

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
APRIL 10, 2013
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, April 10, 2013 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner Cashman, Commissioner Stifflear and Commissioner McMahon

ABSENT: Commissioner Sullins, Commissioner Nelson, Commissioner Johnson and Commissioner Brody

ALSO PRESENT: Robert McGinnis, Director of Community Development/Building Commissioner, Tim Scott, Director of Economic Development, Michael Marrs, Village Attorney and Sean Gascoigne, Village Planner

Chairman Byrnes opened the meeting and explained that he was going to switch up the agenda slightly to accommodate some of the items that should generate less conversation.

Approval of Minutes

The Plan Commission reviewed the minutes from the April 10, 2013 meeting. The Commission offered some suggested changes and language as they related to the intent for parking lot landscaping at the cancer center site as well as clarification regarding the signage above the second floor for the project at First and Garfield. Commissioner Cashman motioned to approve the minutes of April 10, 2013 as amended. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-04-2013 – 302 S. Grant Street – Hinsdale Historical Society – Amend Special Use Ordinance

Chairman Byrnes stated this public hearing would be scheduled for May 8, 2013.

Signage

35 E. Hinsdale – Verizon Wireless – One Wall Sign

Chairman Byrnes introduced the case and asked if the applicant was present. He went on to explain to the other Commissioners why he chose to bring this in front of the full Commission rather than approving it administratively.

Ed Carroll from Sign Shop Express, introduced himself and summarized the request, which included an acrylic sign, with the applicant's logo, to be mounted on the left side of the building.

Plan Commission Minutes

April 10, 2013

Discussion ensued regarding the location and appearance of the sign. The Commission suggested placing a black picture-style border around the sign and changing the background color from white to tan, to blend with the brick. They also suggested moving the sign up to expose a couple courses of the existing brick in the façade and centering it on the window. The Commission agreed that if the applicant could incorporate these changes, they didn't see a need to reappear in front of the Commission and could resubmit to have it approved administratively.

Exterior Appearance/Site Plan Review

30 S. Lincoln – Site Plan/Exterior Appearance Approval for Façade Improvements

Jay Javors introduce himself and summarized the proposal which included the conversion of one entrance door and the installation of an additional door to accommodate a prospective tenant. He explained that he needed to split the existing tenant space and building code required additional means of egress.

General discussion ensued regarding the changes.

Commissioner Cashman motioned for Site Plan Approval for Façade Improvements at 30 S. Lincoln. Commissioner Crnovich seconded. The motion passed unanimously.

Commissioner Crnovich motioned for Exterior Appearance Approval for Façade Improvements at 30 S. Lincoln. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

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

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Chairman Byrnes confirmed with the applicant that they had received a ruling from the State indicating that the proposed handicap spaces were sufficient for the development. The Commission discussed changes to the findings as a result of Commissioner Cashman's corrections to the minutes. Commissioner Cashman motioned to approve the findings and recommendations for 421 E. Ogden Avenue – Adventist Hinsdale Hospital – Site Plan/Exterior Appearance Approval for a New Cancer Treatment Center, as amended. Commissioner Crnovich 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, thanked the Commission and Staff for their suggestions and willingness to work with them on the proposal.

Chairman Byrnes summarized some of the discussion and suggestions provided at the previous meeting and explained that the applicant is in front of them with revisions as a result of those suggestions, as well as several suggestions provided at various points by Commissioner Cashman and staff.

Plan Commission Minutes

April 10, 2013

Mr. Coules provided an update on the result of the Zoning Board decisions and introduced David Kennedy.

Mr. Kennedy thanked everyone for their input and summarized the changes to the elevations which included an upgrade in various materials and the application of certain architectural accents as recommended. He discussed the materials to be used on the roof, which included a standing seam dark bronze roof on the corner elements and simulated slate for the other areas of the roof. He continued his presentation and discussed the proposed architectural embellishments suggested for the remaining buildings. He explained that most of the changes again came as a result of suggestions from the Commission and staff.

Mr. Coules offered some final thoughts including confirmation that the letter from District 181 had been provided, a speed bump was going to be installed and that the sidewalk material as you approach the crossing for the ingress/egress to the site, was proposed to be changed from concrete to brick pavers to provide a variation in material and draw the attention of pedestrians to identify that they were approaching a drive aisle.

Discussion ensued regarding the location of the speed bump and the applicant confirmed that the location was based on the State's requirements so that bump was a safe distance from the opening onto the sidewalk and street.

Chairman Byrnes thanked the applicant and stated that this is one of the neatest projects he has seen in his years on the Commission. He indicated that it was going to have an outstanding and positive impact on the way the downtown looked. He commended the applicant for working with the Commission and staff to come up with such a project.

Commissioner Crnovich stated that she loved the project and was very excited that something is finally going into that space.

Discussion ensued regarding the proposed benches and planters and it was requested that the applicant consider matching the other benches downtown and also consider providing window boxes. The applicant indicated they would be happy to try and match the benches, but window boxes wouldn't be an option from a maintenance standpoint, as the second story windows were proposed to be fixed.

Commissioner Crnovich stated that while she loved the building, she had some concerns with the utilities and their appearance. She questioned whether the applicant had given any consideration to burying the power lines on the south side of the parking lot.

The applicant indicated that while they intended to bury all utilities going from the south lot line to the building, burying the existing power service along the south property line had not been considered due to cost and the fact that those lines serve more than just their building.

General discussion ensued regarding the existing power lines and burying of the electrical service on the property. The Commission identified portions of the subdivision code and

Plan Commission Minutes

April 10, 2013

questioned whether it was applicable here. Discussion continued regarding the subdivision code and whether certain portions of it were applicable in this proposal.

Mr. Marrs indicated that while it was his belief that these requirements were only applicable to new subdivisions and installing new services, he would follow up on this language and confirm whether it applied here.

Commissioner Cashman indicated that in fairness to the applicant, a cost such as this should not be the sole responsibility of the applicant, but should also include the Village and the School District. He indicated that while it was a great idea, he didn't feel this was something that should be assumed by the applicant and if anything, should be reviewed Village-wide.

General discussion ensued regarding other areas of the Village and how those services were addressed. Mr. McGinnis indicated that it was very common for homeowners to bury their service lines coming into the home, but while he wouldn't say it hasn't happened, he wasn't aware of anyone that had buried their entire service on the property. The Commission agreed that while it would be nice and would like if the applicant would look into it, they weren't willing to make it a condition of the approval as they didn't feel it was the responsibility of the applicant.

Commissioner Stifflear stated that he generally agreed that it shouldn't necessarily be tied to the approval, but wanted the Village Attorney to look into the code and noted that if it's required by code, the applicant should be required to provide it. He then questioned the circulation of the parking lot and how the applicant was going to control how far a delivery truck pulled forward in the loading zone as that could create a potential issue for a vehicle making a three point turn-around on the west end of the parking lot.

The applicant suggested they could provide signage to control this concern. They also identified additional signage they intended to install to prevent confusion regarding circulation.

Commissioner Cashman commended the applicant on the product, thanked them for their flexibility in working with the Village and stated that it was beautiful project and he was excited for it to be a part of town.

Commissioner Stifflear motioned for Site Plan Approval for a new two story development with a surface parking lot at 26-32 E. First Street – Garfield Crossing. Commissioner McMahon seconded. The motion passed unanimously.

Commissioner Stifflear motioned for the approval of Exterior Appearance for a new two story development with a surface parking lot at 26-32 E. First Street – Garfield Crossing subject to the recommendation that any signage above 20'-0" or the bottom of the second story window, be eliminated. Commissioner McMahon seconded. The motion passed unanimously.

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General discussion ensued regarding the expected construction schedule.

Adjournment

Commissioner Stifflear moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 8:38 p.m. on April 10, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

RE: 26-32 First Street – Garfield Crossing – Exterior Appearance and Site Plan Review for a new two-story development consisting of first floor retail and retail/office on the second floor.

DATE OF PLAN COMMISSION REVIEW: March 13 and April 10, 2013

DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 22, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Garfield Crossing LLC., submitted an application for Exterior Appearance and Site Plan Review to construct a new two-story retail/office development at 26-32 E. First Street.
2. The property is located within the B-2 Central Business District and is currently improved with commercial buildings and a surface parking lot.
3. The Plan Commission heard a presentation from the applicant regarding the proposed request at the Plan Commission meeting of March 13 and April 10, 2013.
4. The Commission discussed the ongoing conversations between the Village and the applicant relative to connecting the existing alley immediately west of the applicant's property and echoed the opinion of the EPS, that those discussions should be separate and have no bearing on this proposals progress.
5. Certain Commissioners expressed concerns regarding the location of the loading space, turn-around capabilities in the parking lot and the general lack of on-site parking, however most of the Commission agreed that the proposal provided several improvements to what currently existed in the downtown relative to these specific issues.
6. The Commission expressed general concerns regarding the site's proximity to the middle school and requested that the applicant secure a written position from District 181 as well as provide some form of security measure to slow traffic while exiting the site, such as a speed bump.
7. Certain Commissioners also expressed interest in seeing delivery times regulated, however the Commission generally agreed that doing this could negatively affect business and would be extremely difficult to control.
8. The Commission was generally satisfied with the landscape plan however requested that the applicant consider adding additional benches and planters throughout the site, preferably matching those already existing in the downtown.

9. While certain Commissioners encouraged the applicant to bury all electrical services, both existing and proposed on the site, most Commissioners agreed that the cost of doing this would be overly burdensome and should not be the responsibility of this applicant alone and as such would not support making it a condition of approval.
10. The Commission agreed that they were opposed to any signage above the second story windows and would prefer to see the applicant consider an alternative solution for signage for any second floor tenant.
11. The Plan Commission was very complimentary of the site plan, revised elevations and the proposal as a whole.
12. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, 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. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the March 13 and April 10, 2013 Plan Commission meeting.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of five (5) "Ayes," 0 "Nay," and four (4) "Absent", recommends that the President and Board of Trustees approve the Application for site plan and exterior appearance to allow the construction of a new two-story retail/office development at 26-32 E. First Street – Garfield Crossing, which by virtue of the approved site plans and elevations, would include a de facto recommendation for the following exceptions:

- 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.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2013.

HINSDALE PLAN COMMISSION

RE: 30 S. Lincoln Street – Lincoln-Chestnut, LLC – Exterior Appearance/Site Plan Review

DATE OF PLAN COMMISSION REVIEW: April 10, 2013

DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 22, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Lincoln-Chestnut, LLC (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 30 S. Lincoln Street (the “Subject Property”).
2. The Subject Property is located in the B-3 General Business District and is improved with a single-story commercial building.
3. The applicant is proposing the following changes to the façade:
 - Remove a portion of the existing wall on the east elevation and insert a new single door.
 - 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.
4. The changes are being requested as 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.
5. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review.

II. RECOMMENDATION


The Village of Hinsdale Plan Commission, on a vote of five (5) “Ayes,” zero (0) “Nays,” and four (4) “Absent” recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 30 S. Lincoln Street.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2013.

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: David Cook, Village Manager
Robert McGinnis, Building Commissioner
Date: May 8, 2013
Re: 12 Salt Creek – 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, as well as parking lot and landscaping improvements to the existing office building at 12 Salt Creek. The site is improved with a multi-story commercial building in the O-3 General Office District. As illustrated in the attached drawings, the substantial changes to the exterior include:

1. Enclose the existing entrance with glass to create an atrium
2. Resurface and restripe the existing parking lot, and
3. Provide additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site.

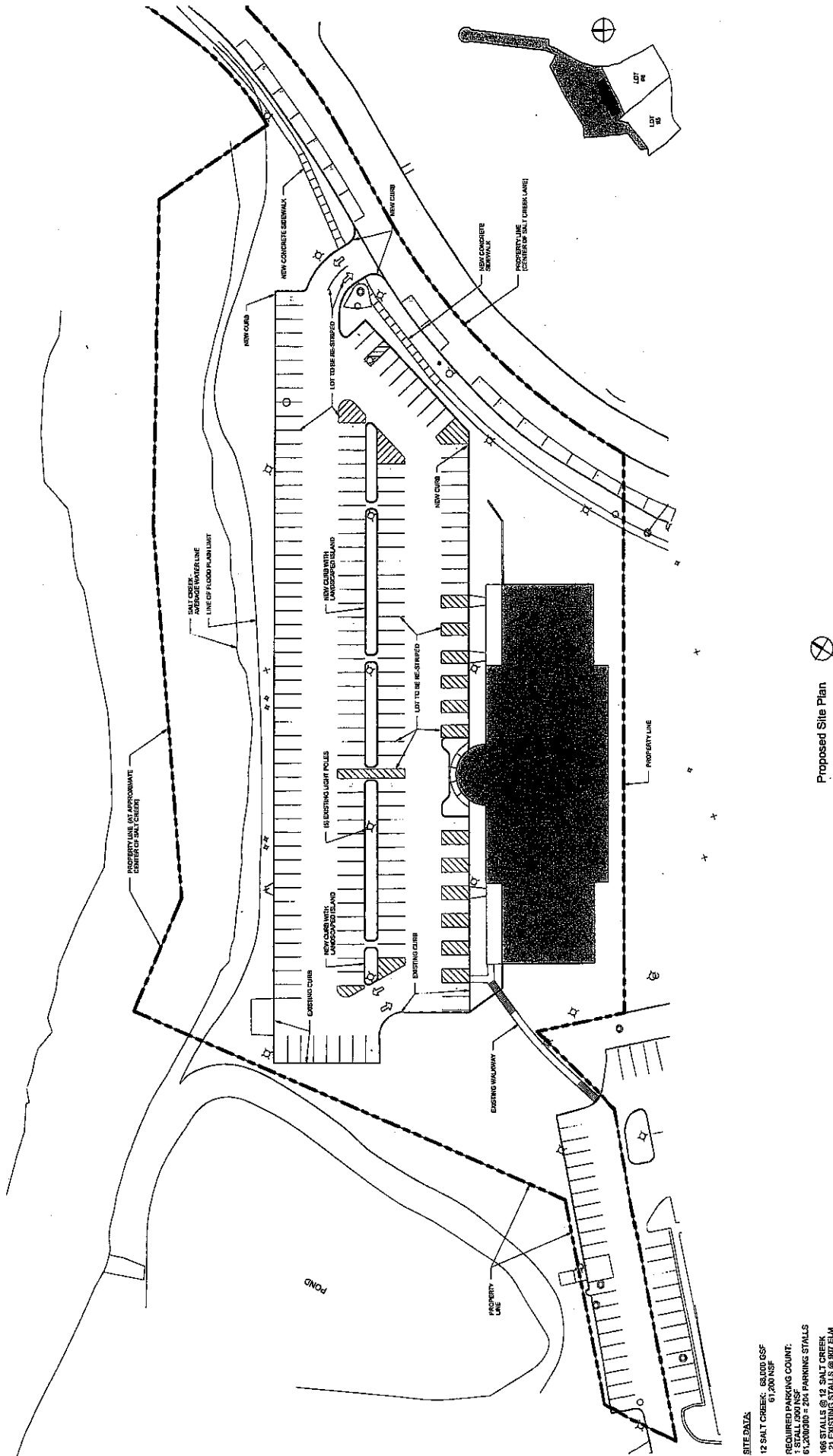
Other

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.

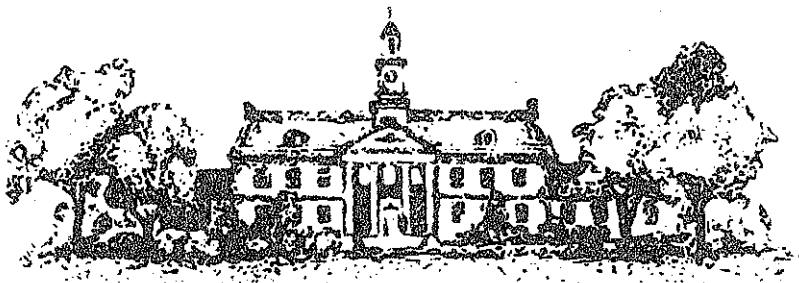
attachment

cc: President Cauley and the Village Board of Trustees



Proposed Site Plan

SITE DATA:
 12 SALT CREEK 50,000 GSF
 0.12 ACRES
REQUIRED PARKING COUNT:
 5,000 GSF
 5,000 GSF = 204 PARKING STALLS
 100 STALLS @ 10' SALT CREEK
 100 EXISTING STALLS @ 10' ELM
 17 ON-STREET PARKING SPACES
 204 TOTAL EXISTING PARKING STALLS



VILLAGE OF HINSDALE

FOUNDED IN 1873

POLICE DEPARTMENT 789-7070
FIRE DEPARTMENT 789-7060
121 N. M. SYMONDS DRIVE

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

VILLAGE PRESIDENT

Thomas K. Cauley

TRUSTEES

J. Kim Angelo

Christopher J. Elder

Doug Geoga

William N. Haarlow

Laura LaPlaca

Bob Saigh

April 30, 2013

Med Properties
Attn: Bill Dvorak
40 Skokie Blvd.
Suite 410
Northbrook, IL 60062

Dear Mr. Dvorak,

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, approval of exterior appearance and site plan review that you are requesting.
2. The Board of Trustee's adopt an Ordinance that grants the following requests:
 - Subsection 11-604 pertaining to Site Plan Review
 - Subsection 11-606 pertaining to Exterior Appearance Review

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. 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

Med Properties
12 Salt Creek Lane
M.O.B. Renovation

Village of Hinsdale, IL
Exterior Appearance and Site Plan Review Application

April 5, 2013

Landscape Architect
Trippiedi Design, P.C.
902 Sundew Court
Aurora, IL 60504
630.375.9400

Civil Engineer
Mackie Consultants, LLC
9575 W. Higgins Rd., Suite 500
Rosemont, IL 60018
847.696.1400



ECKENHOFF SAUNDERS ARCHITECTS

700 South Clinton Chicago, IL 60607
(312) 786 1204 p (312) 786 1838 f
www.esadesign.com

ESA Project Number 12027

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

GENERAL APPLICATION

GENERAL INFORMATION

Please Note: You MUST complete and attach all appropriate applications and standards applicable to your specific request to this application.

Applicant

Name: Med.Properties - Bill Dvorak
Address: 40 Skokie Blvd. Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897-7310 / 897-7333
E-Mail: bdvorak@medproperties.com

Owner

Name: Salt Creek Campus LLC
Address: 40 Skokie Blvd. Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897-7310 / 897-7333
E-Mail: bdvorak@medproperties.com

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

Name: Eckenhoff Saunders Architects-Steve
Saunders
Title: Architect
Address: 700 S. Clinton Suite 200
City/Zip: Chicago, IL 60607
Phone/Fax: (312) 786-1204 / 786-1838
E-Mail: ssaunders@esa-inc.com

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

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

- 1) _____
- 2) _____
- 3) _____

TABLE OF COMPLIANCE

Address of proposed request: 12 Salt Creek

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	20,000 SF	224,808 SF
Minimum Lot Depth	125'	652'
Minimum Lot Width	80'	299.5'
Building Height	60'	55'
Number of Stories	5	4
Front Yard Setback	25'	84.5'
Corner Side Yard Setback	25'	N/A
Interior Side Yard Setback	10'	11' & 187.5'
Rear Yard Setback	20'	35.5'
Maximum Floor Area Ratio (F.A.R.)*	.35	68,000 SF/224,808 SF = .30
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	50%	51.8% (existing)
Parking Requirements	1/300 NSF 61,200/300 = 204	191 existing (w/non conforming widths) 187 proposed + 27 on street stalls = 214
Parking front yard setback	25'	47'
Parking corner side yard setback	25'	N/A
Parking interior side yard setback	10'	60.5'
Parking rear yard setback	20'	5'-2" existing
Loading Requirements	1	0-existing non conforming
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:

COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 12 Salt Creek, Hinsdale, Illinois

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

Existing open spaces will be preserved. no new construction in these areas.

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

Existing construction will be preserved. The existing Porte Cochere on the front will be enclosed with new glass and aluminum framing and a new canopy will be installed.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

The new entry Canopy and enclosed Atrium will bring a modern update to the building while preserving the existing character that predominates the bussiness park.

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

Existing roof is unchanged.

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

Existing exterior walls are unchanged.

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

The size and mass of the existing building are unchanged.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

Horizontal and vertical character are unchanged.

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

See above comments

REVIEW CRITERIA – Site Plan Review

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

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

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

Existing utilities remain unchanged.

11. The proposed site plan does not provide for required public uses designated on the Official Map.

No modifications to public uses is proposed.

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

New use is identical to existing use and will not adversely affect public health, safety or welfare.

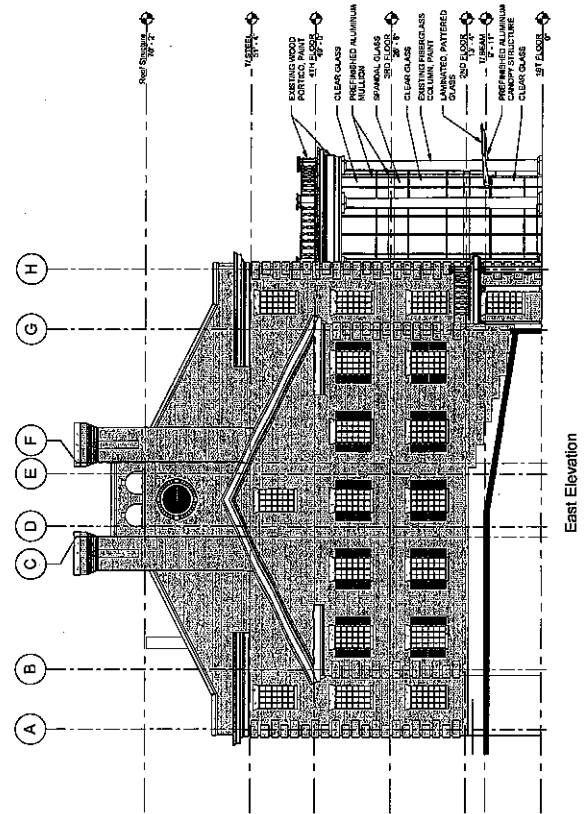
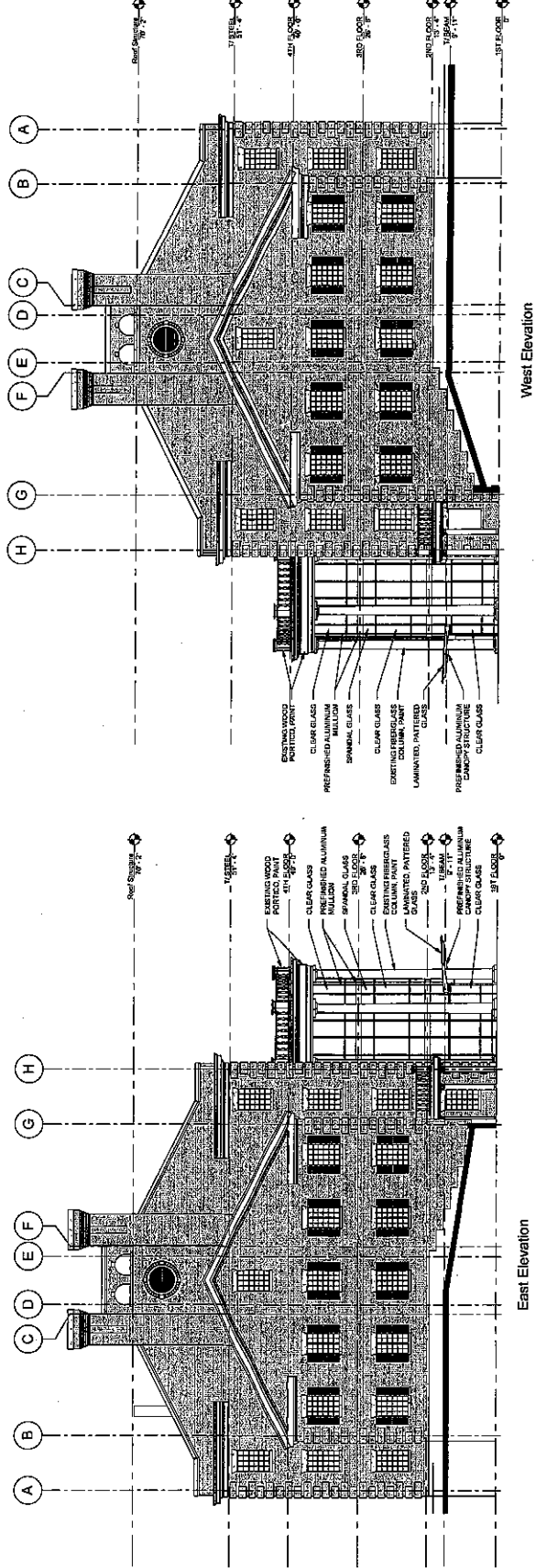
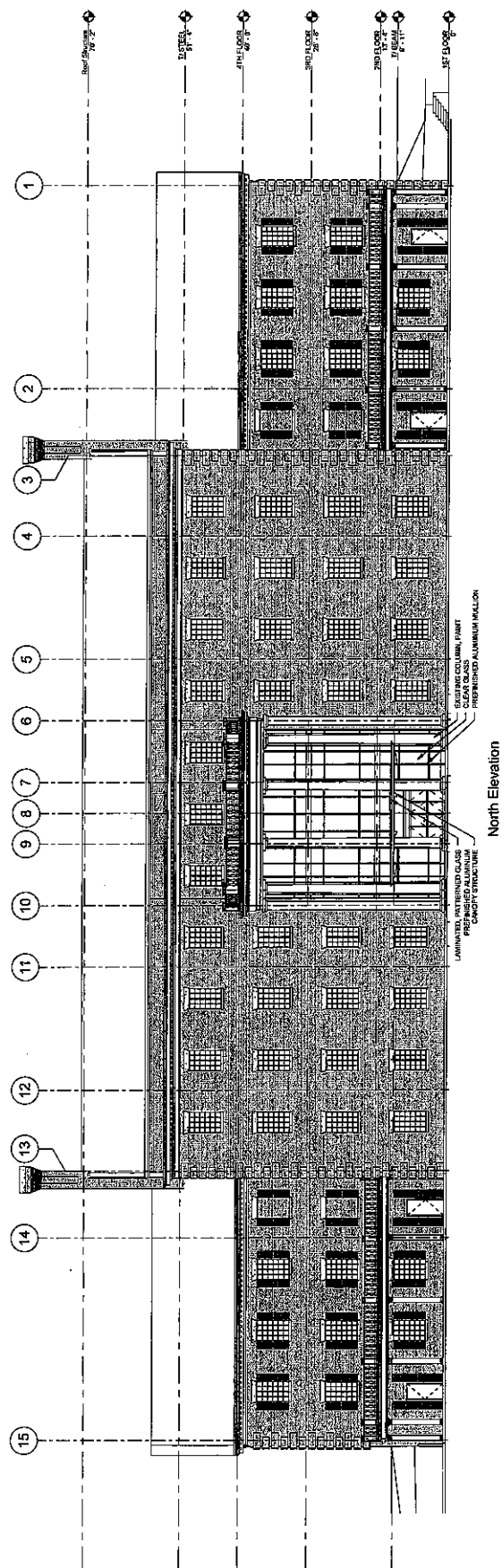
Application for Certificate of Zoning Compliance

-1-

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: LOT 5 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.





Existing North Facade
Photograph



ECKENHOFF SAUNDERS ARCHITECTS

Med Properties
12 Salt Creek, Hinsdale, IL



Proposed North Facade
Rendering



ECKENHOFF SAUNDERS ARCHITECTS

Med Properties
12 Salt Creek, Hinsdale, IL

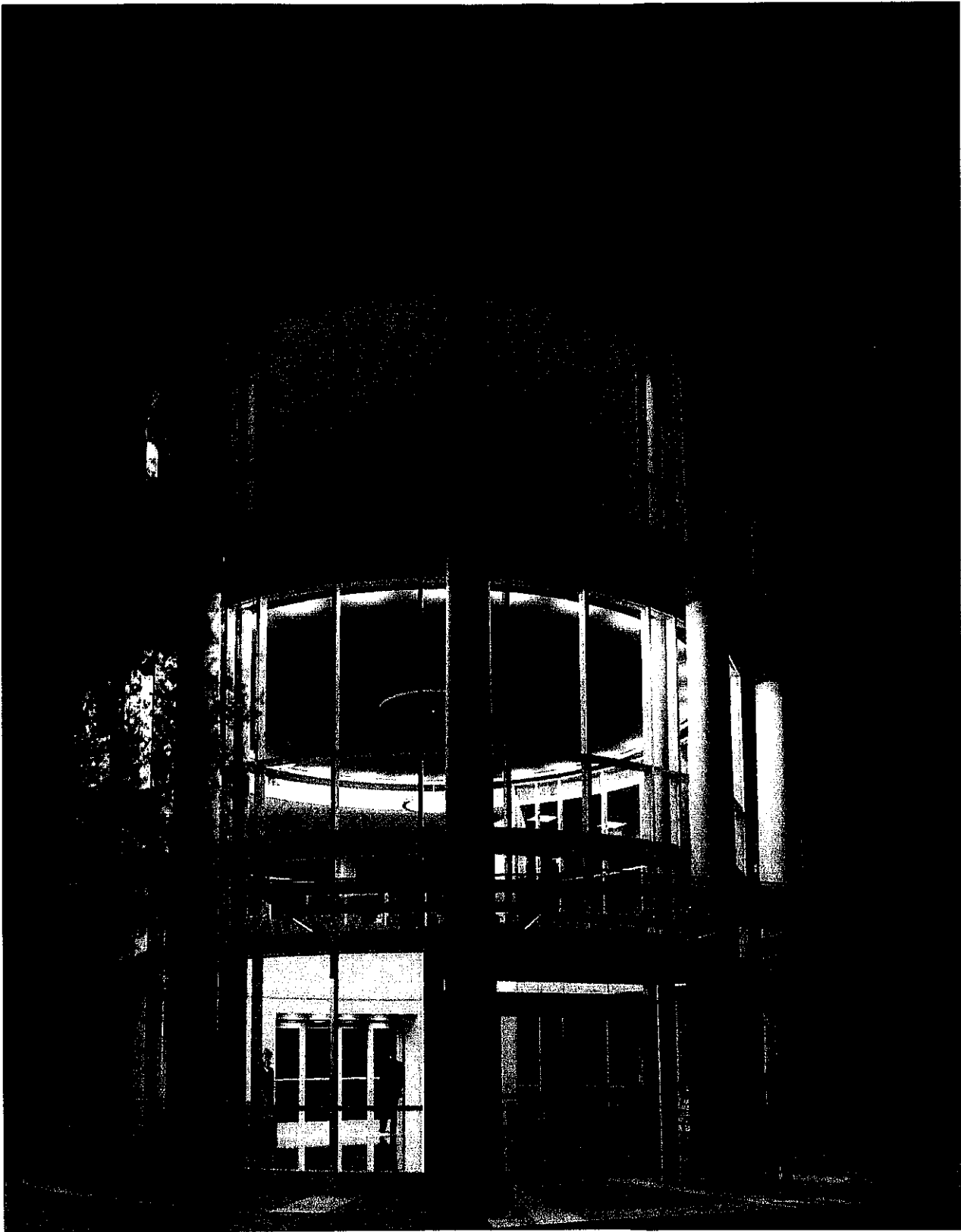


Proposed Entrance
Rendering During the Day



ECKENHOFF SAUNDERS ARCHITECTS

Med Properties
12 Salt Creek, Hinsdale, IL

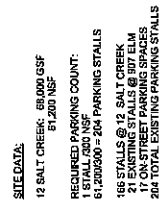


Proposed Entrance
Rendering at Evening




ECKENHOFF SAUNDERS ARCHITECTS

Med Properties
12 Salt Creek, Hinsdale, IL



Med Properties
12 Salt Creek, Hinsdale, IL

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: May 8, 2013
Re: 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

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. Please note 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 this Special Use process.

On April 3, 2001 the subject property received approval granting a map amendment to rezone the existing property from the R-4, Single Family Residential to IB, Institutional Buildings District (Ordinance O2001-19). At this same meeting, the Board also adopted Ordinance O2001-20, which amended the zoning code as it related to the IB District and requirements for certain historic structures and O2001-21 granting a Special Use for a membership organization. All ordinances are attached for your reference. Subsequent approvals and changes have been made to the facility over the years, which included an amendment to the original special use ordinance to authorize a building addition in 2006. It should be noted that prior to any of these board actions, in 1999, the subject property was party to a purchase and sale agreement that included an "Exhibit B" and was submitted as part of the applicant's original correspondence and included in the packet for scheduling last month. This document not only lists out the uses originally intended for the building, but also contains conditions for the removal of all driveways, drive aisles and an existing parking lot, as condition of the sale.

The applicant is now seeking approval for an amendment to the special use permit as it relates the uses identified in the referenced "Exhibit B". 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.

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook



**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
☒ Other: Amend Special Use Permit

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:

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

Provided:

Required by Code:

corner side	<u>9.38'/13'</u>	<u>35'/35'</u>
rear	<u>84'2 1/2"</u>	<u>25'</u>

Setbacks (businesses and offices):

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>N/A</u>	<u>N/A</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>N/A</u>	<u>N/A</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>36'5" (structure)/66' (spire)</u>	<u>40'/70'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

principal building(s):	<u>35'</u>	<u>35'</u>
accessory building(s):	<u>N/A</u>	<u></u>

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
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Total building coverage:	<u>N/A</u>	<u>N/A</u>
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Total lot coverage:	<u></u>	<u></u>
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Floor area ratio:	<u>.38</u>	<u>.05</u>
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Accessory building(s):	<u>N/A</u>	<u></u>
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Spacing between buildings: [depict on attached plans]

principal building(s):	<u>N/A</u>	<u></u>	<u></u>
accessory building(s):	<u>N/A</u>	<u></u>	<u></u>

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

Number of loading spaces required: N/A

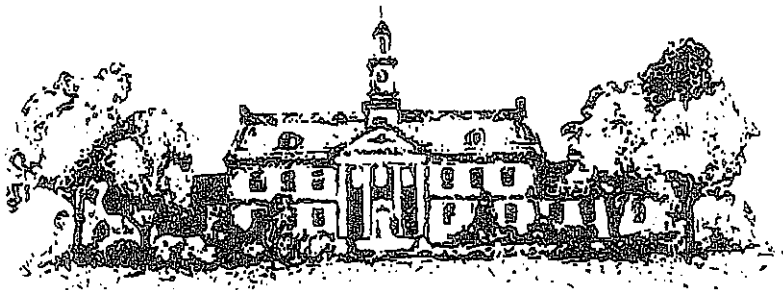
Statement of applicant:

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: 
Applicant's signature

Cindy Klima, President, HHS
Applicant's printed name

Dated: March, 20 13



VILLAGE OF HINSDALE

FOUNDED IN 1873

CLERK DEPARTMENT 789-7070
POLICE DEPARTMENT 789-7060
1 N. M. SYMONDS DRIVE

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

VILLAGE PRESIDENT

Thomas K. Cauley

TRUSTEES

J. Kim Angelo

Christopher J. Elder

Doug Geoga

William N. Haarlow

Laura LaPlaca

Bob Saigh

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

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
ORDINANCE NO. O 2001-19**

**AN ORDINANCE GRANTING A MAP AMENDMENT TO 302 S. GRANT STREET TO
THE IB INSTITUTIONAL BUILDINGS DISTRICT
(Plan Commission Case A-02-2001)**

WHEREAS, the Hinsdale Historical Society (the "Applicant"), is the legal title owner of the 15,530 square foot parcel commonly known as 302 S. Grant Street, legally described on Exhibit A attached to and made a part of this Ordinance by this reference (the "Subject Property") in the R-4 Single Family Residential District in the Village; and

WHEREAS, the "Applicant" filed an application for text amendment, map amendment and special use permit to allow the Subject Property to be utilized by the membership organization for activities as an historic club or society (the "Application"); and

WHEREAS, rezoning the parcel to IB Institutional Buildings District will allow the membership organization the ability to use the facility for an historic club or society; and

WHEREAS, a public hearing has been held by the Plan Commission on March 14, 2001, pursuant to public notice; and

WHEREAS, on March 14, 2001, the Plan Commission recommended that the map amendment should be approved by the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees find that it is in the best interest of the public and the Village to approve the amendment included in this Ordinance;

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

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

Section 2. Grant of Map Amendment. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-601 of the Hinsdale Zoning Code (1989), as amended, does hereby amend the zoning map to rezone the Subject Property to the IB Institutional Buildings District.

Section 3. Effective Date. This Ordinance shall be in full force and effect ten (10) days after its passage, approval, and publication in pamphlet form in the manner required by law.

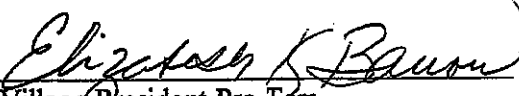
PASSED this 3rd day of April, 2001.

AYES: Arens, Barrow, Ciccarone, Faulstich, Milkint, Stpehens

NAYS: None

ABSENT: None

APPROVED this 3rd day of April, 2001.


Village President Pro-Tem

ATTEST:


Village Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOT 1 OF MCKENNA'S RESUBDIVISION OF LOT 1 AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 4 IN J.I. CASE'S ADDITION TO HISNDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1999 AS R1999-155950, IN DUPAGE COUNTY ILLINOIS.

The property is located at the southwest corner of Third and Grant Streets and has a common address of 302 S. Grant Street.

P.I.N.: 09-12-112-016

VILLAGE OF HINSDALE

ORDINANCE NO. O 2001-20

**AN ORDINANCE AMENDING THE HINSDALE ZONING CODE
REGARDING THE INSTITUTIONAL BUILDINGS DISTRICT
REQUIREMENTS FOR CERTAIN HISTORIC STRUCTURES
(Plan Commission Case A-02-2001)**

WHEREAS, the Hinsdale Historical Society (the "Applicant") is the legal title owner of the property located at 302 South Grant Street in the Village of Hinsdale (the "Property") and has submitted an application to (1) amend the zoning map and rezone the Property from the R-4 Single Family Residential District to the IB Institutional Buildings District and (2) amend the text of the Hinsdale Zoning Code (1989), as amended, (the "Zoning Code") to allow the use of the Property for a membership organization within the historic Immanuel Hall on the Property; and (3) obtain a special use permit for the operation of an historic club or society as a membership organization on the Property; and

WHEREAS, a public hearing has been held by the Plan Commission on March 14, 2001, pursuant to public notice; and

WHEREAS, on March 14, 2001, at a public meeting, the Plan Commission made its recommendation on the rezoning, special use permit and proposed text amendment; and

WHEREAS, in Ordinance No. O2001-19 the Village has approved an amendment to the zoning map to rezone the Property into the IB District; and

WHEREAS, the President and Board of Trustees find that it is in the best interest of the public and the Village to approve the text amendments included in this Ordinance;

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

Section 1. Recitals. The foregoing recitals are incorporated into and made a part of this Ordinance by this reference.

Section 2. Amendment of Section 7-306. Section 7-306, entitled "Parking and loading requirements" of the Zoning Code shall be, and it is hereby, amended as follows:

The parking and loading requirements applicable in the Institutional Buildings District are set forth in Sections 9-104 and 9-105 of this Code, except when otherwise expressly set forth in Section 7-310 of this Code.

Section 3. Amendment of Section 7-310.

A. Section 7-310, entitled "Bulk, space and yard requirements," of the Zoning Code shall be, and it is hereby, amended by adding a reference to footnote 13 at the end of the heading of each of Paragraph 7-310B and Subparagraph 7-310C1.

B. Subsection 7-310E, entitled "Exceptions and explanatory notes," of the Zoning Code shall be, and it is hereby, amended by adding a new Paragraph 13, which shall read as follows:

13. No Application to Existing Historic Structures. These standard parts apply only to structures erected after the effective date of this Code. An historic structure erected prior to the effective date of this Code that is located on a zoning lot with an area of less than 20,000 square feet and operated by and for an historic club or society (8699) shall not be considered to be a non-conformity by reason of its failure to comply with these standards, but shall be allowed to continue on its existing zoning lot or any expansion thereof zoned or rezoned for Institutional Buildings use, provided that the structure is designated as an historic landmark pursuant to the Village Code of Hinsdale. Upon rezoning of such a zoning lot to the Institutional Buildings District, no additional parking or loading spaces shall be required beyond those that are in existence on the zoning lot at the time of such rezoning, provided that no further development or redevelopment is proposed on the zoning lot.

Section 4. Effective Date. This Ordinance shall be in full force and effect ten (10) days after its passage, approval, and publication in pamphlet form in the manner provided by law.

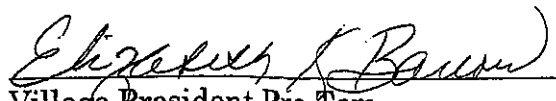
PASSED this 3rd day of April, 2001.

AYES: Arens, Barrow, Ciccarone, Faulstich, Milkint, Stephens

NAYS: None

ABSENT: None

APPROVED this 3rd day of April, 2001.


Village President Pro Tem

ATTEST:


Village Clerk

**VILLAGE OF HINSDALE
ORDINANCE NO. O 2001-21**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
AT 302 S. GRANT STREET
(Plan Commission Case A-02-2001)**

WHEREAS, Hinsdale Historical Society (the "Owner"), the legal title owner of the property located at 302 S. Grant Street, legally described on Exhibit A attached to and made a part of this Ordinance by this reference (the "Subject Property"), filed an application for a text amendment, map amendment and special use permit (the "Application") for the purposes of using the existing historic building on the Subject Property in conjunction with specific activities associated with a membership organization that is an historic club or society (SIC 8699); and

WHEREAS, granting the special use permit will allow for the historic building to be used by the membership organization as an historic club or society on the Subject Property; and

WHEREAS, a public hearing has been held by the Plan Commission on March 14, 2001, pursuant to public notice; and

WHEREAS, on March 14, 2001, the Plan Commission recommended that the text amendment, map amendment and special use should be approved by the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees find that it is in the best interest of the public and the Village to approve the text amendments included in this Ordinance;

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

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

Section 2. Grant of Special Use Permit. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 of the Hinsdale Zoning Code (1989), as amended, does hereby grant a special use permit for the operation of an historic club or society (SIC 8699) on the existing Subject Property as contained in the Application.

Section 3. Conditions on Grants and Approvals. The grants and approvals given in Section 2 of this Ordinance are made and given expressly subject to the following conditions. If any of the following conditions is violated, then the Board of Trustees may, following notice to the Applicant and an opportunity to be heard before the Board of Trustees or its designee, revoke any or all of said grants and approvals.

- A. Compliance with Recorded Terms and Conditions. The Applicant shall at all times maintain the Subject Property in conformance with the terms and conditions, including the site plan, of Exhibit B to that certain Warranty Deed recorded against the Subject Property on July 16, 1999 as Document No. R1999-155951.

Section 4. Effective Date. This Ordinance shall be in full force and effect ten (10) days after its passage, approval, and publication in pamphlet form in the manner required by law.

PASSED this 3rd day of April, 2001.

AYES: Arens, Barrow, Ciccarone, Faulstich, Milkint, Stephens

NAYS: None

ABSENT: None

APPROVED this 3rd day of April, 2001.


Village President Pro Tem

ATTEST:


Village Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOT 1 OF MCKENNA'S RESUBDIVISION OF LOT 1 AND THE NORTH 40 FEET OF LOT 5 IN BLOCK 4 IN J.I. CASE'S ADDITION TO HISNDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1999 AS R1999-155950, IN DUPAGE COUNTY ILLINOIS.

The property is located at the southwest corner of Third and Grant Streets and has a common address of 302 S. Grant Street.

P.I.N.: 09-12-112-016

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VILLAGE OF HINSDALE

ORDINANCE NO. 02006-13

AN ORDINANCE AMENDING HINSDALE ORDINANCE NO. 02001-21
AND AMENDING THE SPECIAL USE PERMIT,
SITE PLANS, AND EXTERIOR APPEARANCE PLANS
FOR IMMANUEL HALL AT 302 SOUTH GRANT STREET
TO AUTHORIZE A BUILDING ADDITION
(Case Number A-07-2005)

WHEREAS, the Hinsdale Historical Society (the "Owner") is the legal owner of the property commonly known as 302 South Grant Street in the Village of Hinsdale (the "Subject Property"), which Subject Property is legally described on Exhibit A attached to and made a part of this Ordinance by this reference; and

WHEREAS, the Owner has filed applications with the Village to amend the special use permit, site plans, and exterior appearance plans governing the Subject Property (collectively the "Application") to authorize construction of an addition to the principal building on the Subject Property of approximately 300 square feet in area (the "Building Addition"); and

WHEREAS, the Subject Property is classified in the IB Institutional Buildings District pursuant to the Hinsdale Zoning Code; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing to consider the Application on October 12, 2005, pursuant to notice thereof properly published in the Hinsdale Doings on September 22, 2005; and

WHEREAS, after considering the Application, all of the testimony and evidence presented at the public hearing, and all of the facts and circumstances affecting the Application, the Plan Commission recommended that the President and Board of Trustees approve the Application, as set forth in the Plan Commission's Findings and Recommendations for PC Case No. A-05-2005; and

WHEREAS, the Subject Property was designated as a Local Landmark on February 5, 2002, and the Hinsdale Historic Preservation Commission issued a Certificate of Appropriateness for the Building Addition on September 13, 2005; and

WHEREAS, the Hinsdale Zoning Board of Appeals on February 15, 2006, approved a variation of the minimum required corner side yard to 13'1/4" for the Building Addition and a variation to eliminate the requirement of one off-street parking space that otherwise would be required as a result of the Building Addition; and

WHEREAS, the Zoning and Public Safety Committee of the Village of Hinsdale Board of Trustees considered the Application, the Findings and Recommendations of the Plan Commission, and all the facts and circumstances related to the Application, and made its recommendation to the President and Board of Trustees at a public meeting on February 27, 2006; and

WHEREAS, the President and Board of Trustees are authorized by Articles 7 and 11 of the Zoning Code and other applicable authority to approve the Application as provided in this Ordinance;

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

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

Section 2. Approval of Building Addition and Related Amendments of Special Use Permit, Site Plans, and Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Articles 7 and 11 of the Zoning Code, hereby approves the Building Addition and hereby approved amendments to the previously approved special use permit, site plans, and exterior appearance plans for the Subject Property to authorize the Building Addition in accordance with the plans attached to and by this reference incorporated into this Ordinance as Exhibit B (the "Approved Building Addition Plans"), subject to the conditions stated in Section 3 of this Ordinance.

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

- A. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Subject Property. No work of any kind shall be commenced on the Subject Property until after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- C. Compliance with Approved Building Addition Plans, Codes, Ordinances, and Regulations. The provisions of the Hinsdale Municipal Code and the Zoning Code shall apply and govern the

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development of the Subject Property. All work on the Subject Property in accordance with the approvals granted by this Ordinance shall comply with the Approved Building Addition Plans and with all Village codes, ordinances, and regulations at all times.

- D. Compliance with Recorded Terms and Conditions. The Applicant shall at all times maintain the Subject Property in conformance with the terms and conditions, including the site plan, of "Exhibit B" to that certain Warranty Deed recorded against the Subject Property on July 16, 1999, as Document No. R1999-155951.

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

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

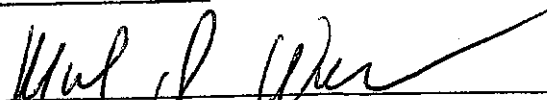
PASSED this 7th day of March 2006.

AYES: TRUSTEES TUGGLE, WILLIAMS, SMITH, ORLER AND JOHNSON.


NAYS: NONE

ABSENT: TRUSTEE FOLLETT

APPROVED this 7th day of March 2006.


Village President

ATTEST:


Village Clerk



Psddata/ord&res/pc/2005/072005-302sgrantbldgexpansion.doc

#3599738_v1

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 OF MCKENNA'S RESUBDIVISION OF LOT 1 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 QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1999 AS R1999-155950, IN DUPAGE COUNTY ILLINOIS.

(The property is located at the southwest corner of Third and Grant Streets and has a common address of 302 South Grant Street.)

P.I.N.: 09-12-112-016

#3599738_v1

Exhibit B 426
Approved Building
Addition Plans

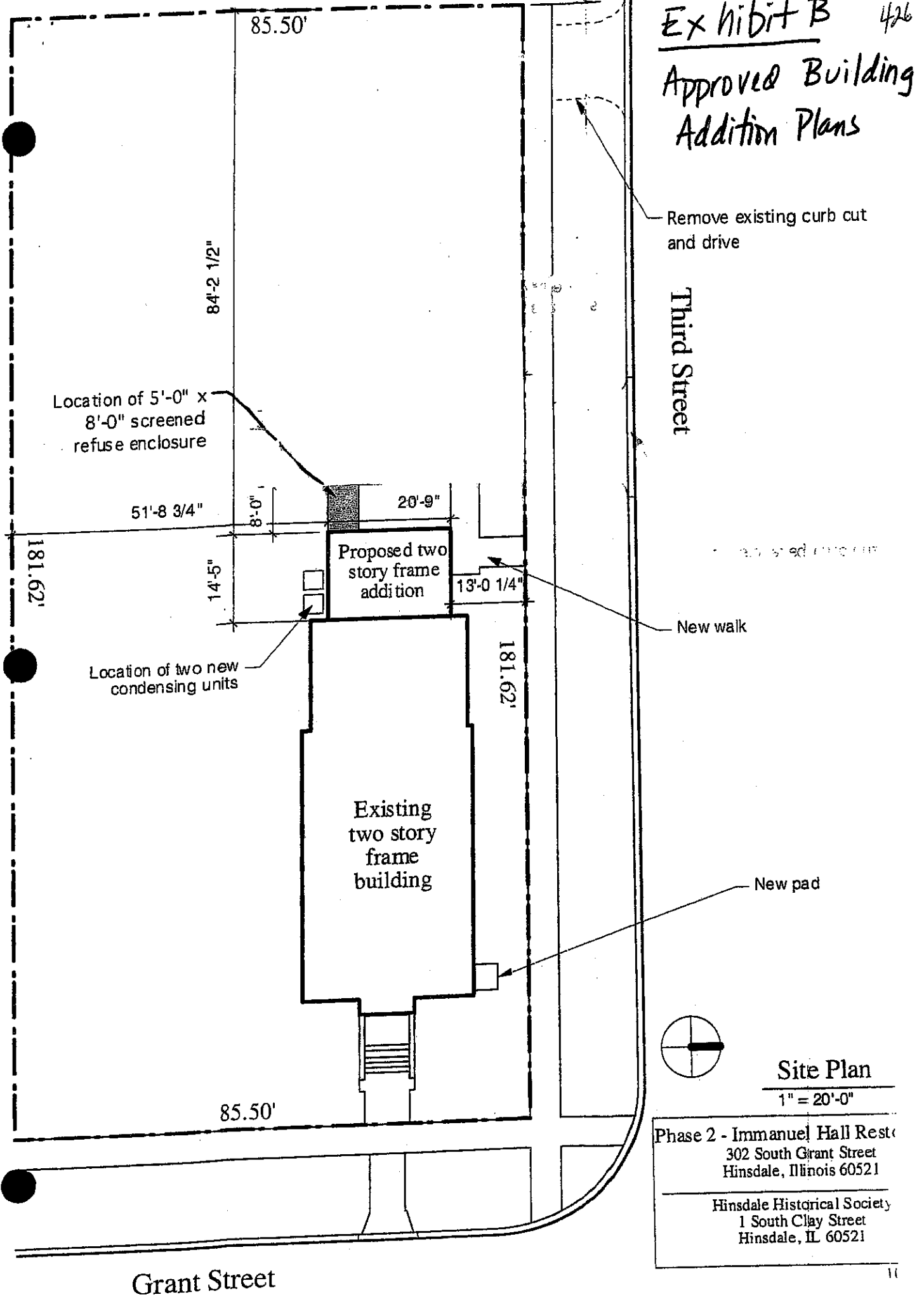
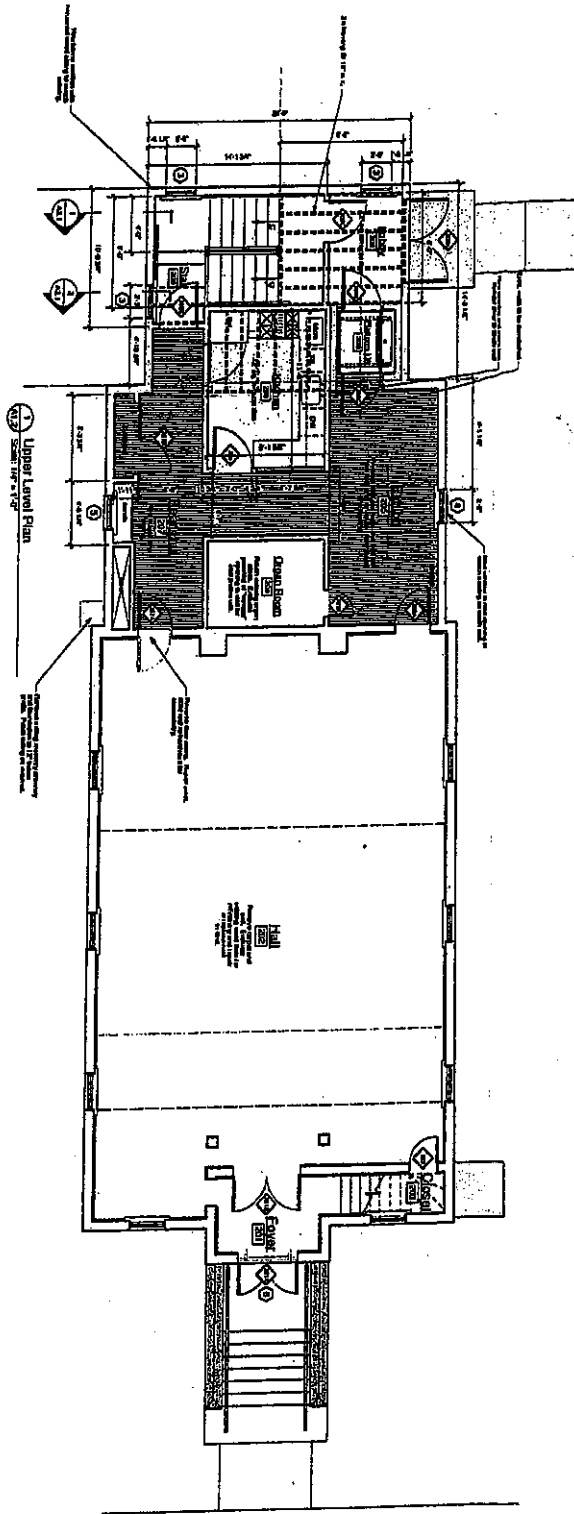


Exhibit B

Approved Building Addition Plans

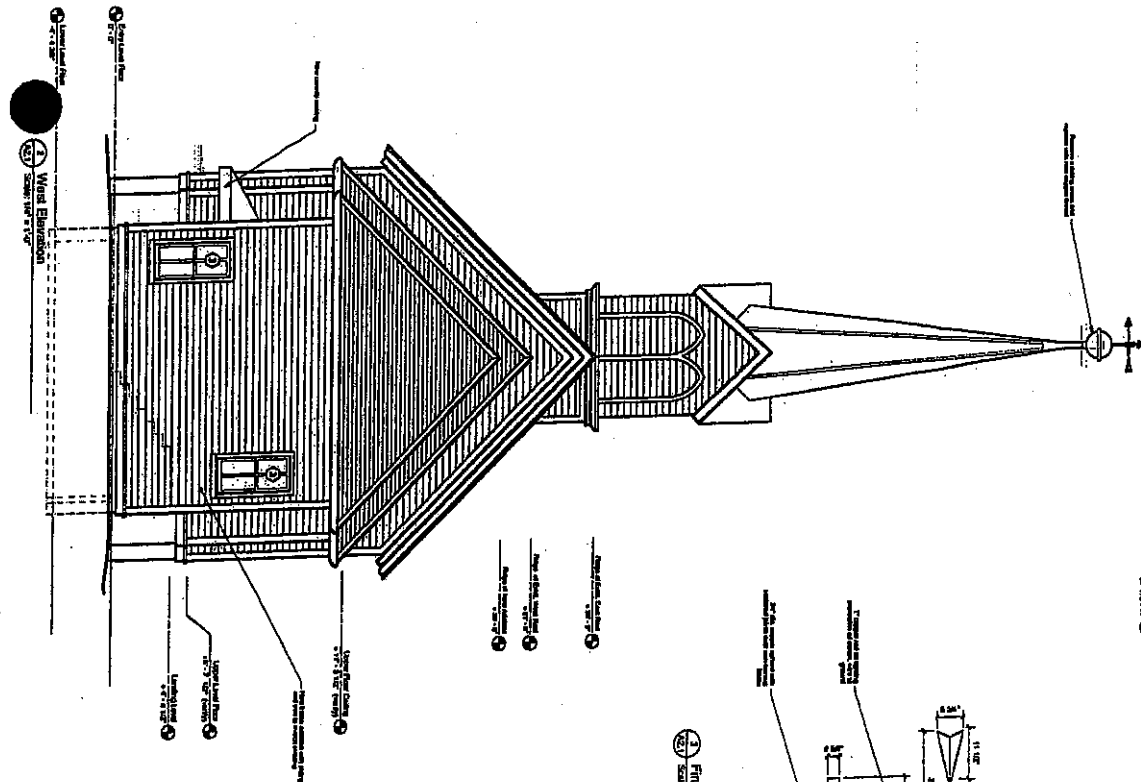
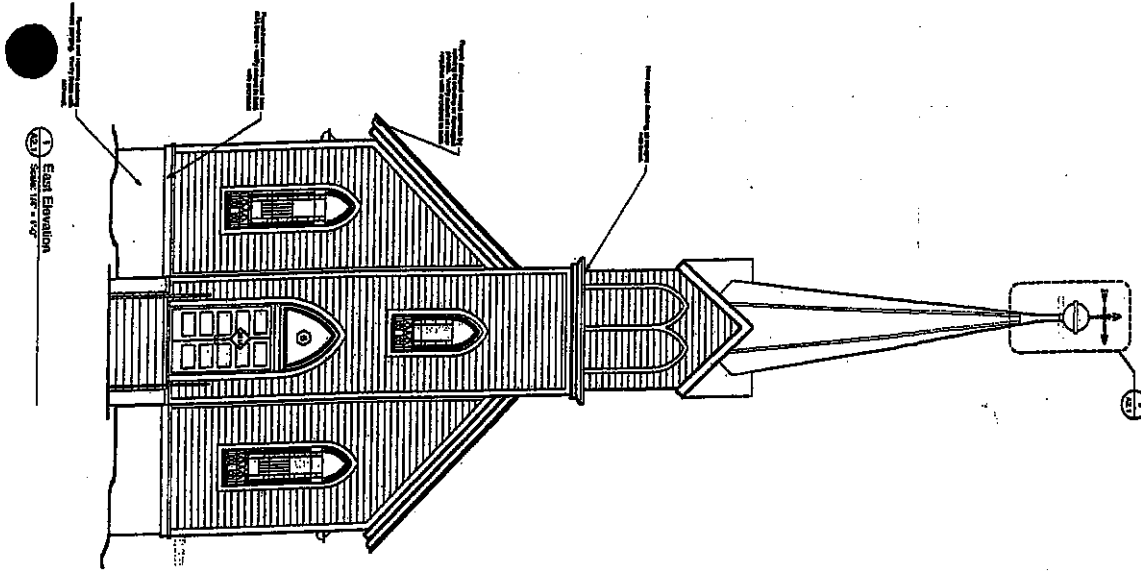


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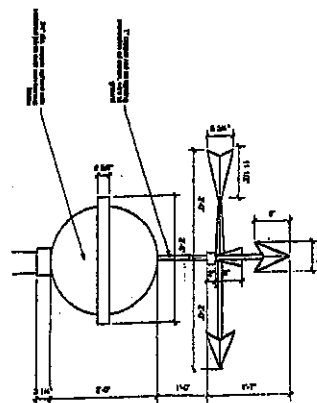
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5	FOR	Project Client
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9	ELEVATIONS	Project Drawings
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12	LEGEND	Project Symbols
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Exhibit B - Approved Building Addition Plans

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3 Final Detail
Scale 1/4" = 1'-0"

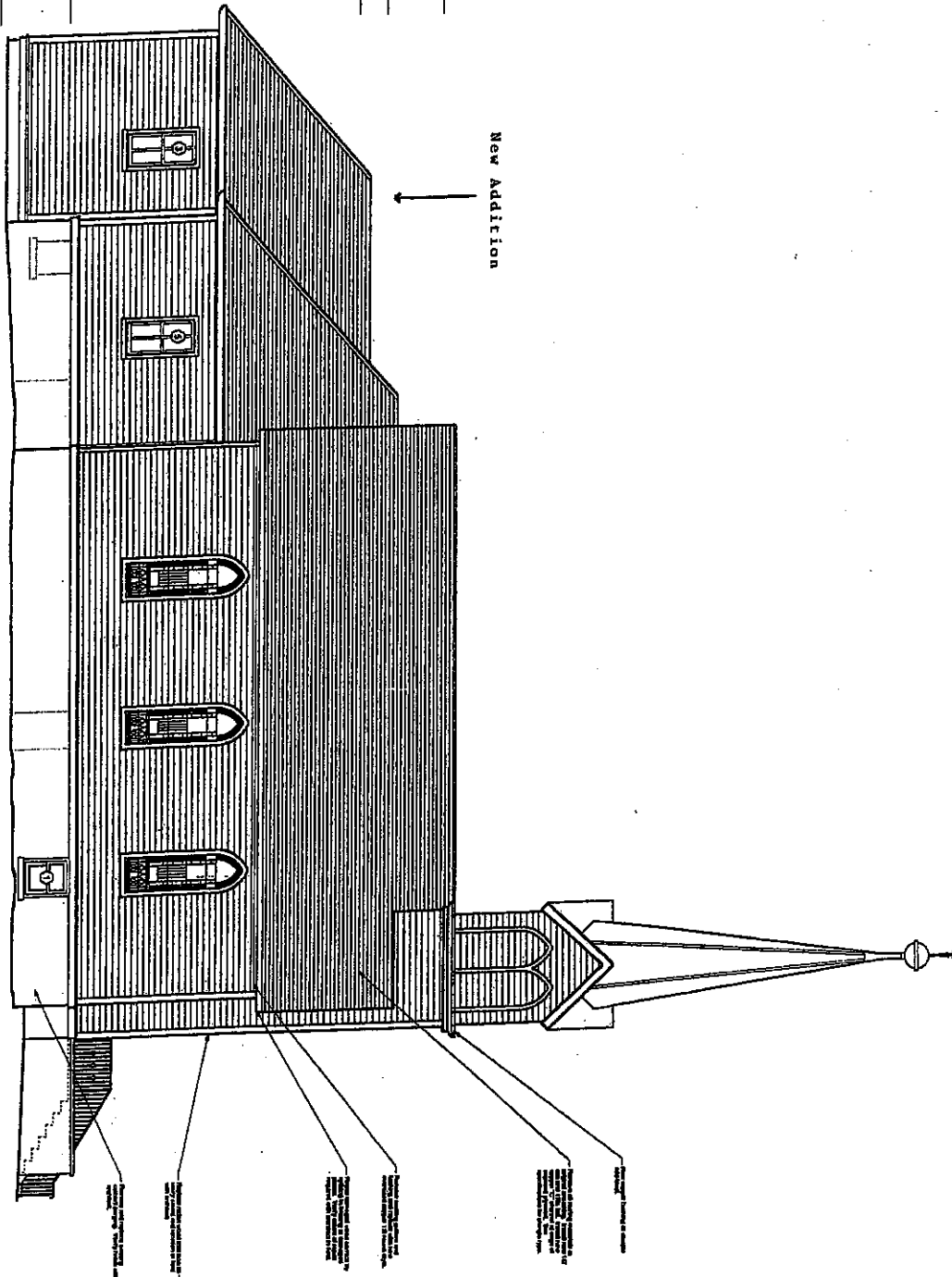


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WZ



A-2.2.2

[illegible]

Sean Gascoigne

From: RnD Bemiss [rndbemiss@gmail.com]
Sent: Monday, April 29, 2013 04:48 PM
To: Sean Gascoigne
Cc: Joseph O'Donnell
Subject: Immanuel Hall May 8 Plan Commission Meeting Agenda item
Attachments: iacn501c3reqs.pdf

Dear Members of the Plan Commission,

Please consider the following codified requirements and associated documents when you render your decision regarding Immanuel Hall's Application to Amend/Clarify its Special User Permit on May 8:

(1) Illinois Attorney General Lisa Madigan's Ensuring Accessibility for Customers with Disabilities: A Guide for Illinois Businesses and other Public Accommodations:

http://www.illinoisattorneygeneral.gov/rights/ensur_access_bus_0113.pdf

(2) Illinois Accessibility Code: Interpretion Procedures: The Capital Development Board was not granted waiver authority, **nor was any other entity**, (emphasis added) by the Environmental Barriers Act. All aspects in the Illinois Accessibility Code must be met. (in attached PDF packet)

(3) Illinois Attorney General Lisa Madigan's "Volunteer Board Members of Illinois Not-for-Profit Organizations" Member Responsibilites. (in attached PDF packet)

(4) April 3, 2013 letter from Hinsdale Historical Society delivered by certified mail to me. (in attached PDF packet)

(5) SITE PLAN:

I urge you to visit the physical site of Immanuel Hall at 302 S. Grant St., walk the site and the block, which lacks the loading and parking requirements for public accommodations required by the Americans with Disabilities Act, and where makeshift loading and drop off areas across from my driveway and at the front entrance of the Hall interfere with ingress and egress to my driveway and endangers the citizens dropped off and loading in those unmarked spaces.

Further, the current site plan does not comport with the Historic Preservation Grant Agreement between the village of Hinsdale and Hinsdale Historical Society, the beneficiary of the \$450,000.00 in grant proceeds, where parking for the environmentally limited is required when these funds are used for a public facility. This includes, per the Illinois Accessibility Code and Title II of the Americans With Disabilities Act., an accessible path to an accessible parking area from an accessible entrance along the shortest possible route to that area.

As per the public record, the only exemption the Hinsdale Historical Society received from the Illinois Historic Preservation Agency, which administered the Illinois First Grant from the Department of Commerce and Economic Opportunity, was for the front entrance area It was permitted through an authorization letter from the IHPA as an alternative appropriate solution for the HHS to provide its accessibility entrance at the side door facing my driveway on Third Street (my driveway location predated the addition. We resurfaced the existing driveway, maintaining the original footprint.)

04/30/2013

Along with that alternative solution, a push button actuator was written agreement to be installed at the FRONT entrance to the building, but it was installed at the side entrance. And, I do not believe it has ever even worked, since daily I observe patrons of the Hall pushing the button to no avail.

Another environmental barrier to access to the building - for anyone - is the garbage disposal procedure at the Hall. Access to the sidewalk and street parking from the carriage walkway along Third Street next to Immanuel Hall is regularly blocked with Immanuel Hall's garbage containers, as that's where they are left for pickup.

- Is it reasonable for wheelchair to get pushed up or down the steep grassy parkway to the side entrance? Of course not.

- Should a ramp be installed down to Third Street for access? Of course not.

These options would endanger the elderly and environmentally limited and all drivers traversing Third St.. The 2012 Run Like a Mother charity run described the block on its posted sign on Third between Grant and Vines as "Mother of a Hill."

Handicapped accessible parking is necessary for life safety reasons, on a safe surface area on the shortest possible route to the Hall's only officially "accessible" entrance pursuant to the Illinois Accessibility Code.

There's no ramp at the front entrance, even if the push button actuator gets appropriately relocated to the front entrance. There are just steps there, which the Hinsdale Historical Society asked the IHPA for permission to do as an alternative to make the building accessible at the side entrance location. It makes sense to install parking behind the building with a path for access there.

Village correspondence reveals funds at some point were designated for that purpose (walkway/ramp \$10-\$15K). If the site plan changed, its not in writing, because the village says it's provided all documentation to me under FOIA with regard to Immanuel Hall since 1999. If this was considered a minor change to the site plan, and not approved in writing, toward what change were those funds diverted, because, according to IHPA, no grant funds were returned as unused. Why was whatever the change to the original ramp plan never implemented?

The pedestrian, student, bicyclist, commuter and driver views of oncoming traffic are routinely blocked at the four-way stop intersection of Third and Grant Streets due to activity at Immanuel Hall, where police records show there has been an accident in that intersection every year since Immanuel Hall "opened for business" after receiving its Certificate of Zoning Compliance in December 2008 and, according to its own newsletter April/May 2009 "Echoes."

In addition more than 100 tickets have been issued on Third and Grant, in the same time period after I and others called the police station following (in my case) observations of these drivers parking illegally and going into Immanuel Hall, including, blocking the three fire hydrants on our block, blocking my driveway and garbage pickup, parking too close to the intersection and stop signs, parking outside of marked spaces, parking in excess of the posted time limit.

Though records I obtained through FOIA also indicate the police department has overturned many of these tickets on appeal as a courtesy, they were issued for a reason. But I do believe that word has gotten around about this appeals process, and therefore, it is not an effective deterrent here.

Parking should be behind the building where it used to be when the building operated as a Montessori School and with other uses, along with, as per our municipal code, an appropriately landscaped barrier between the lot and neighboring properties.

Another reason why parking should be behind the building is the HHS (Sandy Williams) claims the rear of the building is a "passive park space for all to enjoy." Since the Society has been holding croquet tournaments and other recreational outdoor options, it is required to provide an accessible path to such activities for those who

are wheelchair-bound or who require crutches, walkers, canes or other walking aides so they have equal access to enjoy this space. It is rather difficult to navigate a wheelchair through grass - an environmental barrier - or with crutches, walkers, walking sticks.

(6) USES:

Along with this consideration, the uses authorized and the parking should be limited, as per code, based on the size of the building and the lot and its proximity to neighboring properties so that the building does not overtake the residential character of the area, as its zoned, by interfering with neighbors use and enjoyment of their properties. The nuisance multi-use development at 302 S. Grant St. since the parking lot was ripped out through village created special ordinances and text amendments to the village code was a grant of special privilege to Hinsdale Historical Society to fabricate the Immanuel Hall building and site as a historic landmark.

Please don't perpetuate this nuisance by granting the HHS a new Special Use Permit, one which it has been abusing and which violated its agreement with the IHPA and, I believe, its status as a 100% totally tax exempt property for a historical society for "historic preservation and education purposes," a status which it has enjoyed for more than 10 years while operating all kinds of non-conforming uses and activities at Immanuel Hall, some listed on the Application.

How this was ever approved by village officials when the building addition for Immanuel Hall was authorized (before I moved to Illinois) I cannot fathom.

If you have any questions or comments, require documents or further clarification, please do not hesitate to contact me.






--

Randi Bemiss
220 S. Grant St.
Hinsdale, IL 60521
630-415-7486 (cell)

CDB Home> Business with CDB> Illinois Codes> Illinois Accessibility Code

Illinois Accessibility Code

A copy of the Illinois Accessibility Code, which became effective April 24, 1997, is available here for download in five PDF documents, the text, the illustrations, and the appendices.

-  [Illinois Accessibility Code Text](#)
-  [Illinois Accessibility Code Illustrations](#)
-  [Appendix B - Act 25](#)
-  [Appendix C - Vehicle](#)
-  [Appendix D - Visual Alarms](#)

Illinois Accessibility Task Force will be meeting to recommend revisions with respect to public school property.

CDB no longer provides printed copies of the Illinois Accessibility Code. Access to the manual is only available via download from this website using the links above.

Archive Copies of the Illinois Accessibility Code can be found in the [Reference Library](#)

Illinois Accessibility Contact List

NEW! The fine for parking in an accessible parking space is now \$250.
The sign should reflect the new cost.

NEW! ADA Truncated Dome Requirements

[Curb Ramps for Sidewalks \(Illustrations\)](#)

Interpretation Procedures

The Capital Development Board was not granted waiver authority, nor was any other entity, by the Environmental Barriers Act. All aspects contained in the Illinois Accessibility Code must be met.

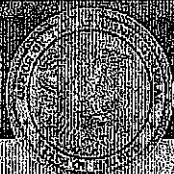
Written and verbal interpretations of this code are available upon request. Due to the high volume of requests for interpretations received by the accessibility staff at the Capital Development Board, the following procedures have been outlined to facilitate your interpretation.

To receive a written interpretation of the Illinois Accessibility Code you may email, mail or fax your accessibility questions with an 8 1/2" x 11" plan (if appropriate) and the name and address of the building to which you are requesting interpretation. To further expedite your request, include a draft response letter for Mr. Gamble's signature. Use the following contact information to send in your question.

Douglas Gamble

Capital Development Board
3rd Floor, William G. Stratton Building
401 South Spring Street
Springfield, Illinois 62706
Phone Number: (217) 782-8530
Fax Number: (217) 524-4208

Email Address: doug.gamble@illinois.gov



ILLINOIS ATTORNEY GENERAL Lisa Madigan

www.illinoisattorneygeneral.gov

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Volunteer Board Members of Illinois Not-for-Profit Organizations

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Welcome, and thank you for volunteering to undertake this vital public service. Your gift of time and talent as a volunteer board member makes possible many important benefits to your fellow citizens. This information is intended only as a guide; specific legal questions should be directed to your attorney.

Volunteer Board Member Responsibilities

As a board member, you have the basic legal and policy responsibility for your not-for-profit organization. Even though you are an unpaid volunteer, you must:

1. [Be active](#)
2. [Receive no material profit](#)
3. [Avoid conflicts of interest](#)
4. [Exercise judgment in overseeing the organization's affairs](#)
5. [Comply with applicable governmental regulations](#)

The following information briefly describes your responsibilities as a volunteer board member. For additional information, contact your organization's lawyer or the Office of the Attorney General at 100 W. Randolph St., Charitable Trust Bureau, 11th Floor, Chicago, Illinois 60601, 312-814-2595 (TTY: 1-800-964-3013). Charitable Trust Bureau staff are eager to help you serve the public effectively.

1. Be active

You should attend meetings of the board and board committees on which you serve. You must have general knowledge and understanding of how the organization is functioning, and you must have particular knowledge and understanding about the purpose of the organization and the specific responsibilities assigned to you.

Absence from meetings and inactivity do not excuse you from legal responsibility.

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2. Receive no material profit

Board members can only receive reimbursement for reasonable expenses and costs incurred in carrying out their board responsibilities. Illinois law prohibits loans by the organization to its directors and officers.

If a board member is also an employee, compensation can be paid but the

employee/board member should not participate in setting his or her compensation.

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3. Avoid conflicts of interest

As a board member, you owe a duty of loyalty to the organization that takes precedence over your personal interests.

- **Self-dealing**

Avoid transactions with the organization in which you have a personal or business interest beyond your interest as a board member. In the rare instance where it is not in the best interests of the organization to deal with you, you should make a full disclosure to the board of all the circumstances involved in the transaction, be sure that the transaction is fair to the organization, refrain from voting on the transaction as a board member, and not be counted in determining the existence of a board quorum. This restriction applies also to your relatives, business associates and friends.

- **Organizational opportunities**

In all matters pertaining to the organization, you must put its interests ahead of your own. If an opportunity related to the organization's purposes comes to you either as a board member or otherwise, you must make it available to the organization before you take it for yourself or another entity.

[Back to Top of Page](#)

4. Exercise judgment in overseeing the organization's affairs

As a board member, you have a duty to care for the organization's affairs in good faith and with at least the degree of diligence, care and skill which ordinarily prudent people would exercise under similar circumstances in like positions. Your good faith is not enough.

The board must act with knowledge and after adequate deliberation. The board must carefully set organizational policy and regularly oversee its administration by competent staff. To exercise its duty or care, the board must appoint and regularly review the chief administrative officer of the organization and establish and monitor, without getting involved in day-to-day activities, basic organizational policies and procedures as follows:

- Become familiar with all financial matters of the charity. Regularly request financial information and review all annual reports and audits of the organization's financial affairs. Each board member should be sure to review and keep copies of the returns filed with the Internal Revenue Service.
- Provide for competent legal counsel to assure compliance with applicable local, state and federal laws, including timely filing of reports and meeting procedures.
- Provide for regular meetings of the board and its committees with adequate reports on – and discussion of – organizational activities.
- Maintain adequate minutes of board and committee meetings as well as pertinent organizational records.
- Provide for careful selection and orientation of new board members.
- Be sure that conflicts of interest are avoided.

- Require board review, adoption and monitoring of the annual budget.
- Ensure financial resources to conduct organizational activities.
- Clarify and assure adherence to the purposes of the organization and monitor effectiveness in achieving results. A copy of the charter, by-laws and tax exemption letter, if any, will help with this.
- Assure a personnel program that provides competent staff.
- Assure that staff compensation and professional consulting fees are reasonable and set senior staff compensation.
- Provide sound investment and management of organizational funds and assets not expended directly for charitable purposes, to yield a reasonable return without undue risk.
- Protect the organization's property, including reasonable provision for safekeeping, replacement and divestment procedures that will benefit the organization.

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5. Comply with applicable governmental regulations

A number of local, state and federal laws and regulations apply to not-for-profit organizations. The board is responsible for ensuring that the organization complies with these requirements.

- **Organizational regulations**

Illinois not-for-profit organizations may be organized either as not-for-profit corporations or as charitable trusts under a trust agreement. Not-for-profit corporations must file annual reports with the Illinois Secretary of State's office and annual financial reports with the Illinois Attorney General's office. Charitable trusts must file reports with the appropriate court and/or with the Illinois Attorney General's office.

- **Administration and solicitation of funds**

The Illinois Charitable Trusts Act and the Illinois Solicitation for Charity Act generally apply to charitable not-for-profit organizations functioning in Illinois whose assets exceed \$4,000 or who solicit or plan to solicit funds from persons in this state or from this state. Such organizations must register and then file annual reports with the Office of the Illinois Attorney General Lisa Madigan. The Attorney General is responsible for assuring that charitable funds are properly solicited and administered.

- **Taxation**

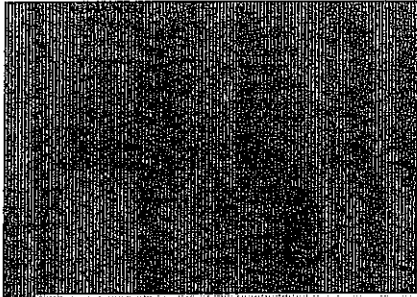
Some not-for-profit organizations are eligible for tax exempt status. Each exemption from income, real estate or sales tax requires a separate application. Most taxing authorities also require annual reports. Not-for-profit organizations are subject to all employer-employee taxes and regulations.

- **General regulations**

In conducting their operations, not-for-profit organizations are subject to most of the laws affecting individual and corporate conduct.

- **Accountability**

The Illinois Attorney General has the responsibility to the public of assuring sound and legal operation of not-for-profit organizations. This includes bringing legal action



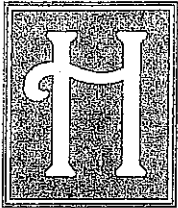
against board members for failure to exercise their legal responsibilities. Board members can be held personally liable by third parties injured by actions of the organization. Liability insurance for directors and officers is often available to cover some of these situations.



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**HINSDALE
HISTORICAL
SOCIETY**

OFFICERS

Cindy Klima
President
Loretta Summers
First Vice President
Karen Dunn Lopez
Second Vice President
Jane Coyne
Treasurer
Shannon Weinberger
Past President

TRUSTEES

Tracy Anderson
Steven C. Arens
Hope Lloyd Brown
Jim Davidson
Christie Eddins
Jane Hardles
Brooke Hullon
Laura Running
Bob Saigh
Sarah Timms
Emily Van Houtte

**HINSDALE HISTORY
MUSEUM**

Grace Pikar
Manager

IMMANUEL HALL

Maureen Lyons
Manager

April 3, 2013

Dear Neighbors of Immanuel Hall,

The Board of Trustees of the Hinsdale Historical Society invites you to a **neighborhood meeting at Immanuel Hall, at 302 S. Grant St., Hinsdale, on Thursday, April 11, 7:30 p.m. - 8:30 p.m.** This meeting is a gathering of HHS Trustees and neighbors and provides us with an opportunity to introduce or re-introduce ourselves, as well as update you on Immanuel Hall activities. This invitation to meet is being extended to neighbors on Grant, Third and Vine Streets, who live the closest to the Hall and have the most experience with it.

This gathering is an opportunity for you to meet our trustees and to generally discuss the Society's plans for and uses of the Hall. Your thoughts on the impact of events and activities at the Hall are welcome and will be valued.

As the owner of an acclaimed 113-year old historic building that is widely admired as a fine example of adaptive reuse, the Society wants to be sure that it continues to have good relations with its neighbors, many of whom have supported the Society and the Hall in various ways over the years.

We hope that you can attend this meeting. If you are able to attend, please use the building's main entrance on Grant Street. If you are unable to attend but would like to be contacted by the Society, please e-mail us at cklima@hinsdalehistory.org

Thank you, and we look forward to meeting with you.

Sincerely,

Cindy Klima

Hinsdale Historical Society President



Sean Gascoigne

From: RnD Bemiss [rndbemiss@gmail.com]
Sent: Monday, April 29, 2013 09:50 PM
To: Sean Gascoigne; Joseph O'Donnell
Cc: garth.madison@illinois.gov
Subject: Re: FOIA request

Dear Members of the Plan Commission,

Please consider the Historic Preservation Grant Agreement between Illinois Historic Preservation Agency and the Village of Hinsdale and Hinsdale Historical Society when rendering your decision about the use of the Immanuel Hall site, zoning compliance issues and the site plan/parking. I am forwarding herewith the response to my FOIA request for the documents directly from the agency's General Counsel/FOIA Officer Mr. Garth Madison.

Should you have any questions about the agreement, I urge you to contact IHPA for clarification of the agreement.

Thank you.

Sincerely,

Randi Bemiss
220 S. Grant St.
Hinsdale, IL 60521
6304157486 (cell)

On Thu, Apr 4, 2013 at 9:13 AM, Madison, Garth <Garth.Madison@illinois.gov> wrote:

Attached please find a response to your FOIA request below.

Garth Madison

Chief Legal Counsel

Illinois Historic Preservation Agency

313 South Sixth St., Springfield, IL 62701

garth.madison@illinois.gov

[\(217\) 785-1511](tel:(217)785-1511)

From: RnD Bemiss [mailto:rndbemiss@gmail.com]
Sent: Monday, April 01, 2013 4:14 PM
To: Madison, Garth
Subject: FOIA request

Dear Sir,

04/30/2013

Please provide the grant agreement from 1999, 2000 and/or 2001 between the Village of Hinsdale, Illinois and/or Hinsdale Historical Society for Immanuel Hall at 302 S. Grant St, Hinsdale, IL 60521 and your agency. To my knowledge, there was, one, two or three agreements totalling \$450,000 to \$500,000. And, one or more were likely Illinois First Grants for \$350,000 and \$100,000.

If you have any questions or comments, feel free to call or email me.

Thank you for your attention to this matter.

Sincerely,

Randi D. Bemiss.
6304157486 (cell)

--

Randi Bemiss
630-415-7486 (cell)

Sean Gascoigne

From: RnD Bemiss [rndbemiss@gmail.com]
Sent: Monday, April 29, 2013 10:13 PM
To: Sean Gascoigne
Cc: Joseph O'Donnell
Subject: Re: FOIA request

Dear Members of the Plan Commission,

When rendering your decision on May 8 about Hinsdale Historical Society's Application to Amend/Clarify its Special Use Permit for Immanuel Hall, please take into account the response I received from Illinois Historic Preservation Agency to my FOIA request for records of ADA exemptions for Immanuel Hall pursuant to its Historic Preservation Grant Agreement with the Village of Hinsdale and Hinsdale Historical Society. The response is forwarded herewith and indicates, as in my prior letter to you, that the only exemption to the ADA permitted for this historic landmark building was for a variation to the front entrance - not an accessible path to an accessible parking area, along the shortest possible route from the accessible entrance - as has apparently been interpreted or overlooked by past village staff, committees and commissions.

The responsive document clearly describes the only authorized appropriate building alternative that was permitted by IHPA pursuant to the Historic Preservation Grant Agreement for the historic structure -using the side door instead of the main front public entrance for the environmentally disabled, and a push button actuator to be installed at the front entrance. All other sections of the Agreement that delineate the duty to comply with the Americans with Disabilities Act and the Illinois Accessibility Code still apply.

Again, I urge you to contact the IHPA directly should you have any questions or require further clarification of this agreement.

Thank you for the opportunity to comment on the Immanuel Hall Application.

Sincerely,

Randi Bemiss
220 South Grant St.
Hinsdale, IL 60521
6304157486 (cell)

On Wed, Apr 24, 2013 at 9:17 AM, Madison, Garth <Garth.Madison@illinois.gov> wrote:

See the attached response.

Garth Madison

Chief Legal Counsel

Illinois Historic Preservation Agency

313 South Sixth St., Springfield, IL 62701

04/30/2013

garth.madison@illinois.gov

(217) 785-1511

From: RnD Bemiss [<mailto:rndbemiss@gmail.com>]

Sent: Monday, April 22, 2013 3:26 PM

To: Christine Bruton; Madison, Garth

Subject: FOIA request

via email only

Ms. Christine Bruton

FOIA Officer/Executive Assistant

Village of Hinsdale

19 E. Memorial Ave.

Hinsdale, IL 60521

Mr. Garth Madison

FOIA Officer/General Counsel

Illinois Historic Preservation Agency

Dear Madam and Sir:

Please supply under FOIA any all documents that indicate, as per Hinsdale Historical Society's claim in its March Application to Amend its Special use permit. that the "historic [Immanuel Hall] building [is] exempted from certain ADA requirements. (See page 3 of said document attached hereto.) Please supply any and all documents which indicate that the building is exempt from providing accessible parking for handicapped persons under the Illinois Accessibility Code.

Please do not hesitate to contact me if you have any questions. Thank you for your attention to this matter.

Sincerely,

Randi Bemiss

04/30/2013

220 S. Grant St.

Hinsdale, IL 60521

630-415-7486 (cell)

--

Randi Bemiss

630-415-7486 (cell)

Sean Gascoigne

From: RnD Bemiss [rndbemiss@gmail.com]
Sent: Tuesday, April 30, 2013 03:38 PM
To: Sean Gascoigne
Cc: garth.madison@illinois.gov; Joseph O'Donnell
Subject: Neighbor feedback re May 8 public hearing re Hinsdale Historical Society Application to Clarify/Amend Special Use Permit

Attachments: ihrampfindoc.pdf

Dear Members of the Plan Commission,

In my letter to you yesterday regarding this issue I referenced a walkway ramp that was supposed to be installed with the grant funds received by the Village of Hinsdale from IHPA and disbursed to Hinsdale Historical Society pursuant to the Historic Preservation Agreement between these entities.

Attached is the correspondence I reference in letter, which indicates the intent of use for \$15,000.00 of the grant money: walkway ramp/handicap lift. There's no walkway ramp or alternative access pathway to a parking area provided at the building as required by the agreement to make the addition to the building ADA accessible.

Thank you again for the opportunity to comment on the 302 S. Grant St. site plan.

Sincerely,

Randi Bemiss
220 S. Grant St.
Hinsdale, IL 60521
630-415-7486 (cell)

05/01/2013

Stanley A. Walton III

ATTORNEY AT LAW

6678 SNUG HARBOR
WILLOWBROOK, ILLINOIS 60514PHONE: 630-887-9216
FAX: 630-887-9217Friday, March 2, 2001
1:30 PM (For Board Packet)

BY FAX AND REGULAR U.S. MAIL

Mr. Bo Proczko, Village Manager
Village Of Hinsdale
19 East Chicago Avenue
Hinsdale, Illinois 60521**RE: HINSDALE HISTORICAL SOCIETY REQUEST FOR GRANT FUNDS FOR
IMMANUEL HALL PRESERVATION EFFORT**

Dear Mr. Proczko:

As one of the attorneys for, and former President of, the Hinsdale Historical Society, I want to present this formal request to the Village and the Village Board. We seek a Board decision prior to the commencement of new Board, and we also point out that the Closing on the transaction is set for March 14.

The Society has immediate uses for the Hall including opening a preservation resource center. We hereby request the disbursement to the Society of its share of the grant funds. Here are the updated and refined cost estimates:

Utility hookup (gas, sewer, water)	\$20,000
HVAC	15,000
Window repair/storms	30,000
Siding replacement	5,000
Restroom (to comply with regulations)	65,000
Kitchen	15,000
Electrical (fixtures/labor)	10,000
Walkway ramp/Handicap lift	15,000
Foundation reinforcement	15,000
Support beams	15,000
Chimney repairs	3,000
Furnishings	12,000

Insurance and legal fees (not Mr. Walton who is donating his time)	5,000
Sprinkler/alarm	10,000
Doors and hardware	10,000
Roof	7,500
Architect fees and costs	10,000
Landscaping	15,000
Painting and flooring	20,000

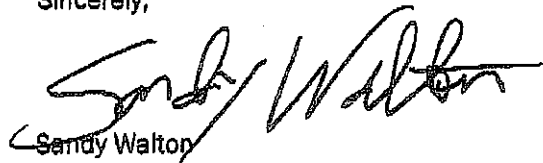
TOTAL: \$297,500

To the extent that you or the Board want to discuss the procedural aspect of this formal request, you can contact me. But if there are issues regarding the nuts-and-bolts details of the expenditures, estimates, or the dollar amounts, your best contact is Mr. Bob Saigh (312-440-2802 Office).

In any event, the Society will have someone in attendance at the Board Meeting on March 6.

Again, Bo, we appreciate the help and attention of you, the staff and the Board.

Sincerely,


Sandy Walton

CC: Mrs. Linda Schulz - Hinsdale Historical Society (Regular Mail)
CC: Mrs. Sandy Williams - Hinsdale Historical Society (Regular Mail)
CC: Mr. James Flynn - Society Co-Counsel (Regular Mail)

Sean Gascoigne

From: RnD Bemiss [rndbemiss@gmail.com]
Sent: Wednesday, May 01, 2013 04:18 PM
To: Sean Gascoigne
Subject: staff error in advising Hinsdale Historical Society to obtain a waiver from State of IL to not provide any on-building site handicap accessible parking spaces
Attachments: vohmotiontoadoptordinanceamendingsupforaddition.pdf

Dear Members of the Plan Commission,

Please consider the attached document when making your decision about Immanuel Hall May. The prior documents I provided to you include the Illinois Accessibility Code which states NO ENTITY has authority to grant a waiver to the Americans with Disabilities Act, but that's what the prior Plan Commission did when it approved the building addition for Immanuel Hall and advised per this document on Spetmeber 13, 2005, in violation of the Historic Preservation Grant Agreement with IHPA.


Thank you for the opportunity to comment on this issue.

Sincerely,

Randi Bemiss
630-415-7486 (cell)

DATE: February 20, 2006

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER	ORIGINATING DEPARTMENT	Public Services
ITEM A-07-2005 – 302 South Grant Street – Immanuel Hall – Hinsdale Historical Society – Amendment to Special Use Permit, Exterior Appearance and Site Plan Approval	APPROVAL	
<p>At their October 12, 2005 meeting, the Plan Commission conducted a public hearing on the application submitted by the Hinsdale Historical Society to amend the special use permit for a membership organization (because of proposed building expansion), exterior appearance and site plan approvals to allow an approximate 300 square foot addition on the west side of the existing building. The building is located at 302 South Grant Street in the IB Institutional Buildings District and is a Local Landmark along with being on the National Register of Historic Places. There is a purchase and sale agreement between the Village of Hinsdale, the Hinsdale Historical Society and the adjacent property owner at 312 South Grant Street from the 2001 sale of the property. This agreement provides for specific uses to occur on the site, the review and approval of all changes to the site by the adjacent property owner, in addition to several property issues regarding previously completed demolition work. Attached is the letter from the adjacent property owner approving the pending application.</p> <p>The Plan Commission recommended approval of the request with the condition that the applicant receive a variance for corner side yard setback and the number of required on-site parking spaces from the Zoning Board of Appeals and that the refuse disposal containers be adequately screened along the south end of the west wall or adjacent to the mechanical equipment. The location of the refuse containers has been moved to the west side of the building to address the adjacent neighbors request.</p> <p>On September 13, 2005, the Hinsdale Historic Preservation Commission approved a Certificate of Appropriateness for the proposed building addition. On February 15, 2006, the Hinsdale Zoning Board of Appeals approved a variation for corner side yard setback to 13' 1/4" for the proposed building addition and to eliminate the one required on-site parking space associated with the building addition with the condition that the applicant obtain a waiver from the State of Illinois to not provide any on-site handicap accessible parking spaces.</p> <p>This item was not forwarded to the Zoning and Public Safety Committee until the applicant had obtained the necessary variations from the Zoning Board of Appeals.</p> <p>Attached are the Commission's facts and recommendation and draft adopting ordinance.</p> <p>MOTION: Move to adopt an "Ordinance Amending Hinsdale Ordinance No. O2001-21 and Amending the Special Use Permit, Site Plans, and Exterior Appearance Plans for Immanuel Hall at 302 South Grant Street to Authorize a Building Addition."</p>		
APPROVAL 	APPROVAL DWS	APPROVAL
COMMITTEE ACTION:		
BOARD ACTION:		

Sean Gascoigne

From: RnD Bemiss [rndbemiss@gmail.com]

Sent: Thursday, May 02, 2013 03:21 PM

To: Sean Gascoigne

Subject: Re: Third St. Parking Problem

Dear Members of the Plan Commission,

Please consider the following email from a Third St. resident when making your decision re Immanuel Hall on May 8.

On Thu, Feb 28, 2013 at 11:02 AM, Country Manor Builders
<countrymanorbuilders@comcast.net> wrote:

Dear Ms. Bemiss,

You are welcome to use the attached letter as you deem fit. We encourage your efforts and will support you as we can.

Sincerely

Mark Muehler

--
Randi Bemiss
[630-415-7486](tel:630-415-7486) (cell)

05/02/2013

Sean Gascoigne

From: Maria Baksay [jakfai@yahoo.com]
Sent: Friday, May 03, 2013 07:35 AM
To: Sean Gascoigne; Sean Gascoigne
Subject: Immanuel Hall - no to proposal

We are writing to oppose any changes to Immanuel Hall's existing permit. We have been living on this street for over 50 years and know a lot of thought went into the original restrictions. This is a family-oriented residential neighborhood.

Maria and Istvan Baksay
227 W. 3rd St., Hinsdale

05/03/2013

Sean Gascoigne

From: The Alders [alderm@ix.netcom.com]
Sent: Thursday, May 02, 2013 10:43 PM
To: Sean Gascoigne; Sean Gascoigne
Subject: Hinsdale Historical Society - Case A-4-2013
Attention: Village of Hinsdale Plan Commission

Regarding: Amendment to existing special use for 302 S. Grant

Commissioners:

We reside at 221 West Third Street, a property directly diagonal to the subject property that we purchased in 2004. We support the work done by the Hinsdale Historical Society to preserve Immanuel Hall.

We have reviewed this request by the Hinsdale Historical Society, and we do not support the proposed amendment.

We understand the not-for-profit structure of the Hinsdale Historical Society, and the corresponding need for revenue generation to maintain the Hall. However, we believe the scope of the proposed amendment is overly broad, and would allow activities we believe are not consistent with the residential nature of the immediately surrounding neighborhood. As a result, we believe that this amendment as written would risk creating an undue adverse impact upon surrounding residences and on that basis we oppose this proposed amendment.

Sincerely

Mark and Cecilia Alder
221 West Third Street
Hinsdale IL

May 2, 2013

05/03/2013

Sean Gascoigne

From: Ann Reidy Smith [arsmith5@sbcglobal.net]

Sent: Thursday, May 02, 2013 10:23 PM

To: Sean Gascoigne

Cc: Sean Gascoigne

Subject: Immanuel Hall Amendment to Special Use Permit

We are neighbors of Immanuel Hall (IH) and have resided in our home since May, 1996. We were involved when the property was first sold to the Village and then to the Historical Society.

We **oppose** any changes to the existing special use permit by IH/Hinsdale Historical Society. IH resides in a residential neighborhood and because of this much thought and work went into writing the use restrictions. They were written to assure and protect the neighbors that IH would be used for low volume events and "historical preservation purposes...to promote local or regional history and culture".

Ann & Tom Smith
222 West Third
Hinsdale, IL

Sean Gascoigne

From: Banks, Maria [mbanks@amli.com]
Sent: Tuesday, April 30, 2013 05:15 PM
To: Sean Gascoigne
Subject: Immanuel Hall proposal

To Whom it May Concern:

I am writing on behalf of my husband and I to oppose any changes to the agreement between the Village and Immanuel Hall. This is a residential neighborhood, one that I have lived in the majority of my life first as a child now as a parent. From our perspective, there is no benefit to us as homeowners or residents of the immediate neighborhood to provide the expanded use of the Hall. We support activities occurring at the Hall, but feel the original restrictions were put in place to safeguard our neighborhood. For me, this safeguard includes helping to limit traffic making it safer for our children.

Maria & David Banks
227 W. 3rd St., Hinsdale
630-323-4823

Maria I. Banks
Senior Vice President
Focused on all six Core Competencies

AMLi Residential | 200 West Monroe St. Suite 2200 | Chicago, IL 60606 | 312.283.4952 Office
| 312.283.4726 Fax



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05/01/2013

Sean Gascoigne

From: Banks, Maria [mbanks@amli.com]
Sent: Thursday, May 02, 2013 05:42 PM
To: Sean Gascoigne
Subject: FW: Immanuel Hall proposal

FYI. Thank you!

From: Banks, Maria
Sent: Tuesday, April 30, 2013 5:15 PM
To: 'planning@villageofhinsdale.org'
Subject: Immanuel Hall proposal


To Whom it May Concern:

I am writing on behalf of my husband and I to oppose any changes to the agreement between the Village and Immanuel Hall. This is a residential neighborhood, one that I have lived in the majority of my life first as a child now as a parent. From our perspective, there is no benefit to us as homeowners or residents of the immediate neighborhood to provide the expanded use of the Hall. We support activities occurring at the Hall, but feel the original restrictions were put in place to safeguard our neighborhood. For me, this safeguard includes helping to limit traffic making it safer for our children.

Maria & David Banks
227 W. 3rd St., Hinsdale
630-323-4823

Maria I. Banks
Senior Vice President
Focused on all six Core Competencies

AMLI Residential | 200 West Monroe St. Suite 2200 | Chicago, IL 60606 | 312.283.4952 Office
| 312.283.4726 Fax

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05/03/2013

May 3, 2013

To: The Planning Commission

We oppose the amendments of the ordinance 0-2001-21 , an ordinance granting a special use permit at 302 S. Grant Street, Immanuel Hall submitted by the Hinsdale Historical Society. The proposed amendments eliminate the frequency restrictions that are designed to ensure a low usage level of the hall which is located in a residential area.

Having been a part of this neighborhood since 1975. We were happy when the property at 302 S. Grant was purchased by a private owner and reverted to residential zoning.

However, it was not long before a move to save the church from destruction was launched, and the community rallied around the effort. Immanuel Hall is an attractive landmark building.

The necessary rezoning and preservation included special restrictions to maintain the nature of the church. At all times, the purpose and use of the property was to be to promote local or regional history and culture.

Usage was to be restricted and the lack of off -street parking ensured that it was not appropriate for large or regularly scheduled events.

The restriction allowing "sales (on a small scale not on a daily basis) of objects or literature accessory to or to promote historic preservation purposes " should not be expanded to allow sales of any nature at any time.

If the planning commission permits "activities that may evolve or be created in the future" there will be no restrictions at all.

While, no doubt, the current Society members would continue to be mindful of the nature of the neighborhood, these over-broad amendments of the special use permit would expose the neighborhood and the hall to possible misuse in the future.

We suggest that the Society continue to abide by the special use permit as written.

Respectfully submitted,

Jim and Kay Curtin
122 West Third Street

To: Village of Hinsdale
From: Doug Berniss
Re: Plan Commission May 8 Meeting
Date: May 2, 2013


Dear Mr. Chairman and Members of the Plan Commission,

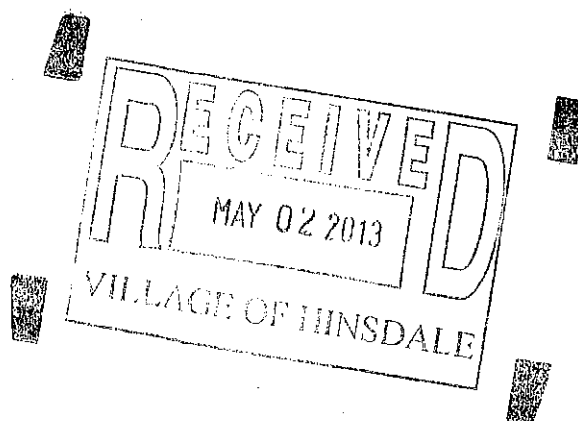
Please consider the attached documents when rendering your decision regarding the Hinsdale Historical Society's Application for Immanuel Hall.

If you have any questions, feel free to contact me.

Thank you for your consideration of this matter.

Sincerely,


Doug Berniss
220 S. Grant St.
Hinsdale, IL 60521
3123916629 (cell)



March 14, 2013

Doug Bemiss
220 South Grant
Hinsdale, IL 60521
dbemiss@workmail.com

Gwen Henry
DuPage County Treasurer
421 N. County Farm Road
Wheaton, IL 60187-2553

Brian Hamer
Director
Illinois Department of Revenue
101 West Jefferson Street
Springfield, Illinois 62794-9014

RE: Property Index # 09-12-112-016

Ms. Henry and Mr. Hamer,

I am writing to you to protest the tax exempt status that has been accorded, since 2001, to the property located at 302 South Grant in Hinsdale. This property, known as Immanuel Hall, is owned and operated by the Hinsdale Historical Society ("HHS"). In a letter dated May 22, 2001, Thomas J. McCarthy, writing on behalf of the HHS stated "...the Subject Property is owned by an historical society and will be used exclusively in furtherance of the charitable purposes of the HHS. Accordingly, 100% tax exempt status should be approved...". Mr. McCarthy also stated in the 2001 Petition for Tax Exemption filed with the DuPage County Board of Review that the intended use of the property is "Meeting/exhibition space and preservation resource center." (See Attachment 1.)

The Illinois Property Tax Code, Section 35 ILCS 200/15-65 (f) *Historical societies*, requires that the public charity "actually and exclusively use the property for charitable and beneficent purposes."

In fact, the HHS is operating a rental facility that hosts a variety of business enterprises, all under the guise of a tax exempt, private, nonprofit 501(c)(3) charity. These various business entities, as well as the Immanuel Hall rental facility itself, compete head-to-head with area businesses of all types while operating under a tax free umbrella.

Since opening in 2009, the building has been rented out for:

- yoga classes several days a week (See Attachments 2 & 3)
- dance classes (See Attachment 4)

- pilates classes (See Attachment 5)
- antique shows, such as "The Golden Flea" (See Attachment 6)
- weddings (See Attachments 7 & 8)
- birthday parties (See Attachments 9 & 10)
- an annual croquet tournament (See Attachment 11)
- and various fundraisers.

This beautiful, landmark building that was restored at considerable expense to taxpayers has become a nuisance in our residential neighborhood because of the nature and frequency of events.

Our efforts to get the Village of Hinsdale to rein in this operation have backfired. The Chairman of the Zoning and Public Safety Committee, Bob Saigh, is the man who runs Immanuel Hall. Bob Saigh, who is also a member of the Village of Hinsdale Board of Trustees, can be seen helping an Immanuel Hall renter load a vehicle (illegally parked) the morning after a late-night birthday party at Immanuel Hall recently. (See Attachment 12.) He has been dubbed the "Unofficial protector of Immanuel Hall" by the HHS. (See Attachment 13.)

The architectural center that previously occupied a portion of Immanuel Hall has been closed down. (See Attachment 14.) Immanuel Hall is booked solid with private events, morning, noon and night, seven days a week, but events with a historical or preservation tie in are few and far between. The financial imperative of paying the bills for this building seems to have become an end in itself for the few dozen hobbyists who operate Immanuel Hall as a publicly subsidized vanity project.

Thank you for your consideration of this matter.

Sincerely,



Doug Bemiss



Illinois Department of Revenue

Office of Local Government Services, 3-520
101 West Jefferson Street
Springfield, Illinois 62702

Telephone: 217 785-2252

Illinois Department of Revenue
docket no.: 01- 22- 149

**Non-homestead Property Tax Exemption Certificate
(35 ILCS 200/8-35, 16-70, and 16-130)**

Property owner or applicant: **HINSDALE HISTORICAL SOCIETY**

County: Du Page

Property Index number, legal description, or both: 09-12-112-016

Based on the statement of facts and supporting documentation in the application, we hereby issue this certificate approving the exemption for 81% of the 2001 assessment year.

For most exemptions, 35 ILCS 200/15-10 requires the filing of an annual certificate of status form with the chief county assessment officer on or before January 31 of each year. This form is available at the county assessment office.

The Illinois Department of Revenue docket number shown above is your exemption certificate number. Refer to this number on the annual certificate of status form and in all future correspondence regarding this property. If you do not agree with this decision, you must send us a written request for a formal hearing within 20 days of the decision date shown below. In your request, concisely state the mistakes alleged to have been made or the new evidence to be presented as required by 35 ILCS 200/8-35.

Decision date: December 13, 2001

Illinois Department of Revenue
Glen L. Bower, director

APPROVED

This is an important legal document
and should be retained as part of your permanent records.

01 DEC 17 AM 9:30

SUPERVISOR OF ASSESSMENTS
BOARD OF REVIEW

COPY TO TRESR. & ASSR.

12-1701C

Legal Sec
8-701c

BOARD OF REVIEW

DUPAGE CENTER
421 NORTH COUNTY FARM ROAD
WHEATON, IL 60187
630-682-7140

E-90023

09-12-112-016
PERMANENT PARCEL NUMBER

EXEMPTION NUMBER
(OFFICE USE ONLY)

2001 PETITION FOR TAX EXEMPTION

Name of Property Owner Hinsdale Historical Society

Mailing Address P.O. Box 336, Hinsdale, IL 60521

Telephone Number (630) 789-2600. If this property is held in trust identify all holders of beneficial interest of the trust by name and address

N/A
Common Address of said Property described on this Petition:

Immanuel Hall, 302 South Grant Street, Hinsdale, IL

Property type: ☐ Residential ☐ Commercial ☐ Office ☐ Vacant
☐ Partial Taking ☒ Other Two story frame church building

Date of Acquisition 3/12/2001 Full Purchase Price \$10.00

Present Use of Property Renovation in progress

Intended Use of Property Meeting/exhibition space and preservation resource center

Name of Property Users Hinsdale Historical Society

Address (if different from property described) 15 South Clay Street, Hinsdale, IL

OATH: I DO SOLEMNLY CONFIRM THAT THE STATEMENTS MADE AND THE FACTS SET FORTH IN THIS DOCUMENT ARE TRUE AND CORRECT.

Applicant Name Thomas J. McCarthy, Esq./McCarthy and Associates

Applicant Address 208 S. LaSalle St., Suite 1630, Chicago, IL 60604

Telephone Number (312) 634-5200 Title Attorney

Applicant Signature [Signature]

2001

(OFFICE USE ONLY)

partial 3-12-01

PRESENT ASSESSMENT

Land 0

Imps. g

Total

Property Class E

BOARD OF REVIEW ACTION

☒ RECOMMEND EXEMPTION

☐ DENIAL

Anthony J. Brawley
Chairman

Charles R. Van Slyke
Member

[Signature]
Member



Illinois Department of Revenue
LOCAL GOVERNMENT BUREAU

**Application for Property Tax Exemption
To Board of Review/Appeals — Statement of Facts**

Complaint No.: _____
County Use Only

DOR Docket No.: _____
Revenue Use Only

Volume No.: _____

PLEASE TYPE OR PRINT

PART I - Identification Of Property

- County in which property is located: DuPage
Owner of property: Hinsdale Historical Society
Applicant: (if lessee, state term of lease) Hinsdale Historical Society, an Illinois Not for Profit
- Street address of property: 302 South Grant Street City: Hinsdale ZIP: 60521
- Permanent Parcel Identification Number: 09-12-112-016
(If the parcel involved in this application is a DIVISION of the property assigned the above parcel number and a new permanent parcel number is not yet assigned, write "Division" after the parcel number.)
- Legal description: _____

See attached Exhibit A.

- Dimensions or acreage of this land parcel: 15,528 sf.
- Date on which the deed or contract for deed was executed: 03 / 12 / 2001 Attach a copy of the deed or contract.
Month Day Year

PART II - Previous Applications

This information will expedite handling of this application.

- Does the organization or entity applying for this property tax exemption have an Illinois sales tax exemption number? Yes ☒ No ☐ ... If "Yes," enter sales tax exemption number here. ► E9961-2755-02
- Is there a previous property tax exemption application that involves this parcel or organization?
Yes ☒ No ☐ ... If "Yes," enter Department of Revenue docket number, if known, ► 99-22-407
or month and year of application if docket number is not known. (for the Subject Property)

PART III - Property Description And Use

- Citation of Illinois Revised Statutes pursuant to which application is made for exemption:
35 ILCS 205/ (Ch. 120, Par. 500.) OR 35 ILCS 200/15 (65., Par. F)
- Describe specific activities which take place on this property and the frequency of these activities.
Be specific and include the percentages of building used for specific activity purpose. The first floor is currently being renovated and adapted for use as a meeting/exhibition space. The lower level is currently being renovated and adapted for use as a presentation resource center.
~~The property is currently being renovated and adapted for use as a meeting/exhibition space. The lower level is currently being renovated and adapted for use as a presentation resource center.~~
- Exact dates on which the described activities began on this property. March 12, 2001
- Enter the use, square feet of ground area, and number of stories in each building on this property:

Bldg.	Use	Square Feet	No. of Stories	Basement? (Y/N)
Bldg. 1 -	<u>Historical Society</u>	<u>3,594</u>	<u>2</u>	<u>yes</u>
Bldg. 2 -	<u>Use</u>	<u>Square Feet</u>	<u>No. of Stories</u>	<u>Basement? (Y/N)</u>
Bldg. 3 -	<u>Use</u>	<u>Square Feet</u>	<u>No. of Stories</u>	<u>Basement? (Y/N)</u>
- Is any income derived from this property? Yes ☐ No ☒ ... If "Yes," explain. _____
- Is the property owned by a unit of local government? Yes ☐ No ☒
If "Yes," is the property located within the boundaries of that unit? Yes ☐ No ☐
- If granting this application will exempt from taxation \$100,000 or more of the assessed valuation of the property for which this application is submitted, have you given notice of this application to the municipality, school district, and community college district in which the property is situated? N/A Yes ☐ No ☐

PART IV - Documentation

16. Mark an exhibit number or a check mark in the boxes below to indicate the documents or other items attached to this application. The boxes that are marked with an "X", these documents are required on all applications.

- ☒ Deed, Proof of Ownership,
Contract for Deed, etc.
☐ Financial Statements
☒ Picture
☒ By-Laws of Organization
☒ Lease(s) or contract(s) on the property
☒ Affidavit of Use

- ☒ Complete certified recorded copy of
Articles of Incorporation including
purpose clause and all amendments
☒ Plot Plan of each building's location
on the tract with each building and
land area labeled as to use and with
parcel numbers indicated

- ☒ Other (list) _____
☒ Corporate By-laws
☒ IRS 501(c)(3) Letter
☒ IL TIDOR Sales Tax
Exemption Letter

PART V - Correspondence

17. Person (applicant) to contact regarding this application: Owner (if other than applicant):

Name: Thomas J. McCarthy, Esq.
Street Address, Rural Route, Post Office Box, etc.
McCarthy and Associates
208 South LaSalle Street, Suite 1630
City, State, ZIP Code
Chicago, Illinois 60604-1103
area code
Phone Number: (312) 634-5200

Name: Hinsdale Historical Society
Street Address, Rural Route, Post Office Box, etc.
P.O. Box 336
City, State, ZIP Code
Hinsdale, Illinois 60521
area code
Phone Number: (630) 789-2600

◀ I hereby certify this to be a true and correct reporting of all the facts arising in connection with this application. ▶

STATE OF ILLINOIS

COUNTY OF COOK) SS.

Thomas J. McCarthy
(name)

Attorney/Agent
(position)

, being sworn upon oath deposes and

says that he
(he/she)

same is true to the best of his
(his/her)

(signature of applicant) [Signature]

Subscribed and sworn to before me this 18 day of May, 2000

Brent A. Harmon
(Notary Public)



PART VI - Board of Review/Appeals Recommendation

18. Current assessment: \$ Currently exempt For assessment year 2000

19. State all of the facts considered by the Board of Review/Appeals in recommending approval or denial of the exemption application. This parcel was acquired by Hinsdale Historical Society and
and is being used as meeting/exhibition space and preservation resource center.

20. RECOMMENDATION by County Board of Review/Appeals:

- ☐ Full year exemption
☒ Partial year exemption From: 3-12-01 To: 12-31-01
☐ Partial exemption for the following described portion of the property: _____

☐ Deny exemption

Date of Board's action: 8 / 31 / 01
Month Day Year

◀ I hereby certify this to be a correct report to the Illinois Department of Revenue of the proceedings arising in connection with this Exemption Request. ▶

Clerk of the

Board of Review/Appeals: [Signature]
Signature

Once the County Board of Review/Appeals has made a recommendation, the Clerk of the Board should sign this statement of facts and mail it with all documentation to:

Illinois Department of Revenue
Local Government Bureau
ATTN: Exemption Section
181 West Jefferson Street, PO Box 19033
Springfield IL 62794-9033

AFFIDAVIT OF USE FOR REAL ESTATE TAX EXEMPT PURPOSES

I, Robert M. Saigh, having been duly
(name of person)

sworn, do hereby state the following under oath:

1. My name is Robert M. Saigh, and I reside
at 210 South Lincoln, Hinsdale, Illinois.
(street address) (city)

2. I am the Vice President of the applicant
(office or relationship)
organization.

3. The Hinsdale Historical Society, owns or has an
(applicant organization)

interest in the following PIN 09-12-112-016,
(parcel number)

located at 302 South Grant Street, Hinsdale,
(street address) (city)

Illinois.

4. Said real estate is being used, for the tax year 2001,
for the following exempt purpose: The Subject Property is currently being
renovated for use as a meeting/exhibition space and preservation resource
center in furtherance of the charitable purpose of Hinsdale Historical Society.

5. Further the affiant sayeth not.

Robert M. Saigh
(signature of affiant)

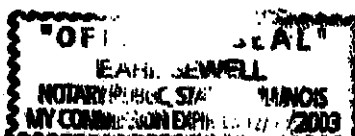
Robert M. Saigh
(printed name of affiant)

Sworn and subscribed to before me
this 18 day of May, 2001.

Earl Sewell
Notary Public



a:afdreles.doc/Bob #3/nh



MCCARTHY AND ASSOCIATES

Attorneys at Law

May 22, 2001

BY CERTIFIED MAIL

The Honorable Members of the DuPage County Board of Review
DuPage Center First Floor
421 North County Farm Road
Wheaton, Illinois 60187

Re: 2001 DuPage County Petition for Tax Exemption
Hinsdale Historical Society - Immanuel Hall
302 South Grant Street, Hinsdale, Illinois
P.I.N.: 09-12-112-016 (Downers Grove Township)

Gentlemen:

I. INTRODUCTION

This 2001 Petition for Tax Exemption involves the property commonly known as "Immanuel Hall", a frame two-story church building, currently owned by Hinsdale Historical Society ("HHS"), an Illinois not-for-profit corporation. Immanuel Hall is located at 302 South Grant Street, Hinsdale, Illinois (the "Subject Property"). ~~HHS seeks a real estate tax exemption for the Subject Property which it owns and utilizes as an historical society in furtherance of its charitable purposes (i.e., to preserve and communicate the history of Hinsdale, Illinois) pursuant to Section 15-65 (f) of the Illinois Property Tax Code¹ (the "Code").~~

II. STATEMENT OF FACTS

The Subject Property was previously owned by the Village of Hinsdale and was 100% exempt from real estate taxes during 2000². HHS purchased the Subject Property from the Village of Hinsdale on March 12, 2001, for nominal consideration. ~~HHS is organized and operated exclusively for charitable purposes and is exempt from both federal income taxes under Section 501(c)(3) of the Internal Revenue Code and from Illinois sales tax. Additionally, HHS does not have, nor does it issue shares of stock to, shareholders. HHS also does not pay dividends or distribute profits to its organizers or members.~~

The Subject Property is currently vacant while HHS contracts for necessary renovations. Upon completion of the anticipated renovation, ~~HHS intends to use the first floor of the Subject Property as a meeting/exhibition space and the lower level as a preservation resource center. The preservation resource center will be open to the public on a weekly basis and will provide, at no charge, home research, an architectural lending library, trade referrals, and professional consultation concerning historical structures in the Village of Hinsdale.~~

¹ See 35 ILCS 200/15-65 (f) (Smith-Hurd 2000).

² See Illinois Department of Revenue Decision granting a 52% exemption for tax year 1999 and 100% thereafter for the Subject Property (Docket No. 99-22-407).

MCCARTHY AND ASSOCIATES

Honorable Members of the DuPage County Board of Review

May 22, 2001

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III. APPLICABLE LAW

As set forth above, the Subject Property is owned by an historical society and will be used exclusively in furtherance of the charitable purposes of HHS. Accordingly, 100% tax exempt status should be approved from the date of purchase by HHS (March 12, 2001) pursuant to Article IX § 6 of the Illinois Constitution of 1970 (the "Illinois Constitution") and Section 15-65 (f) of the Code and established case law³. Additionally, by soliciting renovation bids from contractors, HHS is engaged in the "actual process of development and adaptation" of the Subject Property for exempt use. Such activities are clearly exempt uses under Illinois law⁴. Indeed, as set forth in *Weslin Properties, Inc. v. Illinois Department of Revenue*:

[The court] will not ignore the realities of modern construction practice. Given the complexity of the architectural process of designing a site...it seems virtually impossible to begin construction immediately upon purchase of land. In this case plaintiff proceeded quickly through planning and design stages...[the plaintiff's] activities were clearly beyond mere intention to convert the property for an exempt use, and actually constituted development and adaptation for such use.

(*Weslin Properties, Inc.* at 568.)

IV. SUPPORTING DOCUMENTS AND EXHIBITS

In support of this 2001 Petition for Tax Exemption, we have attached (in duplicate) for your consideration the documents listed in Table 1 below:

Table 1:
2001 Petition for Tax Exemption
Supporting Exhibits

Exhibit A:	Board of Review 2001 Petition for Tax Exemption (Form 90/4).
Exhibit B:	Illinois Department of Revenue Statement of Facts (Form PTAX-300 R-2/93).
Exhibit C:	Affidavit of Use for Real Estate Tax Exempt Purposes executed by Robert M. Saigh, Vice President for Hinsdale Historical Society.

³ See *Methodist Old Peoples Home v. Korzen*, 39 Ill.2d 149, 156, 233 N.E.2d 537, 541 (1968).

⁴ See *Lutheran Church of the Good Shepard of Bourbonnais v. Ill. Department of Revenue*, 316 Ill.App.3d 737, 737 N.E.2d 1075, 250 Ill.Dec. 98 (3rd Dist. 2000). See also *Weslin Properties, Inc. v. Ill. Department of Revenue*, 157 Ill.App.3d 580, 510 N.E.2d 564, 109 Ill.Dec 696 (2nd Dist. 1987).

MCCARTHY AND ASSOCIATES

Honorable Members of the DuPage County Board of Review

May 22, 2001

Page 3

Table 1
(Continued)

Group Exhibit D:	Warranty Deed, dated March 12, 2001, with Exhibits A through C, and Right of First Refusal, dated March 12, 2001 with legal description.
Exhibit E:	Three (3) Original Color Exterior Photographs of the Subject Property, dated April, 2001.
Exhibit F:	Hinsdale Historical Society Articles of Incorporation.
Exhibit G:	Hinsdale Historical Society By-Laws, dated June, 1998.
Exhibit H:	Internal Revenue Service letter, dated November 11, 1975, acknowledging IRC §501(c) (3) tax exemption.
Exhibit I:	Illinois Department of Revenue letter, dated April 30, 1999, acknowledging multiple State and local tax exemptions.
Exhibit J:	Plat of Survey, dated February 21, 2001 (Reduced).
Group Exhibit K:	Purchase and Sale Agreement with supporting Exhibits A through E, dated January 15, 2001 ⁵ .

V. CONCLUSION

Pursuant to the applicable provisions of the Illinois Constitution and the Code, we respectfully request that the Subject Property be exempt from real estate taxation for 80.5%⁶ of the 2001 tax year, and for 100% of each tax year thereafter.

⁵ Please note the significant use restrictions placed upon the Subject Property by the Village of Hinsdale and the reverter provisions upon failure to satisfy the use requirements. See Exhibit B to the Purchase and Sale Agreement. See also Warranty Deed - Exhibit C.

⁶ HHS owned the Subject Property 294 of 365 days in 2001 (March 12 through December 31, 2001; Exempt percentage: 80.5%).

MCCARTHY AND ASSOCIATES

Honorable Members of the DuPage County Board of Review

May 22, 2001

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If you or your staff have any questions or require any additional information concerning the Subject Property, please do not hesitate to contact us. Thank you for your consideration in this matter.

Respectfully submitted,



Thomas J. McCarthy

TJMcC:djs
Attachments

cc: Sandra L. Williams – Hinsdale Historical Society (w/o attachments)

Memorandum

To: Chief Bradley Bloom
From: Deputy Chief Mark Wodka
Date: October 17, 2011
Re: Proposal for Change in Parking Restrictions (Third Street b/w Grant & Vine)



During the week of October 3rd, the police department received a notice from a resident in the 200 blk W. Third Street who cited concerns related to increased activity at Immanuel Hall that has resulted in an increase in parking violations and hazardous traffic conditions within this block. Specifically, the resident cited concerns vehicles blocking fire hydrants, blocking private driveways, parking on both sides of the street, and parking too close to the intersection of Third & Grant Street. The resident has also noted incidents in which delivery vehicles are parking in the roadway or private drives to deliver or pickup supplies from Immanuel Hall.

In response to the concerns, the department is increasing the enforcement of existing parking restrictions during time(s) that an increased presence is observed, and likewise has encouraged residents to notify the police when violations are observed.

Consequently, there has been a proposal received to modify the existing parking restrictions within this block to address the increasing volumes of vehicles that are parked near Immanuel Hall during its use. The proposal seeks to prohibit parking on the NORTH side of Third Street, between Grant Street and Vine Street, and to allow for 4-hr limited parking on the SOUTH side of Third Street.

PRESENT CONDITIONS

The area in question is a residential block with primary using being residential traffic to and from residential homes on Third Street. During times of activities scheduled at Immanuel Hall, there is an increase of vehicles using Third Street for parking, as well as delivery of equipment and supplies to and from Immanuel Hall.

The restrictions currently in place prohibit parking on the SOUTH side of Third Street, and 4-hr limited parking is allowable on the NORTH side of the street.

Sidewalks are located on both sides of the street, and fire hydrants are present on the NORTH side of the street.

There are currently six (6) residential driveways on the NORTH side of the street, and one (1) driveway on the SOUTH side of the street.

In reviewing the calendar of events for Immanuel Hall, the most frequent events scheduled are yoga classes on Mondays, Wednesdays, and/or Fridays. Additional uses scheduled include antique shows, private parties, and historic exhibits.

** See photos in Appendix A **



Deborah Miller

Yoga teacher at Immanuel Hall

Hinsdale, Illinois (Greater Chicago Area) Mental Health Care

As a LinkedIn member, you'll join 200 million other professionals who are sharing connections, ideas, and opportunities. And it's free! You'll also be able to:

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Deborah Miller's Overview

Current **Yoga teacher at Immanuel Hall**
Yoga Teacher at Self-employed

Education **Parayoga Teacher Training**
Moksha Yoga Chicago

Connections **3 connections**

Deborah Miller's Experience

Yoga teacher

Immanuel Hall

September 2010 – Present (2 years 7 months)

Yoga Teacher

Self-employed

Privately Held, 11-50 employees, Market Research industry

June 2003 – Present (9 years 10 months)

Teach yoga at all levels. Teach pranayama and meditation.

Deborah Miller's Skills & Expertise

Parayoga Inspired teacher Mindfulness Meditation Stress Management
Yoga Philosophy

Deborah Miller's Education

Parayoga Teacher Training

2005 – 2012

Moksha Yoga Chicago

2002 – 2004

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Kidz in the Mix



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Welcome to Kidz in the Mix!



Rock Mania
from January
April 2013

Session 1: September 7th - 11th (Friday, Saturday, Sunday)
Session 2: October 12th - 14th (Friday, Saturday, Sunday)

Classes will be held at Immanuel Hall in Hinsdale, Illinois
Pazou Productions at 630-865-5946 or at
registration incl. FREE KIDZ IN THE MIX T-shirt for classes
at Immanuel Hall

Classes will be held at The Community House in Hinsdale
Illinois, from September 12th - 14th

Classes will be held:
September 12th - 14th (Friday, Saturday, Sunday)
October 12th - 14th (Friday, Saturday, Sunday)

Classes will be held:
September 12th - 14th (Friday, Saturday, Sunday)
October 12th - 14th (Friday, Saturday, Sunday)

Classes will be held:
September 12th - 14th (Friday, Saturday, Sunday)
October 12th - 14th (Friday, Saturday, Sunday)

UNDECLARED

DANCE

STREET TOUR PROJECT

More Info at: tpazou@icloud.com



Join the dance
community in the heart of
the city. This is a
great opportunity to meet
other dancers and to
learn from them. The
street tour project is a
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UIC

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about the city. The class is
great for anyone who wants
to learn about the city.

WHOLE FOODS

Whole Foods Market

1000 N. Dearborn St.

www.wholefoodsmarket.com/

Chicago, IL 60610

Private Sessions available upon request.

More Info at: tpazou@icloud.com

or 773.663.1000

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Classic Nia Class
with Catherine Ehret
at Immanuel Hall in Hinsdale



6:30pm - 7:30pm

Day: Thursday

Time: 6:30pm - 7:30pm

Location

302 S. Grant Corner of Grant and 3rd Streets Hinsdale, Illinois 60521 United States

[Get Directions](#)

Cost

January 2013 -

- will return on demand - please call to request this class and for confirmation of schedule: 6302904814-

\$12/class

Notes About This Class

Dress for comfort and pleasure. Bring water, a towel and a yoga-type mat if you wish.

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How Will You Rise? A Special Nia Event (Start a Rising)

Come and Dance your Rising. Invite your friends and ask them to invite friends - men and women. Dance for your mothers, for your sisters, for your friends, for yourself.

Join us as we Rise to say "No More!". Come to give support. Come to get support.

One at a time we make a whisper, but together we can change the world and put an end to violence against women.

We'll dance to:

Break the Chain, choreographed by Debbie Allen

Dancing Tonight by Kat DeLuna and get your "Star Walk" on

R.E.S.P.E.C.T.

and more.

Time:

Host:

Location:

Catherine Ehret
Immanuel Hall (Hinsdale, IL)
302 S Grant St
Hinsdale, IL 60521

Maps:

- [Google Maps](#)
- [MapQuest](#)
- [Yahoo! Maps](#)

Directions:

On the corner of 3rd and Grant Streets. Walking distance in downtown Hinsdale. 3 blocks west of commuter train station.

OTHER SIGNUPS

Kidz in the Mix looks to win major reality show competition

By DANNY CIAMPONE
dciampone@shawmedia.com

HINSDALE — In a utopia, David Bowie would be the director of the children's TV show "Yo Gabba Gabba" and the choreographer would be Tanja Pazou.

David Bowie wasn't there, nor was DJ Lance Rock, but Pazou was — armed with a dance team of girls ages 6 to 11 she instructs called Kidz in the Mix.

Kidz in the Mix is a dance group based out of Hinsdale that isn't just focused on dance, but also on other elements put into each routine, such as yoga and gymnastics. Pazou stresses proper nutrition and being environmentally sound so the kids can take these important lessons with them after they leave class.

"First it was a hip-hop dance class for kids and then I realized only dance isn't going to make it exciting for kids because they have a very short attention span," Pazou said. "I added yoga to it and they loved the fact we mix that together."

Pazou was born in Germany, where she started choreography as early as age 11. After moving to Los Angeles, Pazou said she worked with artists such as 2Pac, Snoop Dogg and MC Hammer.

She also started a dance class there that predated Kidz in the Mix.

"The classes in L.A. were called The Flying Banana Peels, and that group led up to Kidz in the Mix," she said. "It was like a theater dance group — in fact, David Hasselhoff's kids were in it."

Pazou then moved to Chicago, where she has taught in more than 10 dance studios. About six years ago, she brought Kidz in the Mix to the area. She has been teaching for one hour at Immanuel Hall, the Community House or at the Oak Brook Park District.



Dance instructor Tanja Pazou leads Kidz in the Mix in their routine on Jan. 23. Sarah Minor — smminor@shawmedia.com

"The unique thing about Kidz in the Mix is that the choreography is different," she said. "It is the combination of dance and yoga in one class and we don't go for the typical recitals. We go for things like the Chicago Music Awards and we go for big productions. The kids have tremendous teamwork and the way they just interact with each other is really kind and sweet."

It took about five or six weeks for this group to learn the routine, but with good cause. Late last month, the group auditioned for a major performance reality show — the largest the kids have ever attempted. "This is going to be massive," Pazou told the dancers right before their second-to-last practice leading up to the tryout. "Not just big, massive. There are going to be 40,000 people there."

After hearing the number, some of the girls gasped with a mix of excitement and

nervousness.

"Don't get nervous," said 9-year-old Ann Waldo of Hinsdale. "We are awesome."

With the confident words lifting members' spirits, practice was ready to begin. The girls were decked out in long-sleeved black outfits with psychedelic strands of paint swirling throughout. David Bowie may not have been directing, but he might have had a say in their silver boots, each covered in peace emblems.

"I get these kids and some of them are very shy and introverted," Pazou said. "My challenge is to get that amazing passion for dance, to get that out of them."

That passion was clear as each girl smiled, jumped and danced with enthusiasm to the techno accompaniment. The kids would go from dancing to yoga followed by handstands without missing a beat.

"I just really like it because of the dancing

and having fun," said 10-year-old Jessica Miller of Westmont, who's been with Kidz in the Mix for about two years. "Tanja is a great teacher."

Pazou said this season's group has come a long way since rehearsals first began.

"It's been a total 360-degree change because they have to learn to be disciplined," she said.

Learning the routine comes in different parts. First, the dance and gymnastics; then, there's figuring out what each girl's talent is to showcase.

"In time if they do it in repetition, then that's the key," Pazou said. "You have to make them understand the routine and do it perfectly."

This isn't the first time Kidz in the Mix will be on the big stage. Last year, they won the Chicago Music Awards.

But this competition isn't just local; this will incorporate acts across the nation.

However, when asked if they were going to win, every girl shouted, "yes!"

Pazou said the confidence of her group has grown each week. When Lainey Harvey, 10, of Willowbrook started doing Kidz in the Mix, Pazou said she was nervous because of a peanut allergy — being in a group of kids who didn't know that was a big deal for her. But in the four years Lainey has been with the group, "she shows her talent and it helps her in life," Pazou said.

"It helps everyone here no matter if they become superstars or not," she explained.

Before the end of their recent rehearsal, Pazou gave the girls a pep talk. It was one that left them gleaming, and it must have made a difference. The show's producers reportedly were impressed with their act.

"I need you to be pumped," Pazou told her students. "Pumped like a tiger. No matter what the odds are, you are going to deliver the best performance ever."



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Schedule (2013 dates now available!)

Naperville (call 630-527-0488 to register)

Prenatal Pilates: Saturday mornings 9:00-10:30 AM (Jan 19th-Feb 23rd)

Monday evenings 7:30-9 PM (March 4th-April 8th)

Postnatal Pilates: Monday evenings 7:30-9 PM (Jan 14th-Feb 18th)

Saturday mornings 9:00-10:30 AM (April 27th-June 1st)

Hinsdale (call 630-203-8188 or visit www.prenatalpilates.com to register)

Prenatal Pilates: Wed evenings 7:00-8:30 PM (March 6th-April 10th)

Plainfield (call 815-436-8812 or visit www.prenatalpilates.com to register)

Prenatal Pilates: Wed evenings 7:30-9 PM (Jan 16th-Feb 20th)

Saturday mornings 9:00-10:30 (March 9th-April 20th)

Wed evenings 7:30-9 PM (April 24th-May 15th)

Location:

Naperville classes are taught at the All Women's Health Center located at 2040 Rollingridge Road, Suite 100, Naperville, IL 60563. It is located in a grocery store building just north of the intersection of 103rd Street and I-170 on the west side of the street.

The Hinsdale classes are held at OMG Health and Immunity Hall.

Plainfield classes are taught at the K&L Admin Center or at the Heritage Center.

Naperville, IL
ph: 630-865-7078
carriekozl@gmail.com

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2011 | Antiques Show Calendar

calendarofantiques.com/2011/page/21/

Sep 7, 2011 - Fairmount Antique & Vintage Flea Market ... The show will be held in one of the Society's three historic properties, Immanuel Hall, 302 South Grant Street, Hinsdale, Illinois. ... Immanuel Hall promises to be the perfect setting for this inaugural Also offered is a Patek Philippe gold wristwatch, owned and ...

Neighbors in Illinois - Welcome to Localism

localism.com/IL?page=2850

May 6, 2009 - Find local information on Illinois including articles, pictures, videos, blogs, listings and ... Joe Kenny Real Estate Sales Person Hinsdale, IL view my blog ... Kitchen Walk Friday May 8, 2009 from 10:00am - 3:00pm Immanuel Hall ... This all day journey offers stops at flea markets, the Trading Place Antique ...

Results for similar searches

Immanuel Hall, Hinsdale, IL | Metromix Chicago

chicago.metromix.com > Other > Hinsdale

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hinsdale.patch.com/.../hinsdale-s-immanuel-hall-focus-of-zoning-dis...

Mar 1, 2013 - Two neighbors of the former church now operated by the Hinsdale Historical Society ... The legitimacy of certain revenue-generating uses of Immanuel Hall is being Having secured hundreds of thousands of dollars in "Illinois First" State grant ... Want to open a yoga studio, antique shop or flea market?

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Hinsdale Historical Society

hinsdalehistory.org/

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Hinsdale's Immanuel Hall - Zvents

www.zvents.com > Hinsdale Venues

Immanuel Hall, 302 S. Grant St., Hinsdale, IL, 60521. (630) 789-2600. Created by CWK. Location & Nearby Info. Immanuel Hall 302 S. Grant St. Hinsdale, IL ...

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Hinsdale Historical Society: Immanuel Hall: Timeline

hinsdalehistory.org/ImmanuelHall/ImmanuelHall_Timeline.shtml

IMMANUEL HALL TIMELINE. 1900 - German immigrant tradesmen, many of them members of the new Immanuel Evangelical congregation, volunteer their ...

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Immanuel Hall - Hinsdalearchitecture.org

www.hinsdalearchitecture.org/Immanuel_hall.html

Hinsdale, Illinois. Historic Immanuel Hall is the former Immanuel Evangelical and Reformed Church, constructed in 1900 and used by its congregation until 1984 ...

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Hinsdale Historical Society- Immanuel Hall

hinsdalehistory.org/ImmanuelHall/ImmanuelHall_MakeADonation.s...

The Hinsdale Historical Society is a non-profit organization that relies on ... to meet its



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Hinsdale, Illinois | Wednesday, March 13, 2013

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Published Oct 20, 2011

Historical Society supporters share passion

Board members intrigued by stories of the past and desire to preserve them for the future

By Pamela Lannom
plannom@thehinsdalean.com

Shannon Weinberger, who grew up in an older home, has always been intrigued by old houses and the stories of people who occupied them long ago.

"When we moved to Hinsdale, I approached the historical society for history on my house and that's how I got involved with the society," said Weinberger, who now is president of the Hinsdale Historical Society.

Weinberger, who owns the 1889 Victorian at the corner of Elm and Walnut streets, soon became interested in another historic structure in Hinsdale: the home of architect R. Harold Zook at 327 S. Oak St. The home was slated for demolition when the historical society got involved, purchased the house and moved it to Katherine Legge Memorial Park.

"I was new to the board when the whole Zook story came out, and I was like, 'We can't let this happen. We have to save it,' and the other people were looking at me like, 'We just finished this. We can't do it again.'"

The effort to save the Zook home and studio began in 2004 — just three years after the historical society had taken over ownership of Immanuel Hall, which also had faced the wrecking ball. In just a little more than a decade, the society increased the number of historic buildings it owns from one to three.

"It's pretty amazing what a group of passionate people can really accomplish," Weinberger said.

And some of the people who are involved in the Hinsdale Historical Society just might surprise you, she noted.

"It's not what you would expect when you say 'historical society' at all," Weinberger said. "We're all very young, passionate, smart, motivated."

Cindy Klima, one of the board's two vice presidents, is motivated

don't think people realize that it has been moved," society board President Shannon Weinberger said. "Really it's an outstanding history museum. If you go and travel along the tracks and look at the other villages, what they've done with their history museums, we've really worked hard to replicate the true interior of an 1874 home."

Cindy Klima, one of the board's vice presidents, said the museum is a great place for kids to get involved in the village's history.

"There is some fun programming that comes out of the museum that is very youth-driven," she said.

The museum also houses the society's archives, where volunteers continue to work every week to clip and sort information.

"It's always fun to visit the museum on Wednesdays. You walk in and they're always in the middle of a 'Did you know?' discussion," Weinberger said.

The museum is open to the public from 10 a.m. to 2 p.m. Fridays and Saturdays.

**R. Harold Zook Home and Studio
Katherine Legge Memorial Park
5941 S. County Line Road**

Saving the Zook home was Weinberger's first project with the historical society, and the home continues to fascinate her.

"It's a very well-known house, not just because it was a Zook," she said. "Clearly the people who lived there throughout its history were very involved in the community. It definitely was an active building, so it's got a lot of stories."

Being involved in the home's move was a once-in-a-lifetime experience, she said.

"It really was an amazing feat that we actually moved it," she said. "It was an extremely heavy structure. Just orchestrating that move took about five to six months."

"I think the neat thing about the Zook and moving it — that event caused not just Hinsdale but the Chicagoland area to start talking about Zook and who he is and what he has done."

The studio, which should be finished this spring, will be used to house the society's Zook collection and give Zook homeowners a place to gather, do research and share information.

"They are a very open group and they love their homes and they love to tell the stories of their homes. You won't meet a more passionate group of people about a structure," Klima said.

The society would like to make the home available for community use, but it still needs about \$1 million worth of work.

**Immanuel Hall
302 S. Grant St.**

Immanuel Hall is a special place and an important piece of village history, Klima said.

"It was a labor of love," Klima said. "It was reclaimed from the possibility of destruction, and I think the people who really worked to make that happen, to save the building, felt very strongly about the chapel. It's part of the neighborhood. It's a significant piece of our history."

The carpenter-Gothic style church was built by German immigrant tradesman in 1900 to house the new Immanuel Evangelical congregation. The building continued to serve as a church until

1982, when it was sold to a private party and became a Montessori School for the next 18 years.

The society got involved in 1999 after the school owners sold the property to another private party who planned to demolish the buildings.

The building opened to the public in 2009. Weinberger, who attended a wedding there this summer, said it is a spectacular place to hold an event.

"It's beautiful, and anybody that ever walks in those front doors, it's just breath-taking. To have an event there, especially if you're in there right at twilight and the light comes through those windows, it's just gorgeous," Weinberger said.

A \$500,000 donation from the family of Roger and Ruth Anderson helped establish the Roger and Ruth Anderson Architecture Center, a long-planned preservation and construction resources service of the society. It is located in the lower level of Immanuel Hall.

Upcoming events

- Hinsdale Drives ... An Oktoberfest will take place from noon to 3 p.m. Saturday, Oct. 23, at Katherine Legge Memorial Lodge, 5901 S. County Line Road.

The women's board is sponsoring the German-inspired fundraiser.

- The voices of Hinsdale's past will speak once more as the Hinsdale History Museum presents its annual walk featuring members of the Hinsdale Central High School Drama Club at 10 a.m. Saturday, Oct. 29, at Bronswood Cemetery, 3805 Madison St., Oak Brook. The cost is \$5 per person, \$10 per family.

- Height of Fashion: Baroque and Rococo will be presented at 7:30 p.m. Thursday, Nov. 3, at Immanuel Hall.

This is the second of the Hinsdale Historical Society's three-part Fashion Matters! series, exploring the origin, evolution and cultural relevance of western fashion with Efray Ayala of the College of DuPage's fashion design and merchandising program. The cost is \$10.

- The Hinsdale History Museum will feature an exhibit on the Old Spinning Wheel Restaurant Fridays and Saturdays through Jan. 27.

Take a trip back in time and see items from the restaurant, which was located near York Road and Ogden Avenue from 1935 until the late 1960s. Items include dinner menus, plates and many photos. The museum is open from 10 a.m. to 2 p.m. Admission is free.

— *Making a Difference is a yearlong partnership between The Hinsdalean and the Hinsdale Historical Society, which works to collect, preserve and promote the village's history and its architecture.*

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HINSDALE
HISTORICAL
SOCIETY

IMMANUEL HALL

AVAILABLE FOR YOUR NEXT GATHERING

2012 RENTAL RATES

Weekday Rates
Monday-Friday until 5:00 p.m.

MEMBER	NON-MEMBER
--------	------------

\$25/hour	\$30/hour
-----------	-----------

Weekend/Holiday Rates
Friday starting at 5:00 p.m., Saturday and Sunday

MEMBER	NON-MEMBER
--------	------------

\$60/hour	\$75/hour
-----------	-----------

For both Weekday and Weekend Rates, time is scheduled from doors open to doors closed, not event time.

Included in Rates

Use of kitchen area (excluding oven use)

Use of Boston Baby Grand piano

Use of up to 98 standard padded folding chairs

Use of up to 6 standard card tables

Use of up to 8 lightweight standard height 6' rectangular tables

Use of up to 10 standard height 5' round tables

ACCESSORIES AND AMENITIES

Additional pre-event hall viewings \$25/hour

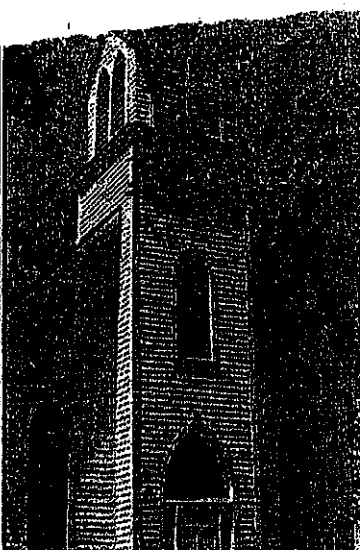
Full kitchen use for caterer (oven use) \$20/hour

Outdoor space \$20/hour

Event host for duration of rental \$20/hour

Projector and screen \$50 flat fee

Thank you for your interest in this historic Hinsdale landmark for your special event!


ENTERTAINING JUST GOT BETTER IN HINSDALE!

RENT IMMANUEL HALL
The Town Elegance For The Perfect Holiday Party

Beautifully restored and ready to rent for your festive event
Immanuel Hall provides an elegant setting for parties up to 100 guests.

302 South Grant Street
at the corner of West Third and Grant Streets

For More Information
HinsdaleHistory.org or contact Maureen Lyons at (630) 655-6626
ImmanuelHall@HinsdaleHistory.org



The Hinsdalean

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Hinsdale, Illinois 60521-4103
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thehinsdalean.com

Office hours 9:00 a.m. to 5:00 p.m.
Monday through Friday

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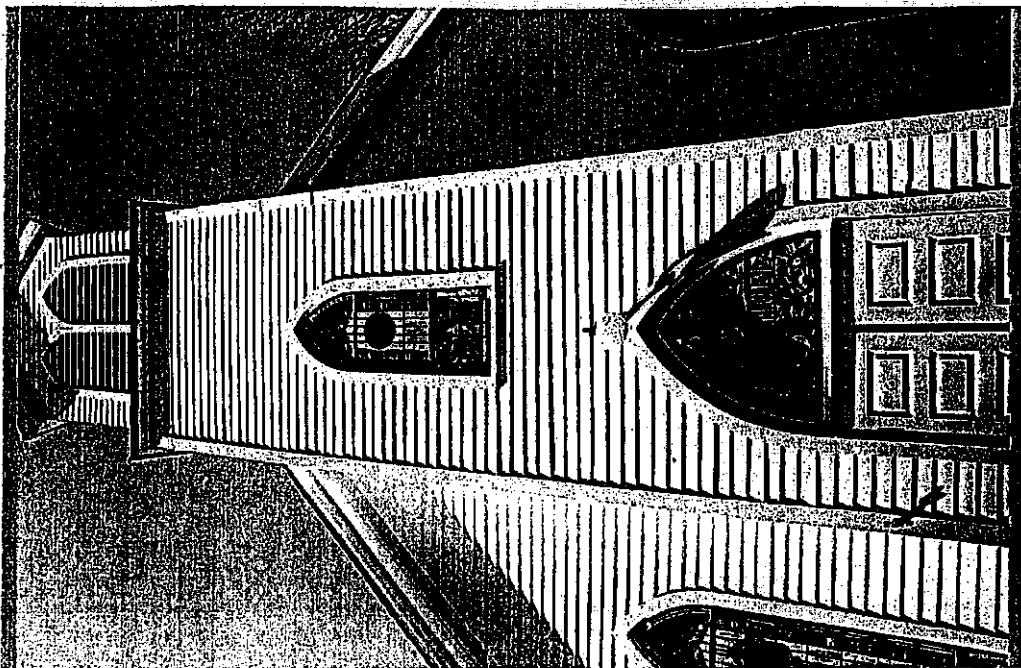
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tinaw@thehinsdalean.com

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HINSDALE'S FIRST HISTORIC LANDMARK

AVAILABLE

FOR YOUR NEXT GATHERING

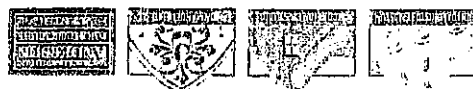


IMMANUEL HALL

HINSDALE HISTORICAL SOCIETY

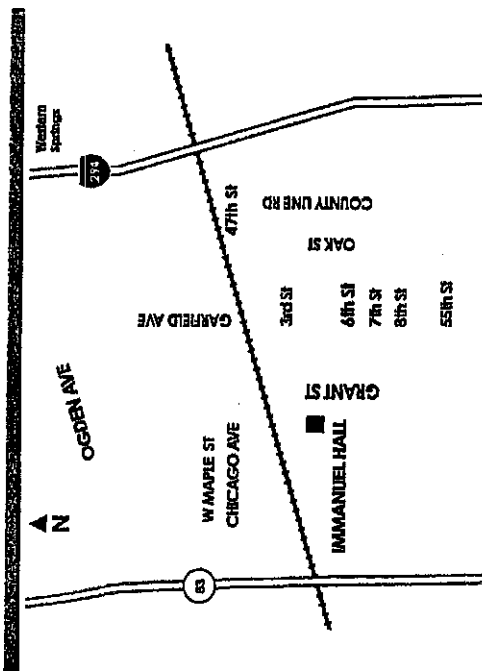
302 South Grant Street
Hinsdale, Illinois

HinsdaleHistory.org
info@HinsdaleHistory.org
630.789.2600



Built in 1900, this carpenter-Gothic-style building has a unique history beginning with the German immigrant tradesmen who volunteered their labor to construct this simple structure for their congregation. It has served not only as a church, but also as office space and a preschool. The Hinsdale Historical Society successfully led an unprecedented effort to save the former Immanuel Evangelical Church from demolition. Now known as Immanuel Hall, the charming century-old building was named Hinsdale's first historic landmark and has been listed on the prestigious National Register of Historic Places.

While no longer having any religious affiliation, the building still maintains its original character, offering a tangible link to Hinsdale's past. After a two-year, \$1 million rehabilitation funded largely through private sources, Immanuel Hall reopened to the community late in 2008 and, for over 100 years, continues to provide the community with a unique and attractive gathering place.



HINSDALE
HISTORICAL
SOCIETY

302 South Grant Street
Hinsdale, IL 60521

A black and white photograph of a large, ornate building with a central tower and multiple arched windows, likely a government or institutional building. The building features classical architectural elements, including columns and decorative moldings. The central tower is prominent, with a series of arches and a flat roof. The building is surrounded by trees and landscaping, and the overall scene is captured in a high-contrast, grainy black and white style.

THERE WAS A PARKING LOT ON
 SITE, BUT HISTORICAL SOCIETY HAD
 IT RIPPED OUT AND REPLACED
 WITH GREEN SPACE. THERE IS
NO HANDICAPPED PARKING AT
 THIS PUBLICLY FUNDED BLDG.
 INSTEAD, THEY NOW HAVE A PLACE
 TO PITCH THEIR PARTY TENTS.
 SEE "TENTING OPTION" ON
 PREVIOUS PAGE.

2012 EVENT PACKAGE RATES*

3-Hour Indoor Facility Rental	\$390
4-Hour Indoor Facility Rental	\$500
5-Hour Indoor Facility Rental	\$610

*Weekend and weekday—times from door opening to door closing

Included in Rates

One half-hour pre-event hall viewing
One hour pre-event hall viewing for event staff
Event host on site during full rental time
Full kitchen use for caterer (oven use)
Use of Boston Baby Grand piano
Chair and table set-up if Immanuel Hall chairs and tables are used
Use of up to 98 standard padded folding chairs
Use of up to 6 standard card tables
Use of up to 8 lightweight standard height 6' rectangular tables
Use of up to 10 standard height 5' round tables

ACCESSORIES AND AMENITIES

Additional Fees (Optional)

Additional hour beyond 5-hour rental	\$100/hour
Additional pre-event hall viewings	\$25/hour
Outdoor space	\$100 flat fee
Use of lower level as Bride Room before and after ceremony	\$75 flat fee
Rehearsal (includes set-up and take-down)	\$75/hour
Rehearsal and catered dinner	\$95/hour
Projector and screen	\$50 flat fee

Immanuel Hall provides access for persons with disabilities, including a lift between upper and lower levels for wheel chairs and electric carts

Maximum capacity 100 persons main floor

Additional parking may be sought at local church dependent upon time of event

For rental information, please contact us at
 ImmanuelHall@HinsdaleHistory.org or call 630-789-2600
 IMMANUEL HALL 302 South Grant Street Hinsdale, Illinois







What's next?





1. Plan your purchases below, there is something for everyone! Full catalog on line...


2. Choose your dress!

Please note that Credit Card Close-Out will take place after the event. Receipts will be delivered week of 3/5

NEW! BATTER, BATTER! OH MEXICO! PURE MICHIGAN LAKE GENEVA'S FINEST DECK THE HALL, LET'S PARTY! INSTANT WINE CELLAR

LIVE AUCTION PACKAGES

OH MEXICO!		HEY BATTER, BATTER!	
	A truly lavish experience awaits you at the Esperanza Resort in Cabo San Lucas. Enjoy unobstructed views of the Sea of Cortez and the colorful surroundings of Baja Mexico. The 4-bedroom Villa features a generous, open floor plan with an outdoor terrace perfect for lounging and entertaining. A fully equipped gourmet kitchen with pre-arrival grocery service is available. Bedrooms feature king-size beds dressed with the finest linens. Spacious baths with a Jacuzzi tub in the master bedroom. Want more? Your Villa butler awaits you... The week that is offered is September 16-23 2012. No exceptions.		Don't miss this once in a lifetime opportunity for your son or daughter to shine as the White Sox bat boy or girl during warm ups. You will receive 4 tickets for the White Sox vs. Indians on Wednesday, May 2nd. Your child will be outfitted in a genuine White Sox jersey and hat and will be escorted onto the field during warm ups. He or she will be even have the opportunity to ask for autographs! Then your group will have access to lunch or dinner in the Bards Room. This is a once-in-a-lifetime experience for the baseball enthusiast!
Donated by the Gilbert Family		Donated by the Rhoads Family	
PURE MICHIGAN		LAKE GENEVA'S FINEST	
	You're invited to enjoy all that Michigan has to offer with a one week summer vacation near Saugatuck, one of Michigan's premier beach towns. This 3 bedroom cottage, a 5 minute walk from the beach, offers all the amenities for you and your crew to have a relaxing, fun filled, and memorable summer holiday. Available the week of June 23 - 30, 2012 or the week of July 15 - 22, 2012. Maximum occupancy of 8 people.		This is your opportunity to visit Lake Geneva, Wisconsin at its finest! You'll feel immediate relaxation as you enter this breathtaking newly redecorated home situated right on the lake. Nothing has been spared in this 8 bedroom retreat which you can call home for 4 days and 3 nights. Available September to May, excl. Memorial and Labor Day weekends. Max. occupancy of 16 people.
Donated by the Biegansky Family		Donated by the Baird Family	
DECK THE HALL, LET'S PARTY!		INSTANT WINE CELLAR	


Donated by the Lyons Family, Immanuel Hall, Taste of Home

Let Maureen Lyons help you host a wonderful dinner for 16 guests at Immanuel Hall in Hinsdale. This beautifully restored chapel is an amazing setting for any occasion and is part of Hinsdale's history. Leave the planning to Maureen and the dinner will be provided by Taste Of Home Catering. Invite old friends and new to share in a great local evening. Just think you can have a big party with no mess in your home and worry-free planning! Get started on your guest list...this will be a night to remember!


Donated by various Lane families & Local businesses

2012 will be a very good year for you and those you toast as you instantly acquire a collection of fine wine. Whether you are aspiring to begin your wine collection or you're a wine connoisseur, this is the perfect item for you. This exquisite collection includes a Casas Del Bosque 2009 Cabernet Sauvignon, Rutherford Hill Winery Cabernet Sauvignon 2002, Mas De Bollauzon Chateauf-neuf-du-Pape 2007 and more - making this collection truly one of a kind!

PARTIES

TEACHER PARTIES



Kindergarten Chuck E. Cheese Party
1st Grade Girls' Manicure Party
1st Grade LEGO Party
2nd Grade GlowGolf Party
3rd Grade Wii, DDR Dance & Pizza Party
4th Grade Cosmic Game Night Party
5th Grade PE Games Party
Party with the Stars Party
Principal for the Day (1 girl and 1 boy will win)



LANE FAMILY PARTIES

Mad Men Cocktail Party
Olé! Mexican Fiesta
K & 1st Grade Kickball Party
K & 1st Grade Giltz, Giggles & Girl time
2nd Grade Bowling Party
Watercolors & Wine w/Norine Guy
Hinsdale Central Family Tailgate
Kindergarten Pump It Up Party
Forest Road Flamingo Happy Hour
Chicago Highlands Golf Outing
Salt Creek Paddle Party
Desperate Housewives LOVE Ladies Tennis
Dive Into Summer 5th Grade Swim & Pizza Party at Salt Creek Club

SILENT AUCTION



BIG Gymnastics Birthday Party Package
Flip Photo Booth Party Package
Westmont Yard Party Package
Botox Party Package
J. Crew Shopping Night Event
Put Your Best Face Forward Package
Who Wears Short Shorts? Package



Chicago Sightseeing Extravaganza
Celebrate the Arts Package
Sweet Boutique Party Package
Ultimate Fitness Membership Package
Chicago Highlands Golf Package
Blackhawks & Bulls tickets
Young Aspiring Politician Package

RAFFLES

Calling all Cubs Fans!
Hair's to you!
Home Spruce up Package
Let the Games Begin!
Ruth Lake Golf Package
Design Your Own Level of Comfort
Illinois vs. Michigan Football
Go Nordic Energy Plan
Ooh La La, Now that's a Party
Let There Be Light, Hinsdale Lighting Package

Hop Hinsdale, It's a Mystery
An Adventure with your American Girl!
Hit me with your Best Shot
Upgrade from Basic to De-Luxe!
Get the Real Window Treatment
Vet for a Day
License and Registration, Ride with an officer
For the Photog Fanatic...
A Home Painting, By Carol Coughlin

PTO STUFF

Design the Directory Cover
Dance-a-thon Classroom Flags
Front Row for the Heritage Tea
Front Row at the 5th Grade Concert
Front Row 1st Grade Washington DC Program

Front Row 5th Grade Recognition Ceremony
Front Row Boys' Chorus Concert
Front Row Girls' Chorus Concert
Front Row Kindergarten Japanese Program

QUESTIONS?

Contact Erin Mersinger or Jill Biagansky.

Volunteer Spotlight

The Spotlight is on You!

THANK YOU, volunteers, for another year of dedication and hard work for the Hinsdale Historical Society! This year has been full of milestones for the Society: the opening of Immanuel Hall to the public, the successful forming of the Women's Board, and the launch of the Anderson Architecture Center to name a few! All of these projects took an extreme amount of time and energy and wouldn't have been completed, much less even started, without the tireless work of you, the volunteers! You are what makes the Society not just an organization, but a *fantastic* organization. Together, we have made great strides in the past year, and we are all looking forward to see what will be accomplished in the upcoming year. Thank you for your enthusiasm, we truly couldn't have done it without you!

Women's Board

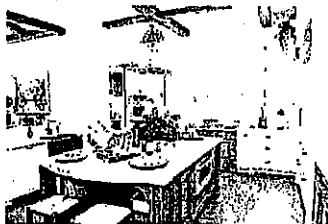
The Women's Board ended its inaugural year by hosting two fundraising events for the Society: the Cook's Night Out Preview Party and the fifth annual Kitchen Walk.

The Cook's Night Out Preview Party was held May 1st at the Hinsdale Golf Club. Approximately 80 people turned out for this party benefitting all three Historical Society properties as well as the Anderson Architecture Center.

The Kitchen Walk was held one week later on Friday, May 8th. Close to 650 people attended the walk, which featured five homes in Hinsdale and one in Clarendon Hills. Boutique shopping, raffle opportunities and luncheon were offered at Immanuel Hall the day of the Walk.

Together these two events netted over \$32,000, which is particularly gratifying given the current economic environment. The proceeds from the Cook's Night Out Preview Party will benefit all of the Society's projects and programs, while the proceeds from the Kitchen Walk will be used to support the maintenance of Historic Immanuel Hall.

The Women's Board is grateful to all volunteers, participants, patrons and underwriters who supported Cook's Night Out and the Kitchen Walk this year.



Hinsdale Historical Society

Members' Corner

Congratulations!

Congratulations go out to Brie Coughlin, our Family Fun Fest raffle winner! Brie won a raffle for a free one year membership to the Society! Congrats and welcome!

Help Wanted

The Society is always in need of volunteers. If you are interested in helping out in any way, please contact the Society at 630-789-2600 or email us at newsletter@hinsdalehistory.org.

Fourth of July Parade-The Society is in need of volunteers that are interested in helping to plan and participate in this year's Fourth of July Parade.

Uniquely Thursdays-The Society will have a booth this summer during at least one of the Village's Uniquely Thursday evenings. Volunteers are needed to plan and participate at the booth.

Newsletter Editor-The Society is looking for someone interested in taking over the Society's newsletter *Echoes*. Computer skills are a must.

Immanuel Hall Rental

For a limited time, a special weekday rate is available for Society members and Hinsdale residents. For more information, give the Society a call or visit www.hinsdalehistory.org, click on Immanuel Hall.

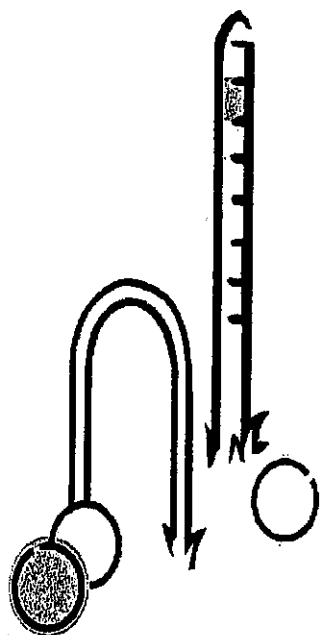
~~The Hall has hosted birthday parties, receptions,~~ meetings, lectures, yoga classes, musical recitals and exhibits (to name a few). It can seat approximately 120 people or approximately 80 at tables. It has a fully equipped kitchen, a lift for persons with disabilities, washrooms, year-round climate control and other amenities.

Immanuel Hall is the perfect venue for your next special event. Call 630-789-2600 for more information.

Does your family have what it takes to bring home the gold?
Come find out at the...

Hinsdale History Museum's 2nd Annual Family Croquet Tournament

Bring out your competitive side at our Family Croquet
Tournament! Learn the history of the game and enjoy the
day with family and friends!



When: Please join us on
Saturday, June 13th
10am - 1pm


Where: ~~Historic Immanuel Hall~~
302 South Grant Street

Cost: \$5 per couple

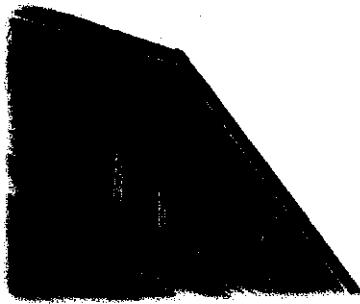
RSVP Required: Please reserve
your space by email to
hinsdalehistory@att.net
or by phone at
630-789-2600

For more information or to register,
please contact the
Hinsdale History Museum at
hinsdalehistory@att.net

Hinsdale Historical Society • www.hinsdalehistory.org • 630-789-2600



ZONING + PUBLIC SAFETY
COMMITTEE CHAIRMAN
BOB SAIGH LOADS
AN ILLEGALLY PARKED
CAR AFTER A LATE
NIGHT BIRTHDAY
BASH.



Echoes

March/April 2009

Volume 17, Issue 2

Hinsdale, Illinois

13

A Publication of the Hinsdale Historical Society

From the President

Dear Society Members,

Two wonderful people have retired from our Board, and I want to give them special thanks on behalf of all of us.

George Bauder has been a stellar member of the Society for many years. He did an excellent job of researching Hinsdale buildings for their history and authenticity, as well as providing articles on local historic buildings for our newsletter. Often this took him to obscure and dusty records in dark rooms in public buildings in Wheaton. His job, done so reliably and with great thoroughness, will be hard to fill. We wish George the very best, and we are sure he will continue his steady support of his alma mater, UW/Wisconsin.

Jim Elder was only on our Board a few years, but he provided critical, wise and humorous input into the start-up tasks needed for Immanuel Hall management and use. Jim helped us devise a user contract, rental rates and insurance needs. He also gave perceptive insight into the major revision of the By Laws done by the Board last year. Keep on truckin', Jim.

The next issue of *Echoes* may reveal further personnel changes and Board turnover.

I hope to see lots of you at our Annual Meeting on June 7th. Not only will some new Board Members and Officers be selected, but there will be a report provided by every Board Member on the year in review.

Sandy Walton

President
Hinsdale Historical Society

Open For Business

Now that Immanuel Hall is open for business, the Society has added to its list of accomplishments the task of learning how to manage a rental facility. In January, the Society formed a management/supervisory committee for Immanuel Hall, the purpose of which is to manage all aspects of the building, including its marketing and use.

Terrific people are on the Immanuel Hall Advisory Committee, and you will recognize their names: Julie Cmovich, Jan Grisemer, Regina Melbourne, Kristy Giltner, Penny Bohnen, Karen Walton, Nickie Byrnes, Karen Lopez, Alice Mansell, and Sandy Walton, Chairman. Bob Saigh, the unofficial protector and coordinator for that building for many years, is working with us. The committee has members from the Society Board as well as the Society's newly formed Women's Board and each member was chosen for their long-standing support for the Hall.

The committee will have had two meetings by the time of this publication, and its first priorities are the development of an information brochure that will be available to those that are interested in renting the space, as well as holding an open house for local caterers and wedding planners, potential sources to market our wonderful facility.

After meetings with helpful personnel from KLM Lodge and the Community House late in 2008, a user contract was developed for Immanuel Hall, insurance put in place, and tentative rental costs were defined with the assistance of Board Member Jim Elder and our new insurance agent. Our hope is to have the Hall pay its own way, or close to it, from rental revenue. In the meantime, word-of-mouth has prompted activity and buzz about the Hall, and a number of events have taken place this year and are scheduled for the days ahead.

Similar committees are being developed for the Hinsdale History Museum and for the Zook buildings at KLM Park. The main Society Board maintains overall supervision, control, coordination, legal responsibility and fund raising for all its venues, but a group of people devoted solely to each venue will enhance each location with maximum management efficiency.

If you are interested in learning more about renting Immanuel Hall for your next event, please contact the Society at 630-789-2600.



HINSDALE
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NON-PROFIT ORG.
US POSTAGE
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HINSDALE, IL
Permit No. 158

Upcoming Programs and Events

Beautiful Blooms

Saturday, June 6th
1:00 - 2:00 pm

Hinsdale History Museum

\$4 per child (members)

\$6 per child (non-members)



Come join us for a tour of the Victorian Garden! Learn about the plants in our historic Kitchen Garden behind our 1874 house museum. Decorate your very own pot and plant Victorian flower seeds.

Registration required:
hinsdalehistory@att.net
630-789-2600

Second Annual Croquet Tournament

Saturday, June 13th

10:00 am - 1:00 pm

Immanuel Hall

\$5 per couple

Bring out your competitive side at our 2nd Annual Family Croquet Tournament. Learn a bit about the history of the game and enjoy the day with family and friends!

Registration required:
hinsdalehistory@att.net
630-789-2600

Hinsdale Historical Society's

Hinsdale History Museum

15 South Clay Street

Hinsdale, Illinois

630-789-2600

The Museum is open

10:00 am - 2:00 pm

Fridays

&

Saturdays

or by appointment

RUTH
PERSON

HISTORICAL SOCIETY

FOR FURTHER NOTICE

to contact the Center:

Call (414) 220

or visit www.history.org

any Museum Manager at

and the Board

History.org