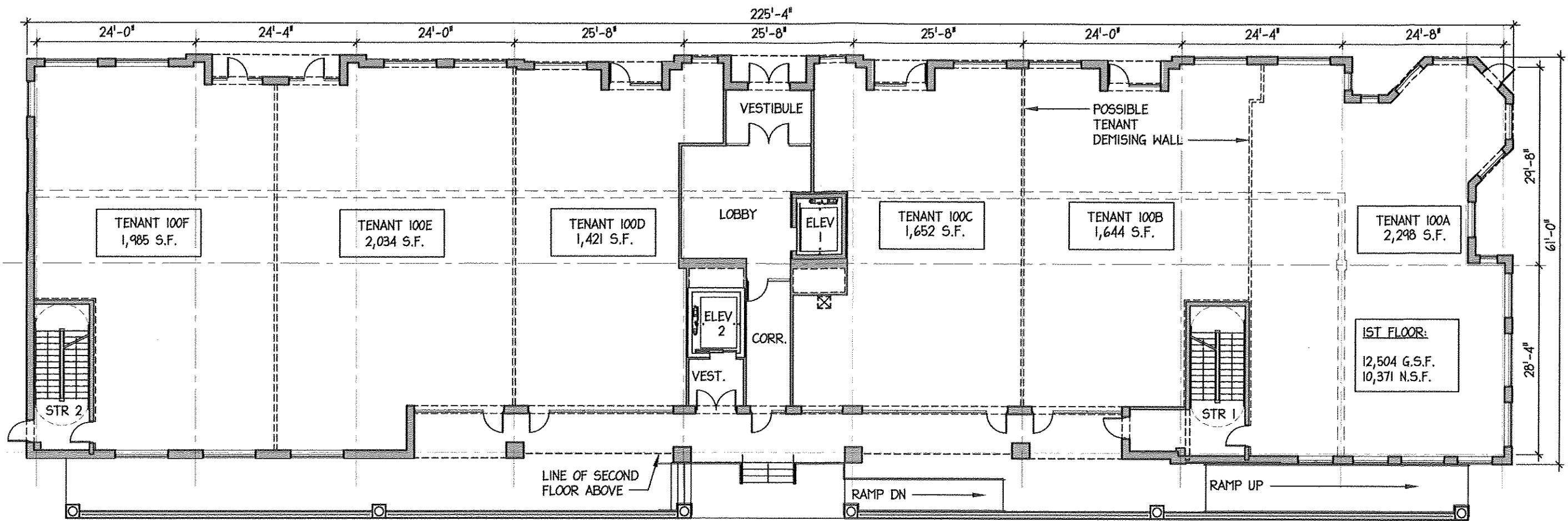
#### PLANTING PLAN

SCALE  
1" = 10'  
DATE  
3.21.13  
JOB NO.  
12-887

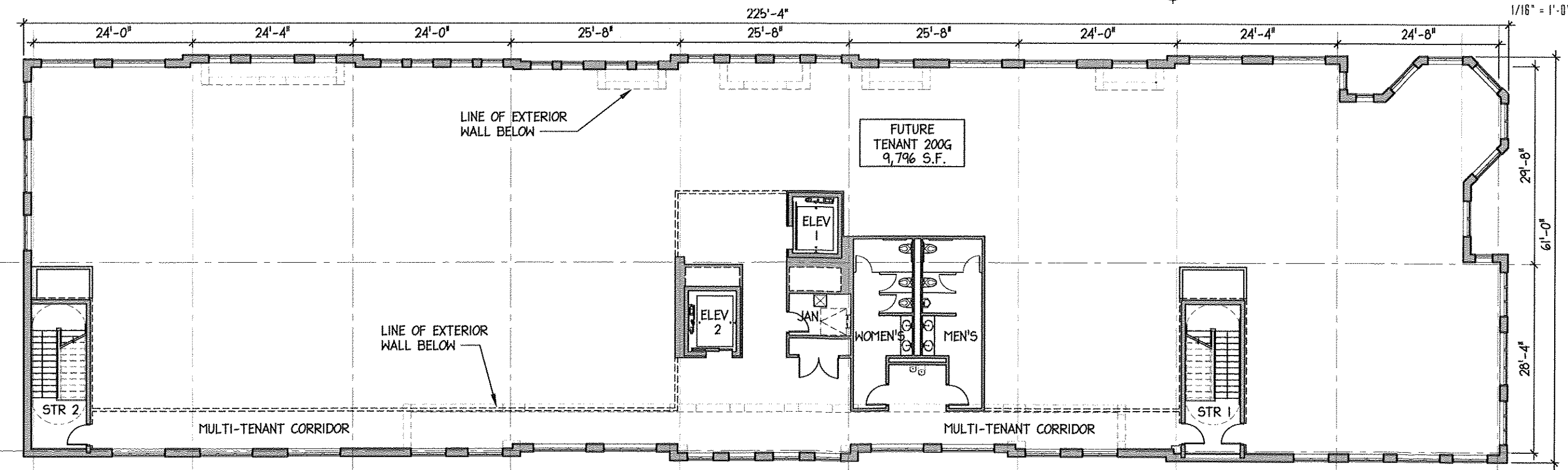
LP-100



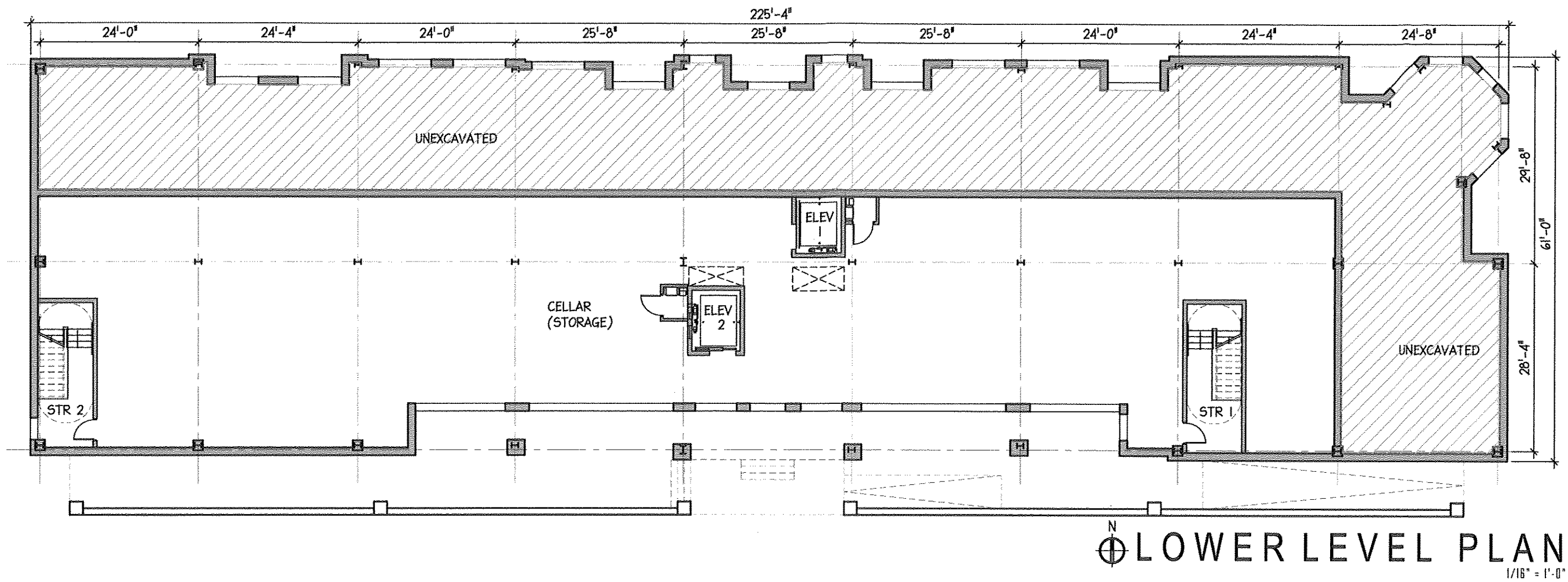




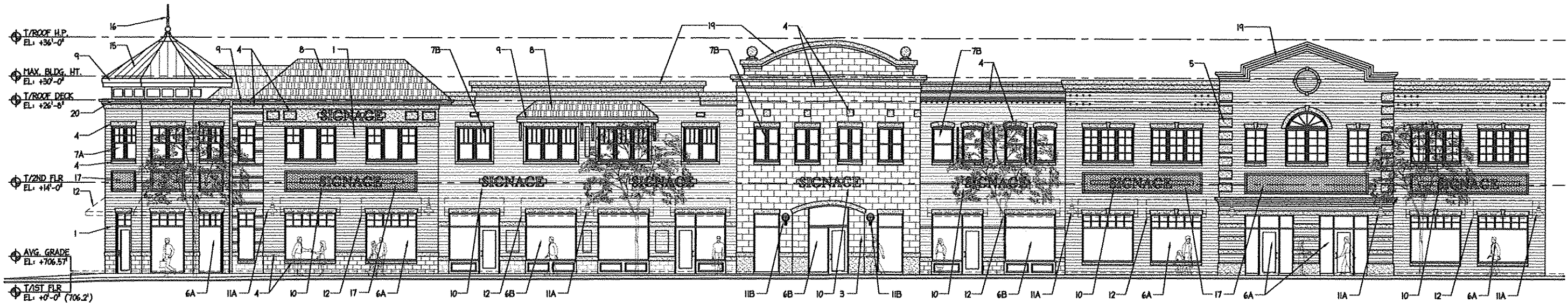
N  
1ST FLOOR PLAN  
1/16" = 1'-0"



N  
2ND FLR PLAN  
1/16" = 1'-0"







#### MATERIAL LEGEND

- |                               |                                       |  |
|-------------------------------|---------------------------------------|--|
| 1. FACE BRICK 'A'             | 7A. ALUM. CLAD WINDOWS- COLOR A       | 13. CANOPY - PRE-FIN. ALUM. FASCIA           |
| 2. FACE BRICK 'B'             | 7B. ALUM. CLAD WINDOWS- COLOR B       | 14. PTD. MTL. FENCE                          |
| 3. CAST STONE FACING          | 8. SIMULATED SLATE ROOF               | 15. TERNE MTL. ROOFING                       |
| 4. CAST STONE BAND / ORNAMENT | 9. PRE-FIN. ALUM. FASCIA              | 16. DECORATIVE METAL FINIAL                  |
| 5. RE. STONE FRIEZE           | 10. SIGN / WIREWAY (BY TENANT)        | 17. DECORATIVE BRICK PATTERN                 |
| 6A. ALUM. STOREFRONT- COLOR A | 11A. DECORATIVE LIGHT FIXTURE- TYPE A | 18. PTD. MTL. DOOR                           |
| 6B. ALUM. STOREFRONT- COLOR B | 11B. DECORATIVE LIGHT FIXTURE- TYPE B | 19. CORBELED MASONRY CORNICE                 |
|                               | 12. FABRIC AWNINGS                    | 20. PREFINISHED ALUMINUM GUTTERS/ DOWNSPOUTS |

## NORTH ELEVATION

1/16" = 1'-0"



## SOUTH ELEVATION

1/16" = 1'-0"

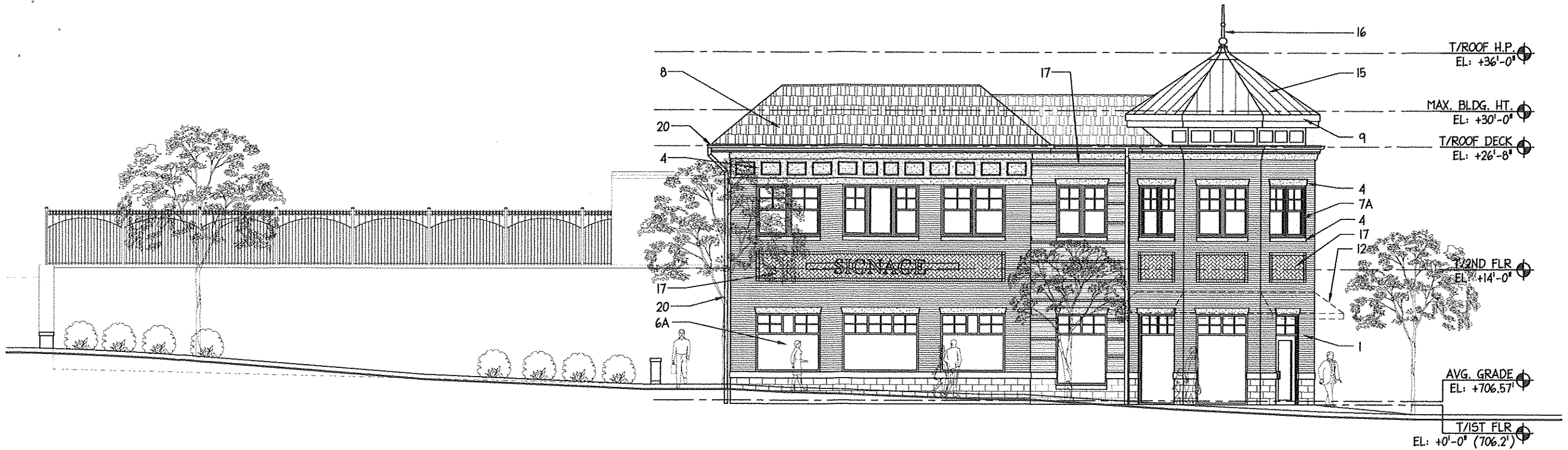
pk architects

www.pkarchitects.com

04.03.13

NORTH AND SOUTH ELEVATIONS  
GARFIELD CROSSING - MIXED USE DEVELOPMENT  
HINSDALE, ILLINOIS  
GARFIELD CROSSING, LLC



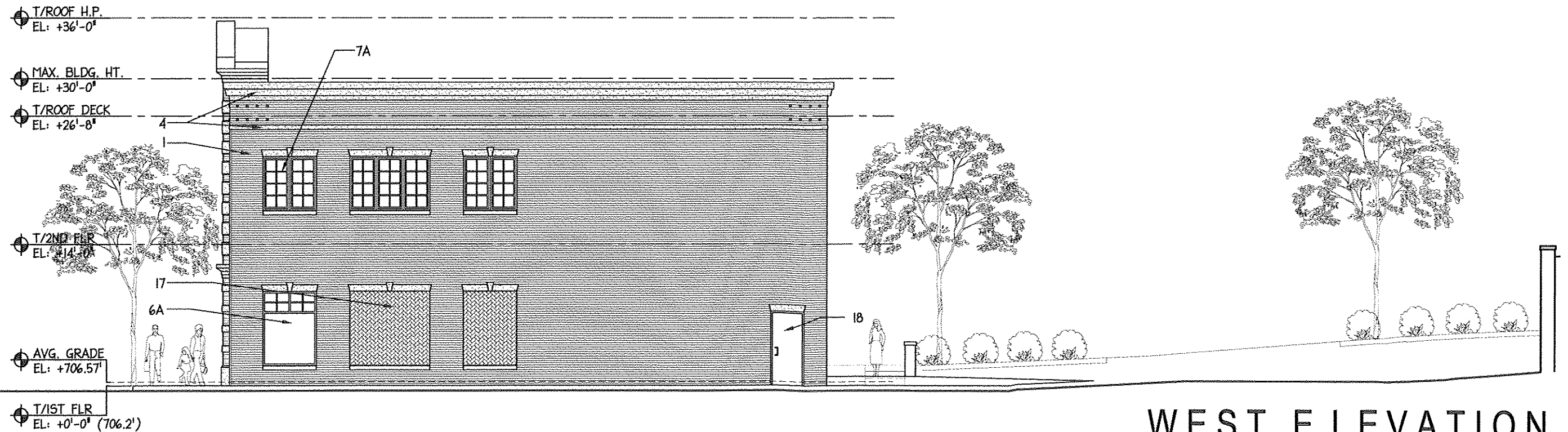


#### MATERIAL LEGEND

- |                               |                                       |  |
|-------------------------------|---------------------------------------|--|
| 1. FACE BRICK 'A'             | 7A. ALUM. CLAD WINDOWS- COLOR A       | 13. CANOPY - PRE-FIN. ALUM. FASCIA           |
| 2. FACE BRICK 'B'             | 7B. ALUM. CLAD WINDOWS- COLOR B       | 14. PTD. MTL. FENCE                          |
| 3. CAST STONE FACING          | 8. SIMULATED SLATE ROOF               | 15. TERNE MTL. ROOFING                       |
| 4. CAST STONE BAND / ORNAMENT | 9. PRE-FIN. ALUM. FASCIA              | 16. DECORATIVE METAL FINIAL                  |
| 5. RE. STONE FRIEZE           | 10. SIGN / WIREWAY (BY TENANT)        | 17. DECORATIVE BRICK PATTERN                 |
| 6A. ALUM. STOREFRONT- COLOR A | 11A. DECORATIVE LIGHT FIXTURE- TYPE A | 18. PTD. MTL. DOOR                           |
| 6B. ALUM. STOREFRONT- COLOR B | 11B. DECORATIVE LIGHT FIXTURE- TYPE B | 19. CORBELED MASONRY CORNICE                 |
|                               | 12. FABRIC AWNINGS                    | 20. PREFINISHED ALUMINUM GUTTERS/ DOWNSPOUTS |

## EAST ELEVATION

3/32" = 1'-0"



## WEST ELEVATION

3/32" = 1'-0"





3D MODEL VIEW 1

GARFIELD CROSSING - MIXED USE DEVELOPMENT

HINSDALE, ILLINOIS

GARFIELD CROSSING, LLC

04.03.13

ppk architects

www.ppkarchitects.com

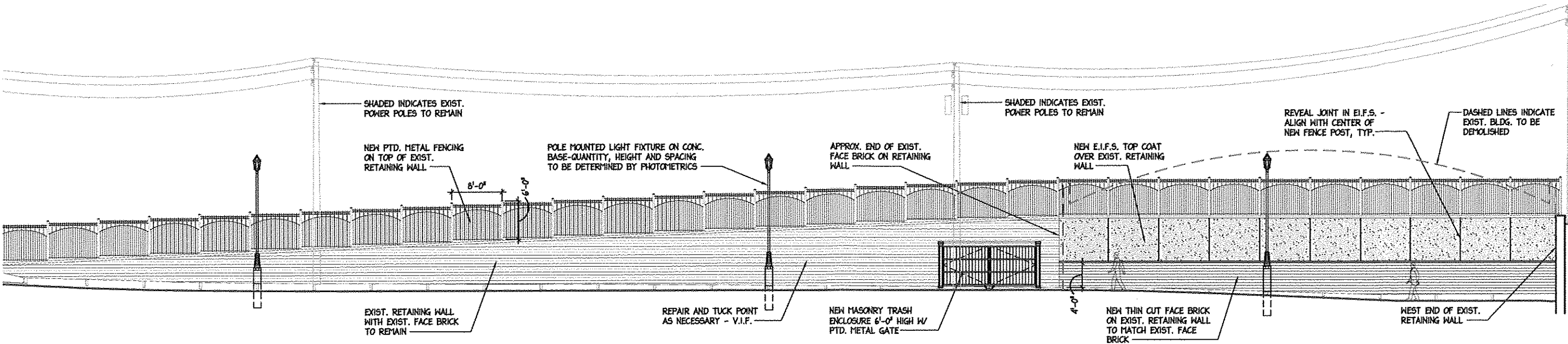






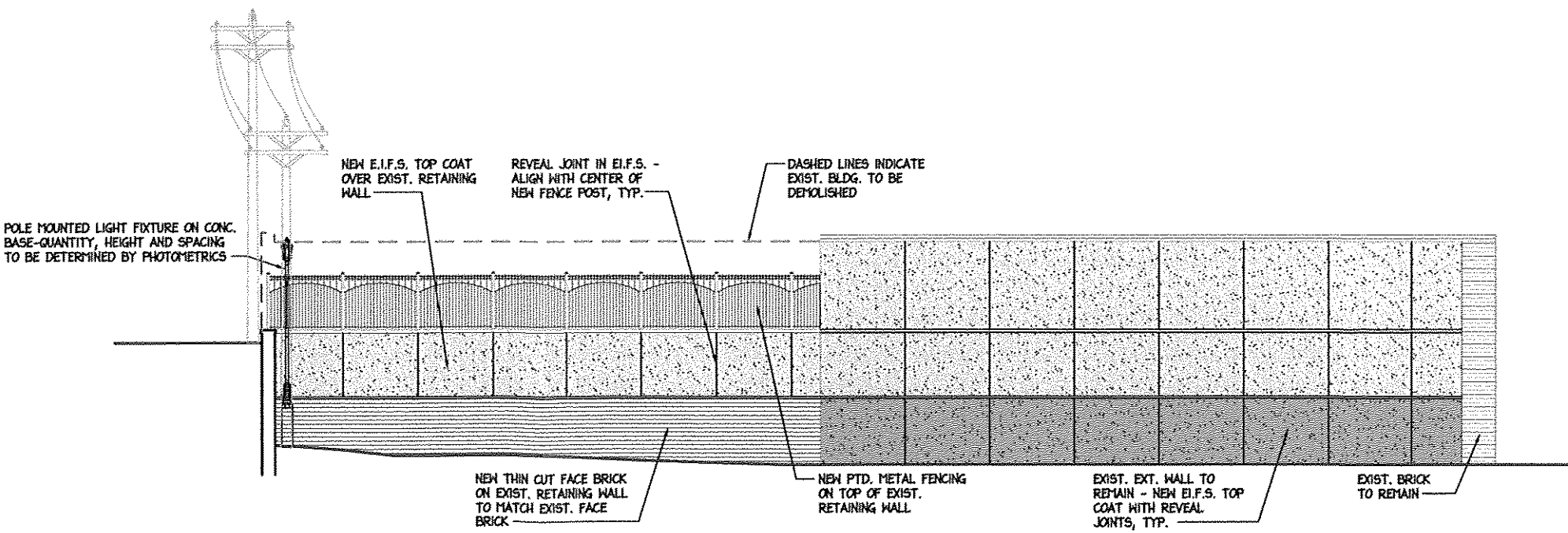






# RETAINING WALL SOUTH ELEVATION

1/16" = 1'-0"



# RETAINING WALL WEST ELEVATION

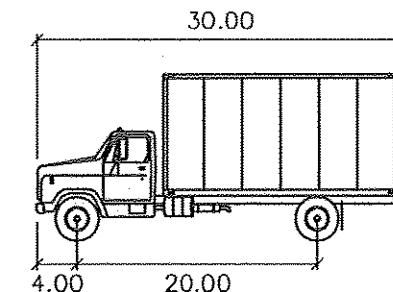
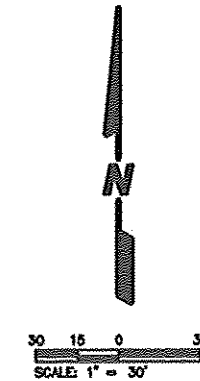
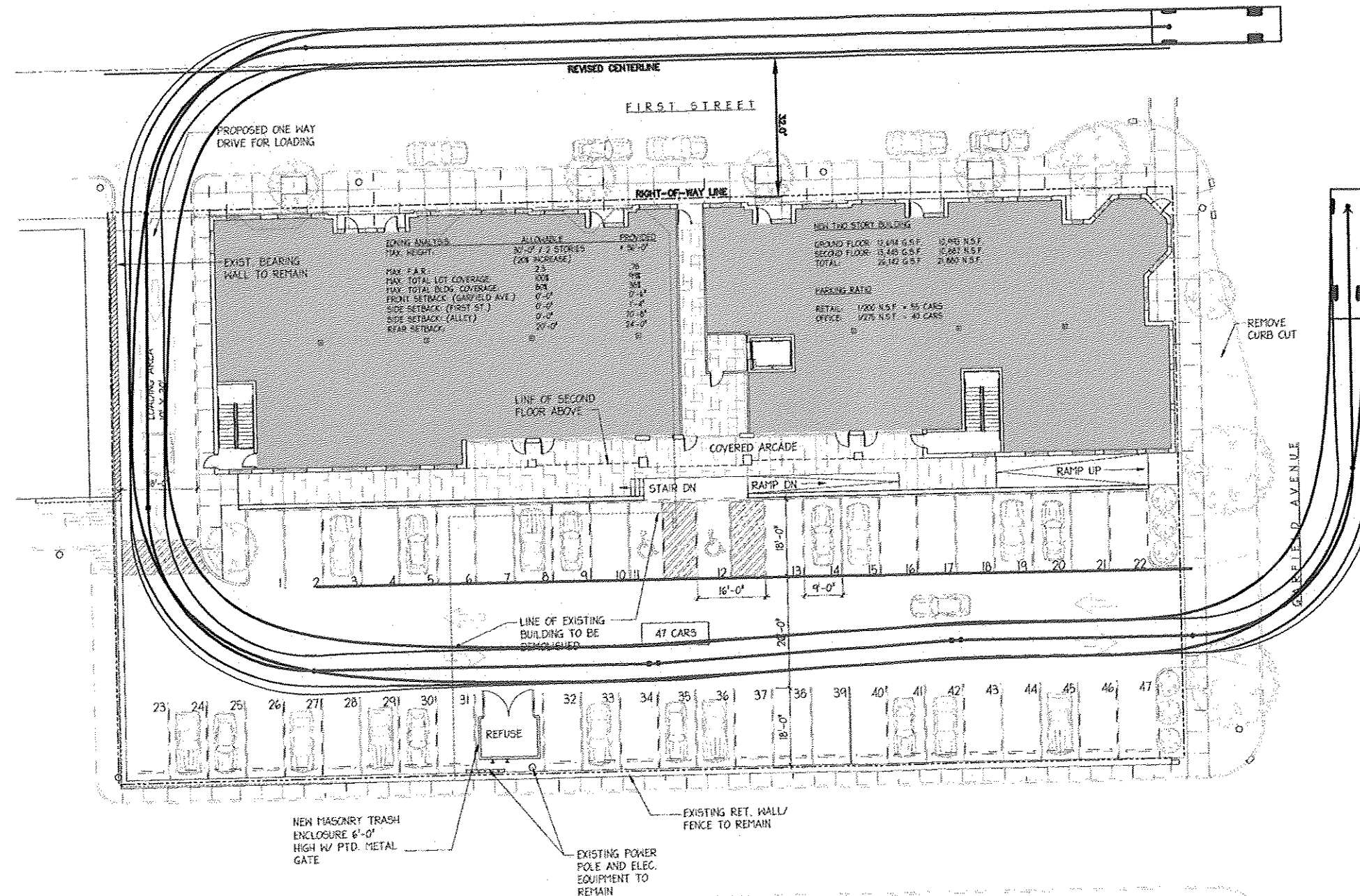
1/16" = 1'-0"

# ATTACHMENT D - 1

## AUTOTURN EXHIBIT

### FOR

# GARFIELD CROSSINGS



SU feet

Width : 8.00

Track : 8.00

Lock to Lock Time : 6.00

Steering Angle : 31.80

PREPARED FOR:

PPK ARCHITECTS

444 N MAIN STREET - SUITE 200

GLEN ELLYN, ILLINOIS 60137

(630)469-0999

PREPARED BY:

**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners

2280 White Oak Circle, Suite 100

Aurora, Illinois 60502-0875

PH: 630.862.2100 FAX: 630.862.2189

E-Mail: cemo@cemcon.com Website: www.cemcon.com

DISC NO.: 904015 FILE NAME: AUTOTURN EXHIBIT

DRAWN BY: PRP FLD. BK. / PG. NO.: BK./PG.


COMPLETION DATE: 2-25-13 JOB NO.: 904.015

XREF: PROJECT MANAGER: KS

REVISION DATE: 4-1-13

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# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** David Cook, Village Manager  
Robert McGinnis, Building Commissioner  
**Date:** April 10, 2013  
**Re:** 30 S. Lincoln Street – Exterior Appearance Review and Site Plan Review

---

## REQUEST

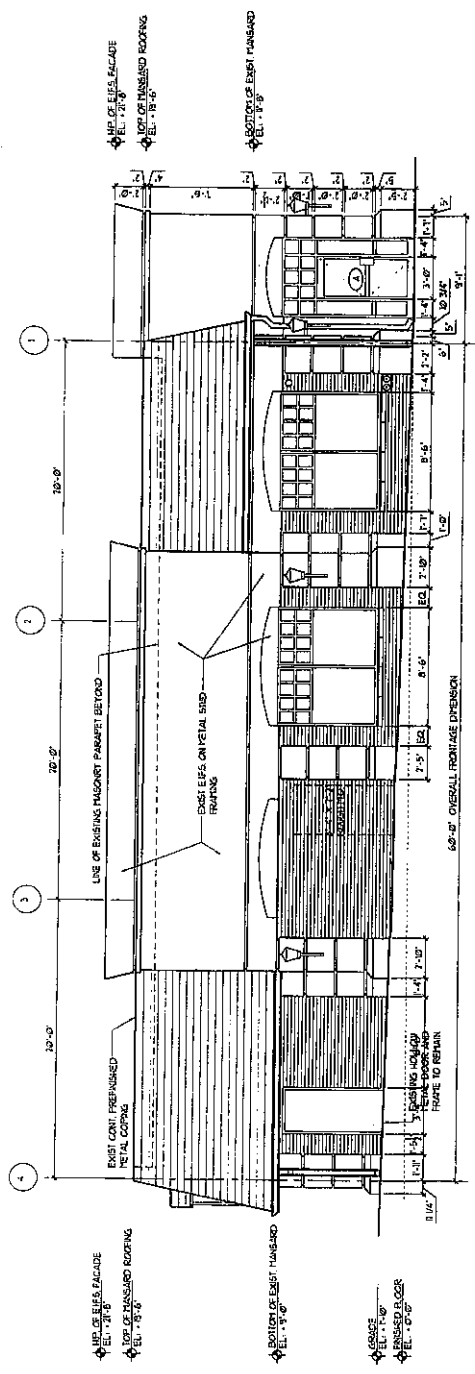
The applicant is requesting approval of exterior appearance and site plans to allow for changes to the existing building's façade. The site is improved with a single-story commercial building in the B-3 General Business District. As illustrated in the attached drawings, the petitioner proposes to: (1) remove a portion of the existing wall on the east elevation and insert a new single door and (2) convert from a single-door entry with side lights to a double-door entry in the east-facing vestibule on the building's north elevation. The property owner is proposing to subdivide the existing interior tenant space, and as such, is required by building code regulations to provide an additional means of egress from the new tenant space. These requirements are the primary motivation for the proposed changes.

## Other

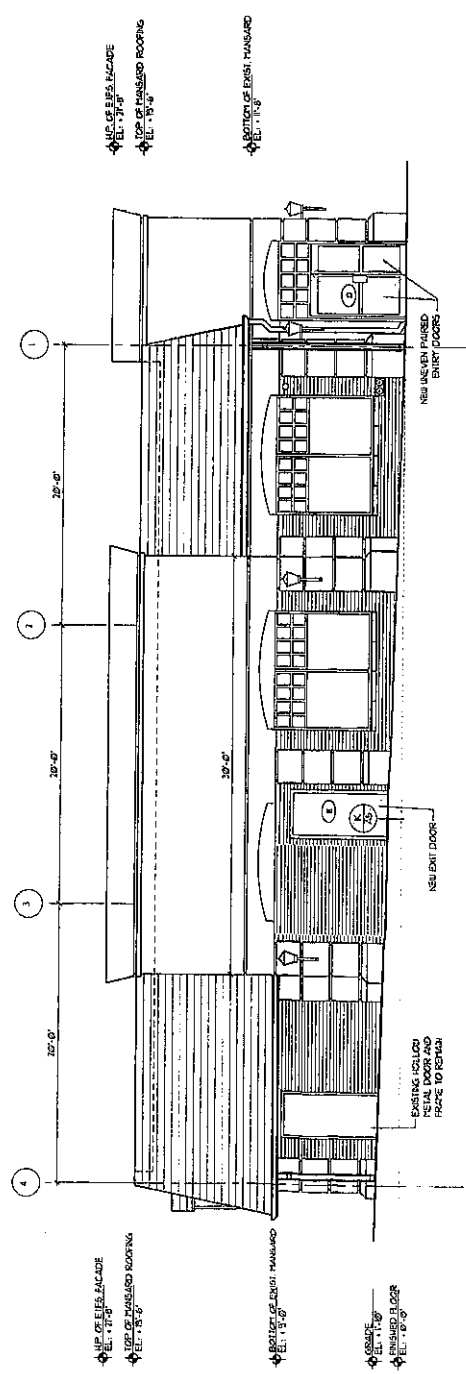
In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:

1. Subsection 11-604F pertaining to Standards for site plan disapproval; and
2. 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.  
attachment

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

[illegible]

### A EAST EXTERIOR REMOVAL ELEVATION



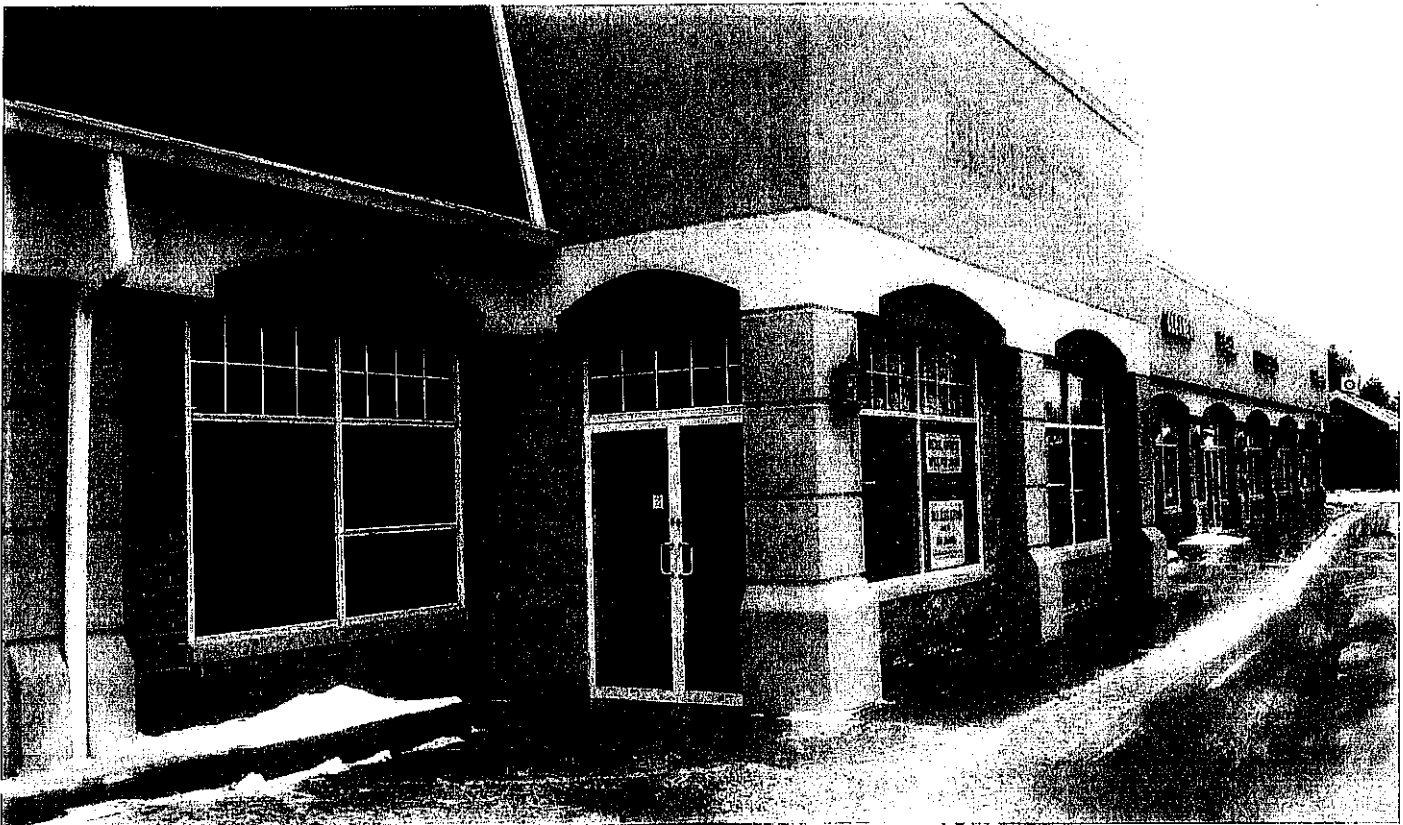
**EAST EXTERIOR PROPOSED ELEVATION**  
1/4" = 1'-0"

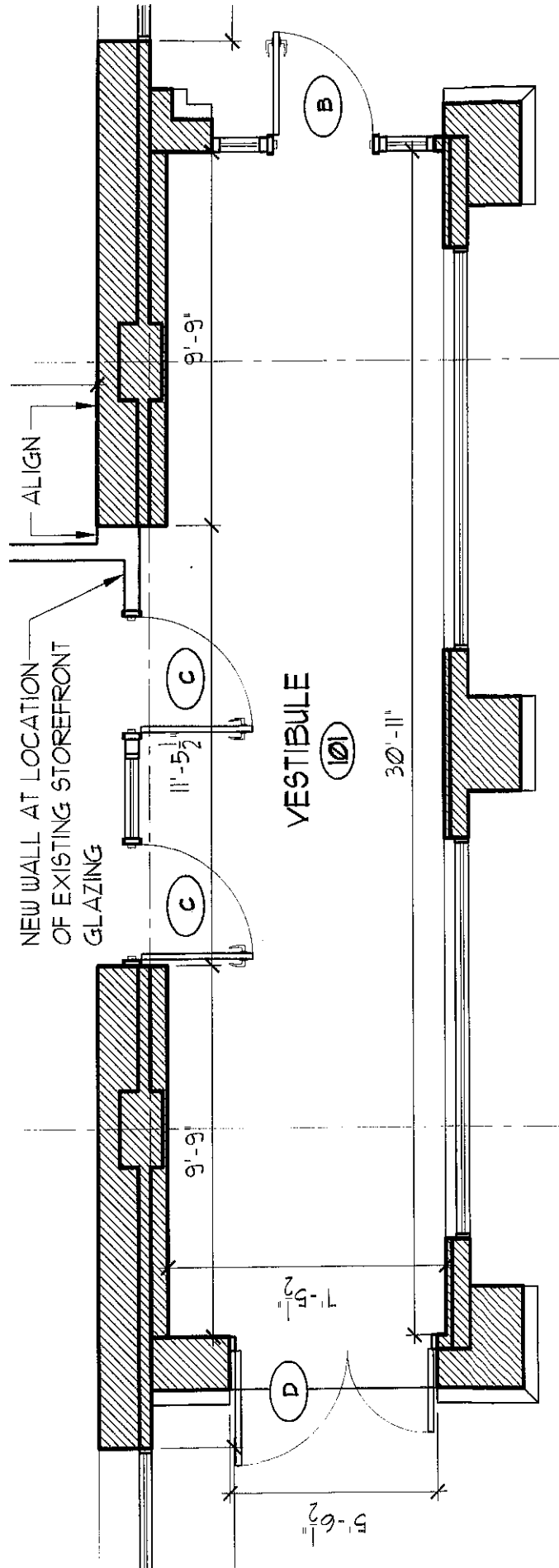
East Entrance  
30 S. Lincoln

EXISTING



PROPOSED







ISSUE DATE	DESCRIPTION
1 3/2/13	ISSUED FOR PERMIT

LANDLORD WORK  
30 SOUTH LINCOLN STREET  
HINSDALE, IL 60521

## PROJECT HIGHLIGHT

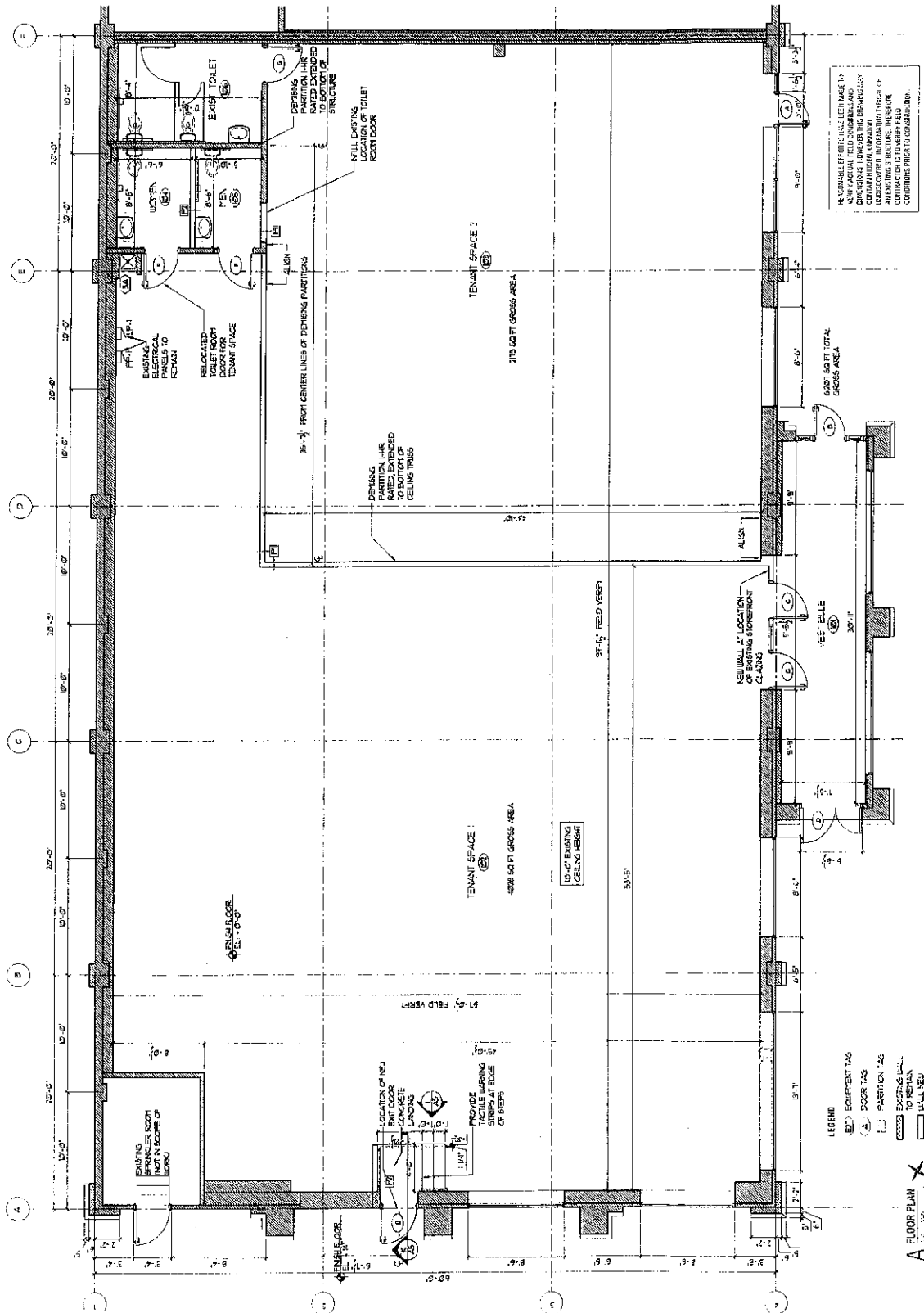
**1005177**

THE UNIVERSITY OF CHICAGO

---

everybody

A3



MEASURABLE EFFORTS HAVE BEEN MADE TO REVEAL ACTUAL FIELD CONDITIONS AND DIMENSIONS. HOWEVER, THIS DESIRABLE MAY CONTAIN HIDDEN INFORMATION UNDISCOVERED INFORMATION TYPICAL OF AN EXISTING STRUCTURE. THEREFORE, CONDITIONS PRIOR TO DEMOLITION.

LEGEND

(E)	EQUIPMENT TAG
(A)	DOOR TAG
(P)	PERSON TAG
XXXX	EXISTING WALL
	TO REMAIN
	WALL NEW

A FLOOR PLAN ~~X~~