

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MAY 8, 2013
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, May 8, 2013 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner Stifflear, Commissioner Johnson and Commissioner McMahon and Commissioner Brody

ABSENT: Commissioner Sullins, Commissioner Cashman and Commissioner Nelson

ALSO PRESENT: Robert McGinnis, Director of Community Development/Building Commissioner, Lance Malina, Village Attorney and Sean Gascoigne, Village Planner

Chairman Byrnes opened the meeting and took a moment to acknowledge that this was the last meeting for Commissioner Brody. He thanked him for his commitment and participation and wished him well.

Commissioner Brody thanked the Commission and expressed his appreciativeness for the experience.

Approval of Minutes

The Plan Commission reviewed the minutes from the April 10, 2013 meeting.

Commissioner McMahon motioned to approve the minutes of April 10, 2013. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

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

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. The Commission discussed changes to the findings as it related to the language regarding the potential for an alley, the responsibilities of the electrical service and the signage on the second floor. Commissioner Stifflear motioned to approve the findings and recommendations for 26-32 E. First Street – Garfield Crossing – Site Plan/Exterior Appearance Approval for a New Two-Story Development with a Surface Parking Lot, as amended. Commissioner Brody seconded. The motion passed unanimously.

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

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner McMahon motioned to approve the findings and recommendations for 30 S. Lincoln – Site Plan/Exterior Appearance Approval for Façade Improvements. Commissioner Crnovich seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

12 Salt Creek – Site Plan/Exterior Appearance Approval for Exterior Modifications and Façade Improvements.

John George, attorney for the applicant, introduced himself and summarized the request which included various improvements to the façade, as well as parking lot improvements.

Steve Saunders, project architect, introduced himself and summarized the proposal. He discussed several of the major changes proposed which included enclosing the entrance, increasing the amount of landscaping and increasing the size of the existing parking spaces to make them code compliant.

Mike Tripetti, landscape architect, presented the landscape improvements proposed. He acknowledged the substantial amount of existing vegetation due to the lot's location, but identified where the property could use some improvement and what they were proposing to do that.

Mr. Saunders offered some final thoughts regarding the improvements and welcomed any questions.

Commissioner Brody clarified that the third floor cantilevered, creating an element of overhang.

Mr. Saunders confirmed this and indicated that they would in fact be cantilevering the third floor, while offsetting the floor area by removing portions of the second floor directly below the overhang.

Chairman Byrnes questioned how the parking lot improvements would affect the parking counts.

Mr. Saunders indicated that the requirement was 204 spaces and they currently had 192 non-conforming spots. He then stated that the proposed changes would result in 204 code compliant spaces and increase the number of handicap spaces.

Commissioner Stifflear identified some concerns regarding parking lot landscaping and asked if the applicant had availability for additional parking spaces to offset the potential for parking lot islands.

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Mr. Saunders indicated that while they did, they were hoping that given the number of mature trees and extensive vegetation surrounding the parking lot, plus the new peninsula running through the middle of the lot, that would satisfy any concerns the Commission may have had regarding the parking lot landscaping.

General discussion ensued regarding the existing vegetation and the Commission agreed that they were comfortable with not requiring additional landscaping islands due to the extensive number of trees and existing landscaping already on the property.

Chairman Byrnes requested some additional clarification regarding the drive aisle.

Commissioner Crnovich motioned for Site Plan Approval for Exterior Modifications and Façade Improvements at 12 Salt Creek Lane. Commissioner Johnson seconded. The motion passed unanimously.

Commissioner Stifflear suggested that the Findings and Recommendations document that the Commission's comfort with not requiring additional parking lot islands, was due to the extensive landscaping and the number of trees existing within and around the site already.

Commissioner Johnson motioned for Exterior Appearance Approval for Exterior Modifications and Façade Improvements at 12 Salt Creek Lane. Commissioner Brody seconded. The motion passed unanimously.

Public Hearing

A-04-2013 – 302 S. Grant Street – Hinsdale Historical Society – Amendment to Special Use Ordinance (Transcript of the following Public Hearing on file).

Chairman Byrnes introduced the case and summarized the request. He indicated that the request was specifically to amend the existing Special Use and was not related to site plan or exterior appearance issues. He then opened the public hearing and suggested that anyone intending to comment, be sworn in at this time.

Cindy Klima, President of the Hinsdale Historical Society, introduced herself and summarized the request which included amending the existing Special Use for Immanuel Hall. She indicated that this request was a result of direction from the Village and that they were not looking to intensify the existing uses currently in practice. She then went on to further summarize their request and explain the need for the amendment.

Chairman Byrnes requested that the applicant clarify how they intended to amend the request and then welcomed comments from the public.

Jane Coyne introduced herself and expressed her support for the request. She summarized some of the financial obligations of the Society and how the amendment would allow them to continue using the hall as they always have to support those costs.

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Mark Alder introduced himself and expressed some of the concerns of the neighbors, including certain areas where he felt there were specific conflicts with the Special Use standards such as the adverse impact to the neighbors.

Jan Grisemer stated her support for the proposal. She identified several points for the Commission to consider, which she believed garnered support for the request.

Maria Banks and Maria Baksay, both spoke in opposition to the request stating several reasons why they felt the application should not be approved.

Frank Gonzalez introduced himself and asked for clarification regarding the language and what exactly was changing.

Chairman Byrnes summarized the list of existing uses and some examples of the functions held over the past couple of years. He indicated that the only item he identified on the list of activities currently taking place that he didn't see in the ordinance was weddings, and there had only been three.

Commissioner Stifflear requested some clarification on the history of Immanuel Hall and the Historical Society. He clarified his thoughts and his understanding of the existing allowances, based on the history of events.

General discussion ensued amongst the Commission regarding the history of Immanuel Hall, as well as other zoning requests the Hall had received approval for.

Karen Lopez introduced herself and identified herself as a member of the Historical Society's Board. She offered her support for the request and indicated that her family lives in a different area of Hinsdale, but deals with what she felt were comparable conditions and didn't understand why the Historical Society was being held to greater restrictions.

Ms. Banks offered additional thoughts regarding why she did not feel they were comparable situations.

Tom and Ann Smith introduced themselves. They provided several examples of positive aspects of Immanuel Hall and also identified what their concerns were regarding the existing request. Ms. Smith explained some of the history and indicated that while the Society feels that nothing is changing, the proposed language does not reflect that.

Discussion ensued regarding the Robert Crown event and the Smith's offered their thoughts on the event. She went on to say that while they don't necessarily take issue with many of the Society's events, they have real concerns regarding the elimination of pertinent language that currently exists regarding the frequency of events. Ms. Smith explained that they have always supported Immanuel Hall's uses and ancillary impacts, but has serious concerns now that the language being proposed is so broad.

Lance Malina, Village Attorney, offered a legal position and case law on the interpretation of specific areas within the agreement that posed some confusion amongst the Commission and neighbors relating to an agreement between Immanuel Hall and an individual neighbor.

Barb Thayer introduced herself and summarized the Robert Crown event. She expressed the several benefits that the event provided for Hinsdale and explained that it would be a shame if they were not able to use the Hall for this function in the future.

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Doug Bemiss introduced himself and expressed his opposition to the proposed changes and cited several examples of why he didn't feel the request was appropriate. He indicated that when they built their house, Immanuel Hall was only a construction site and they weren't aware of the uses. He suggested that the uses being held there were not in keeping with the documents filed with several various agencies.

Chairman Byrnes informed Mr. Bemiss that all of the uses he is providing were all in place and had already been approved at the time they moved in.

Mr. Malina suggested that the construction Mr. Bemiss was referring to was for an addition, but the ordinance and the uses precede that by several years. He then stated that while he can't speak to whether the Society is holding uses inconsistent to those in the ordinance, he can say that the uses being held at Immanuel Hall are consistent with those generally operated by a not-for-profit with tax exempt status.

General discussion ensued regarding the types of uses and the frequency.

Mr. Alder re-approached and expressed some additional concerns in response to the comments made by the representative of Robert Crown.

Randi Bemiss introduced herself and offered her thoughts regarding the requested proposal. She suggested that the frequency of the events actually being hosted by the Hall were not as presented and that much of the information they had retrieved, had been kept from them. She continued to summarize much of the information she was able to obtain generally regarding historical preservation and accessibility.

Chairman Byrnes clarified the Commission's purview and explained that many of her comments were relevant to site plan review and their only function tonight was for the uses.

Mr. Malina further explained why it was not the Plan Commission's responsibility to enforce or discuss many of the suggested issues Ms. Bemiss was referencing.

Ms. Bemiss continued her presentation summarizing her findings and suggested involvement of specific Village officials.

Commissioner Stifflear suggested that the applicant not use this opportunity to make the volunteers of the community scapegoats and asked if she could please limit her comments to issues related specifically to the uses.

Ms. Bemiss requested to continue her presentation and general discussion ensued regarding the relevance of the information being presented and the request before the Commission. Certain Commissioners cautioned Ms. Bemiss against making mischaracterizations and debating personal issues.

Ms. Bemiss continued her presentation and provided the Commission additional documentation she had obtained.

Commissioner Stifflear asked Ms. Klima to respond to some of the claims that the Society's functions would have an adverse impact on the neighborhood.

Ms. Klima reiterated that they were not looking to intensify the existing uses, only to continue operating as they have for the past 12 years.

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General discussion ensued regarding the clarification of the proposed language and the frequency of the scheduled events.

Commissioner Brody expressed some concerns with wedding receptions and general discussion ensued regarding the frequency of larger events.

Ms. Smith expressed the desire to protect the neighbor's interests and concerns with the ambiguity of the language and suggested that while the current board may be well intentioned, future boards may not.

General discussion ensued regarding the existing traffic and parking situations in the neighborhood.

Commissioner Stifflear questioned potential implications with closing the public hearing and Mr. Malina suggested keeping the hearing open due to the number of uncertainties.

General discussion ensued amongst the Commission, which identified both public benefits of the site as well as concerns regarding the ambiguity of the proposed changes to the language for the proposed uses.

Commissioner Johnson stated that she believed the Society provided a very inherent value to the community and although she felt the language as proposed was too general, the Commission needed to work with them on language to afford them the opportunity to be a viable organization. She then suggested taking the existing allowances, adding the additional uses to them and coming to an agreement with the neighbors.

Chairman Byrnes expressed his thoughts and general discussion ensued how to best accomplish the goals of the Historical Society while being sensitive to the concerns of the neighbors.

Certain Commissioners agreed that time was not necessarily of the essence and Commissioner Stifflear suggested that they could ask the Board to extend the temporary use to get it done correctly.

Mr. Malina provided suggestions to consider that may accomplish the goals and desires of both the Commission and the neighbors, which included oversight on all non-Society sponsored events and a special Board approval for events that would exceed the maximum allowance for the building's capacity.

General discussion continued regarding suggested considerations to be taken when working to establish any changes to the existing language and/or uses in the ordinance. The Commission generally agreed that the language and uses should not be as broad as it currently was proposed, but at the same time shouldn't be so onerous and restrictive that it provided the applicant no flexibility to maintain a viable organization.

Commissioner Crnovich provided some additional thoughts regarding her experiences with living across the street from a property in the Institutional Buildings District. She suggested how the parking may be handled as well implementing a plan for frequency. She offered some final thoughts and hoped the two sides could work together to find a compromise.

Ms. Lopez indicated that they have a parking contract with Zion to manage the parking issues for large events.

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General discussion ensued regarding how the current language could potentially be changed to include special events, which the Commission agreed was the only use not currently addressed in the ordinance, as well as frequency.

Mr. Malina made some additional suggestions based on the Commissions conversation.

Amy Haybek offered some thoughts regarding how to potentially address some of the concerns brought forward.

General discussion continued regarding potential language.

Maria Banks presented some final thoughts regarding the Commission's discussion points.

Other residents also offered final thoughts and suggested taking some time to develop language.

Commissioner Stifflear suggested that a subcommittee be formed with a Plan Commission member, a Historical Society member a resident to discuss and present at next month's meeting.

Commissioner Brody made a motion to continue case A-04-2013 – 302 S. Grant Street – Hinsdale Historical Society – Amendment to Special Use Ordinance, to the June 12th, 2013 meeting.
Commissioner Crnovich Seconded. The motion passed unanimously.

Adjournment

Commissioner Brody moved to adjourn. Commissioner Crnovich seconded and the meeting adjourned at 10:15 p.m. on May 8, 2013.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

RE: 12 Salt Creek Lane – Med Properties – Exterior Appearance/Site Plan Review

DATE OF PLAN COMMISSION REVIEW: May 8, 2013

DATE OF ZONING AND PUBLIC SAFETY REVIEW: May 20, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Med Properties (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 O-3 General Office District and is improved with a multi-story office building.
3. The applicant is proposing the following changes to the property:
 - Enclose the existing entrance with glass to create an atrium
 - Resurface and restripe the existing parking lot
 - Install additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site
4. The Commission generally discussed parking requirements and were satisfied that the applicant was creating code compliant spaces and increasing handicap accessibility.
5. The Commission was complimentary of the landscape improvements and indicated that given the extensive perimeter landscaping that already existed, and the improvements being proposed to the center island, they were comfortable with interior parking lot landscaping and did not see a need to provide additional islands.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
7. 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 six (6) “Ayes,” zero (0) “Nays,” and three (3) “Absent” recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 12 Salt Creek Lane.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2013.

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Director of Community Development/Building Commissioner
David Cook, Village Manager
Date: June 12, 2013
Re: Scheduling of Public Hearing for Case A-18-2013
Applicant: Village of Hinsdale
Request: Text Amendment to Section 11-103 (Plan Commission), as it relates to Term Limits.

On April 3, 2012, the Village Board passed Ordinance No. O2012-14 removing term limits for specific Commissions within the Village. While the direction of the Board was to also remove term limits for the Plan Commission, these administrative responsibilities were codified in the Zoning Code as a result of Ordinance No. O2001-39, which requires it to be amended as a text amendment to the Zoning Code. In addition to the requirement for term limitations, the section also poses several requirements for Commissioners appointed after dates that have since expired and are no longer applicable to this section of the code. As such staff, is recommending that the Plan Commission consider amended language for the removal of term limits for its Commission.

It is requested that the public hearings be scheduled for July 10, 2013.

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village of Hinsdale

Address: 19 E. Chicago Ave.

City/Zip: Hinsdale, Il. 60521

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

E-Mail: _____

Owner

Name: N/A

Address: _____

City/Zip: _____

Phone/Fax: () _____ / _____

E-Mail: _____

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

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: () _____ / _____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: () _____ / _____

E-Mail: _____

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

1) Robert McGinnis, Director of Community Development/Building Commissioner

2) Sean Gascoigne, Village Planner

3) _____

II. SITE INFORMATION

Address of subject property: N/A

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

Brief description of proposed project: Text Amendment to Section 11-103 of the Hinsdale Zoning Code as it relates to Term Limits for Plan Commissioners.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A South: N/A

East: N/A West: N/A

Proposed zoning and land use: N/A

Existing square footage of property: N/A square feet

Existing square footage of all buildings on the property: square feet

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested:

☒ Map and Text Amendments 11-601E
Amendment Requested: Section 11-103 as it relates to Plan Commission Term Limits.

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

☐ Major Adjustment to Final Plan Development

TABLE OF COMPLIANCE

Address of subject property: N/A

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	<div>Text Amendment: Not Applicable</div>	
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the _____, day of _____, 2_____, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this _____ day of _____,

Notary Public



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

Must be accompanied by completed Plan Commission Application

Address of the subject property or description of the proposed request: Text Amendment to Section 11-103, as it relates to term limits for the Plan Commission.

REVIEW CRITERIA

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

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

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

The proposed text amendment is recommended by the Village Board of Trustees to allow Commissioners that have exhausted the existing allowance of a two-term limit (6 years), to remain on the Commission in an effort to minimize the number of vacancies and quorum issues currently being experienced on many of the other Commissions.

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

N/A

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

N/A

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

N/A

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

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

N/A

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

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

N/A

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

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

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

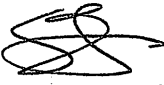
N/A

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

13. The community need for the proposed amendment and for the uses and development it would allow.
N/A

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

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Director of Community Development/Building Commissioner
David Cook, Village Manager
Date: July 10, 2013
Re: Scheduling Public Hearing for Case A-26-2013
Applicant: AT&T
Location: 333 W. 57th Street – Hinsdale Central High School
Request: Special Use Permit for Wireless Antennas and Site Plan/Exterior Appearance Approval

The applicant, AT&T, is proposing to co-locate a total of nine new cellular antennas on the existing water tower with the associated equipment to be housed in a ground level facility, at the base of the water tower located at 333 W. 57th Street in the IB Institutional Buildings District. The site was originally approved for a total of 36 new antennas, for four wireless providers. Since that approval, Clearwire has opted not to co-locate on the water tower. AT&T would be replacing Clearwire and while 36 antennas were originally approved, the applicant has stated that they require 3 additional (for a total of nine) and as such, are required to obtain an amended special use permit and site plan/exterior appearance approval since it is not in keeping with the originally approved number of antennas. Subsection 7-305I states that personal wireless services antennas of this nature are special uses.

It is requested that the public hearing be scheduled for September 11, 2013.

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Mastec on Behalf of AT & T
Address: 3100 Tollview Drive
City/Zip: Rolling Meadows 60008
Phone/Fax: 404-725-1260/
E-Mail: Tom.Ebels@mastec.com

Owner

Name: Village of Hinsdale (Water Tank)
Address: 19 E Chicago
City/Zip: Hinsdale 60521
Phone/Fax: /
E-Mail:

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

Name: Forge Services, Inc.
Title: Engineering Consultant
Address: 2210 Midwest Road, Ste. 213
City/Zip: Oak Brook, IL 60523
Phone/Fax: 630-264-6485/630-206-0119
E-Mail: n.stanic@forge-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) N/A
- 2) N/A
- 3) N/A

II. SITE INFORMATION

Address of subject property: 339 West 57th Street/Hinsdale Water Tank.

Property identification number (P.I.N. or tax number): 09 - 13 - 100 - 006

Brief description of proposed project: Install nine (9) antennas around the rim of the water tank and associated telecommunications equipment in the existing building as per the attached set of plans.

General description or characteristics of the site: The site is located on the Village Water tank, on the grounds of Hinsdale Central High School.

Existing zoning and land use: I-B Institutional Building/High School and Water Tank

Surrounding zoning and existing land uses:

North: R-1/R-4 Single Family Res.

South: R-5 Multi Family/R-3SF Res.

East: R-3-Single family Res.

West: R-6 Multi Family Residential

Proposed zoning and land use: No Zoning change is requested.

Existing square footage of property: 20,808.92 square feet

Existing square footage of all buildings on the property: _____ square feet

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

☒ Site Plan Approval 11-604

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

☒ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☒ Special Use Permit 11-602E
Special Use Requested: Special Use to install 9 antennas on Water Tank.

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 339 West 57th Street

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	N/A	
Minimum Lot Depth	N/A	
Minimum Lot Width	N/A	
Building Height	N/A	
Number of Stories	N/A	
Front Yard Setback	N/A	
Corner Side Yard Setback	N/A	
Interior Side Yard Setback	N/A	
Rear Yard Setback	N/A	
Maximum Floor Area Ratio (F.A.R.)*	N/A	
Maximum Total Building Coverage*	N/A	
Maximum Total Lot Coverage*	N/A	
Parking Requirements	N/A	
Parking front yard setback	N/A	
Parking corner side yard setback	N/A	
Parking interior side yard setback	N/A	
Parking rear yard setback	N/A	
Loading Requirements	N/A	
Accessory Structure Information		

* 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: AT & T's application for a SUP complies with the existing SUP, except that AT & T is requesting nine (9) antennas, which is three (3) more than allowed under the existing SUP for wireless carriers.
~~Additionally, the proposed antennas are approximately 37" larger than allowed under the Code. Approval of a new SUP₃ will bring the request into complete compliance.~~

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 24th day of June, 2013, I/We have read the above certification, understand it, and agree to abide by its conditions.

Tom A. Ebels Jr.
Signature of applicant or authorized agent

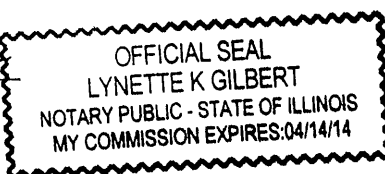
Signature of applicant or authorized agent

Tom A. Ebels Jr.
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 24th day of
June, 2013.

Lynette K. Gilbert
Notary Public





**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed General Application

Address of proposed request: 339 West 57th Street

Proposed Special Use request: Install 9 antennas on water tank

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.

Please see attached Statement of Support

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.

Please see attached Statement of Support

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 _____

Please see attached Statement of Support

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. _____

Please see attached Statement of Support

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

Please see attached Statement of Support

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. _____

Please see attached Statement of Support

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. _____

Please see attached Statement of Support

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. _____

Please see attached Statement of Support

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. Please see attached Statement of Support

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. Please see attached Statement of Support

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. _____

Please see attached Statement of Support

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: Mastec on behalf of AT & T
Owner's name (if different): Village of Hinsdale
Property address: 339 West 57th Street
Property legal description: [attach to this form]
Present zoning classification: I-B Institutional Building
Square footage of property: +/-20,808.92 SF
Lot area per dwelling: N/A
Lot dimensions: 129' 7" X 160' 7"
Current use of property: Public Water Tank
Proposed use: ☐ Single-family detached dwelling
☐ Other: _____

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

Brief description of request and proposal:

AT & T respectfully requests approval of a Special Use Permit and any other necessary approvals to install, operate, and maintain a wireless facility consisting of 9 antennas, coaxial cable, and telecom. equipment.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____
interior side(s) _____ / _____ _____ / _____

Provided:

Required by Code:

corner side

rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s): The existing structure will house the equipment and

Spacing between buildings: [depict on attached plans] its size will not be altered by this application.

principal building(s):

accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

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: Tom A. Ebels Jr.
Applicant's signature As Agent for AT & T

Tom A. Ebels Jr.
Applicant's printed name

Dated: 24 June, 2013.



**COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA**

Address of proposed request: 339 West 57th Street/Hinsdale Village Water Tank

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. N/A-the existing structure will house all equipment and the exterior will not be altered; therefore, this application will have no effect on the quality of open space.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. N/A-the existing structure will house all equipment and will not be altered, nor will the existing chase that houses the coax be changed. Therefore, this application will have no effect on the existing screening.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. The existing structure and chase will be utilized. The addition of 3 antennas will be negligible. The design is consistent with the existing SUP for wireless antennas, and will not negatively
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. N/A-No additional trees will be removed, nor will access be impeded in any way by the installation of equipment and antennas.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. The height of the proposed antennas will be consistent with the existing antennas on the water tank.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. N/A
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
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. N/A-no exterior changes are proposed to the existing telecommunications structure.
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. N/A-no exterior changes are proposed to the existing telecommunications structure.
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.

N/A-no exterior changes are proposed to the existing

telecommunications structure.

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.

N/A-no exterior changes are proposed to the existing

telecommunications structure.

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 meets the requirements for Site Plan Approval. Briefly describe how this application will meet the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

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

1. The site plan adequately meets specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable. _____
Please see the attached Statement of Support.
2. The proposed site plan does not interfere with easements and rights-of-way. _____
Please see the attached Statement of Support
3. The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site. _____
Please see the attached Statement of Support
4. The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. _____
Please see the attached Statement of Support
5. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. _____
Please see the attached Statement of Support
6. The screening of the site provides adequate shielding from or for nearby uses. _____
Please see the attached Statement of Support

7. The proposed structures or landscaping are not unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. Please see the attached Statement of Support.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes adequate provisions for the creation or preservation of open space or for its continued maintenance. Please see the attached Statement of Support.
9. The proposed site plan does not create unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. Please see the attached Statement of Support.
10. The proposed site plan does not place 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. Please see the attached Statement of Support.
11. The proposed site plan provides for required public uses designated on the Official Map. Please see the attached Statement of Support.
12. The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare. Please see the attached Statement of Support.

PROJECT SUMMARY

SITE SELECTION

Currently, AT & T is in the process of leasing sites to construct wireless communication facilities in order to provide its 4G wireless service. The number and location of these sites throughout the service area are based on:

- Technical feasibility and engineering requirements.
- Topography and terrain features.
- Zoning requirements.
- Service capacity needs.
- The ability to lease desired sites.

AT & T, whenever possible, will locate its equipment on existing buildings and telecommunication facilities to reduce the need for building new telecommunication towers. Only as a last resort does AT & T opt to construct a new telecommunications facility.

SITE DESCRIPTION

- Applicant: Mastec on behalf of AT & T ("New Cingular Wireless")
- Location: 339 West 57th Street
- Property Identification Number: 09-13-100-006
- Property Owner: Village of Hinsdale (Water Tank)
- Zoning District: I-B Institutional Building District.

PROJECT DESCRIPTION

AT & T is proposing the installation of nine (9) wireless telecommunications antennas on the Hinsdale Village Water Tank below the height of the structure, as depicted on the elevation plan. The site would consist of a three (3) sets of flat, panel antennas composed of three (3) antennas each. All radio equipment would be located inside the existing structure that houses three (3) other wireless carriers, as per the site plan.

Each antenna is approximately ninety-seven (97) inches tall and fourteen (14) inches wide. The Code allows for 5-foot antennas; however, AT & T is proposing the larger antennas in lieu of being able to install twelve antennas as Verizon Wireless is allowed to do under the existing SUP. The larger sized antennas will reduce or eliminate the need for an additional facility in the area. The larger antennas will still be well below the height of the water tank, as depicted on the elevation plan. The supporting electronic equipment will be located within the existing structure and out of public view. Fiber optic cable will connect each antenna set to the equipment cabinets. The Fiber Optic cable will be in an existing cable tray running up the side of the tank, which is currently painted to match the color of the water tank.

STATEMENT SUPPORTING REQUEST FOR A SPECIAL USE PERMIT

NATURE OF APPLICATION & REQUESTED ACTION

AT & T Wireless respectfully requests a Special Use Permit for its antennas and radio equipment, and any other relief necessary to accommodate the installation of telecommunications facility on Hinsdale Village Water Tank located at 339 West 57th Street in Hinsdale. The property is zoned I-B Institutional Buildings. These requests are made based on the following sections of the Village of Hinsdale's Zoning Ordinance: 1. Subsection II-602E pertaining to Standards for Special Use Permits; 2. Subsection II-604F pertaining to Standards for Site Plan Approval; and 3. Subsection II-606E pertaining to Standards for Building Permits (Exterior Appearance Review), which refers to Subsection I-605E Standards and Considerations for Design Review.

Village of Hinsdale

Subsection II-602E pertaining to Standards for Special Use Permits:

1. *General Standards:* No special use permit shall be recommended or granted pursuant to this section unless the applicant shall establish that:
 - (a) *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 and with the general purpose and intent of the official comprehensive plan.

The proposed use will be consistent with the goals and policies set forth in Hinsdale's Zoning Ordinance and Comprehensive Plan.

The Hinsdale Water Tank is located in the I-B Institutional Buildings Zoning District, where antennas are permitted with a Special Use Permit. There is an existing Special Use which established the water tank as a suitable location for wireless carriers to provide service. All of the proposed AT & T telecommunications equipment will be located inside of the structure that houses the existing telecommunications equipment. Further, all fiber optic cable, which connects the ground equipment to the antennas, will be contained within the existing cable tray, which is painted to match the exterior color of the tank. For the above reasons, the proposed addition of antennas will be consistent with the existing Special Use Permit; the requirements of the Hinsdale Zoning Ordinance; and the Hinsdale Comprehensive Plan.

(b)*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 establishment, maintenance and operation of this wireless telecommunication facility will not have an undue adverse effect on the adjacent property, character of the area or the public health, safety, morals, comfort, or general welfare.

The wireless telecommunications facility will be wholly contained within the existing structure on site that houses existing wireless telecommunications carriers. The Hinsdale Water Tank is located in the I-B Institutional Buildings Zone, at 339 West 57th Street in Hinsdale.

The proposed facility consists of antennas, radio equipment cabinets, and fiber optic cables. AT & T proposes to install three (3) sets of flat, panel antennas composed of three (3) antennas to the side of the Hinsdale Water Tank, below the height of the structure. All of the equipment is housed inside of the existing structure and out of public view. All cables will be routed through the existing cable tray which is painted to match the exterior color of the water tank, in order to minimize any visual impact. The radio equipment cabinets will be located inside the existing structure, as depicted on the site plan.

AT & T is licensed and regulated by the Federal Communications Commission (FCC), which imposes strict health and safety standards. These standards are set by independent safety and standard groups such as the American National Standards Institute (ANSI) and the Institute of Electrical Electronics (IEEE). AT & T intends to comply with these standards. AT & T also intends to comply with applicable FAA guidelines.

The power generated from the proposed antennas is very low by radio frequency standards and will pose no public health concerns.

Wireless telecommunication technology does not interfere with any other form of communication, whether public or private. To the contrary, AT & T's 4 G wireless technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

(c)*No Interference With Surrounding Development:* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

This facility will not impede, hinder or discourage the development and use of adjacent land and buildings in accordance with applicable district regulations. In order to encourage telecommunications facilities on municipal facilities, Hinsdale established that telecommunications facilities are allowed to operate in the I-B Institutional Buildings District, by the issuance of a Special Use Permit. The issuance of a Special Use Permit to add three additional

antennas will not dominate or interfere with the use and development of the neighboring property, in that it will be consistent with the existing Special Use Permit, which has been conditioned to mitigate impacts on surrounding properties.

- (d)*Adequate public facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed wireless telecommunications facility will be unmanned and entirely self-monitored. The only utilities necessary for this facility are telephone and electricity; both of which are readily available. Because the facility is unmanned, there will be no impact to the existing traffic patterns, nor will there be any need for additional access roads. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility.

- (e)*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 installation is an unmanned facility. The existing entrance to the Hinsdale's Water Tank will be utilized. No additional access is required or proposed. Periodic maintenance visits by a single engineer are expected to occur once or twice a month. Therefore, this facility will have a negligible impact on traffic flow in the surrounding area.

-
- (f)*No destruction of significant features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

The equipment will be located inside the existing structure that houses three other wireless carriers, as a result the installation of equipment inside the shelter and on the water tank will not cause the loss or damage to any natural, scenic, or historic feature of significant importance. To the contrary, in utilizing the tallest structure in the area, the need for an additional site in the area will be reduced or eliminated. Mounting the antennas to the existing structure offers the most unobtrusive way for AT & T to provide its 4G wireless service to the area.

- (g)*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.

As stated above, the proposed application complies with the existing Special Use Permit for wireless carriers, except for the number of antennas and the antenna dimensions.

AT & T is proposing the installation of nine (9) wireless telecommunications antennas on the Hinsdale Village Water Tank below the height of the structure, as depicted on the elevation plan. The existing SUP for wireless carriers allows for 36 antennas. The addition of nine (9) AT & T antennas will exceed the number of antennas by three (3). However, if a Special Use Permit is granted that allows for the installation of nine (9) antennas, the need for an additional facility in the area will be reduced or eliminated, which is in the spirit of the Zoning Ordinance.

Each antenna is approximately 97 inches tall and 14 inches wide. The Code allows for 5-foot antennas; however, AT & T is proposing the larger antennas in lieu of being able to install twelve antennas as Verizon Wireless is allowed to do under the existing SUP. The larger sized antennas will reduce or eliminate the need for an additional facility in the area. Further, the larger antennas will still be well below the height of the water tank, as depicted on the elevation plan. The supporting electronic equipment will be located within the existing structure and out of public view. Fiber optic cable will connect each antenna set to the equipment cabinets. The Fiber Optic cable will be in a covered in an existing cable tray running up the side of the tank, which is painted to match the color of the water tank

2. *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, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

If the Special Use for nine (9) antennas that measure approximately 97"X14" is granted, all special standards will be complied with. The current application complies with the existing Special Use for Wireless carriers in all other respects.

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

(a) *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.

As stated above, AT & T's 4 G wireless technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

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

The Hinsdale Water Tank is the highest structure in the area that is capable of supporting antennas without constructing a new facility. As such, it represents the best location in the area, in that the visual impacts of adding a new facility can be avoided entirely. Since there are no other tall structures in the area, affixing antennas to the Water Tank is the best alternative in the vicinity.

- (c) *Mitigation of adverse impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

The conditions attached to the existing Special Use Permit granted to Verizon Wireless, U.S. Cellular, Clearwire, and T-Mobile ensure that all equipment is housed inside; all cables are routed through a covered cable tray, and all antennas are mounted below the height of the Water Tank; thereby, mitigating visual impacts on surrounding properties. AT & T's proposed equipment and antennas will be consistent with the existing Special Use Permit; thus, the visual impact of AT & T's antennas and equipment will be negligible, and mitigated in a similar fashion to the existing antennas.

Subsection II-604F pertaining to Standards for Site Plan Approval:

1. *Standards:* The board of trustees shall not approve, and the plan commission shall not recommend approval of, a site plan submitted pursuant to this section except on the basis of specific written findings establishing that the applicant has met all of the following standards:

- (a) The application is complete in specified particulars and does not contain or reveal violations of this code or other applicable regulations that the applicant, after written request, has failed or refused to supply or correct.

AT & T's application is complete; however, if any deficiencies are discovered during staff's review, they will be addressed in an expedient manner.

- (b) If the application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, the applicant has secured approval of that application.

AT & T will not proceed with Site Plan review until all prerequisite approvals are properly obtained.

- (c) The site plan adequately meets specified standards required by this code with respect to the proposed use or development, including special use standards where applicable.

As stated above, the proposed application complies with the existing Special Use Permit for wireless carriers located on the tank, except for the number of antennas and the antenna dimensions.

AT & T is proposing the installation of nine (9) wireless telecommunications antennas on the Hinsdale Village Water Tank below the height of the structure, as depicted on the elevation plan. The existing SUP for wireless carriers allows for 36 antennas. The addition of nine (9) AT & T antennas will exceed the number of antennas by three (3). However, if a

Special Use Permit is granted that allows for the installation of nine (9) antennas, the need for an additional facility in the area will be reduced or eliminated, which is in the spirit of the Zoning Ordinance.

Each antenna is approximately 97 inches tall and 14 inches wide. The Code allows for 5-foot antennas; however, AT & T is proposing the larger antennas in lieu of being able to install twelve antennas as Verizon Wireless is allowed to do under the existing SUP. The larger sized antennas will reduce or eliminate the need for an additional facility in the area. Further, the larger antennas will still be well below the height of the water tank, as depicted on the elevation plan. The supporting electronic equipment will be located within the existing structure and out of public view. Fiber optic cable will connect each antenna set to the equipment cabinets. The Fiber Optic cable will be in a covered in an existing cable tray running up the side of the tank, which is painted to match the color of the water tank.

(d)The proposed site plan does not interfere with easements or rights of way.

The proposed site plan does not interfere with any easements or rights of way. The equipment will be housed in an existing structure. The antennas will be on the water tank, and all utilities will be extended through existing utility easements, as depicted on the site plan and elevation plans contained in this application.

(e)The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site.

N/A-the proposed telecommunications equipment and cable will not require any grading or destruction of significant natural, topographical, or physical features. The proposed telecommunications equipment will be housed inside the existing structure and will not require any alterations to the exterior of the structure. The fiber cable that connects the equipment to the antennas will be buried underground and enclosed in the existing cable tray that extends up the side of the tank. The buried portion of the cable can be trenched in and will not require any long term disturbance to the natural features of the property.

(f)The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

The proposed wireless telecommunications facility will have no adverse impact on the use and enjoyment of other property in the immediate vicinity of this facility. AT & T has been sensitive in selecting and designing a site so that it can minimize the visual impact on the surrounding properties.

The fiber optic cable, which connects the radio equipment to the antennas, will run in an existing painted cable tray from the radio equipment up the side of the water tank as depicted on the elevation plan. The antennas will be mounted below the height of the water tank, which will minimize the visual impact of the additional antennas.

AT & T's operations are passive in nature, in that they produce no traffic or air emissions. For the above reasons, AT & T's proposed installation will not be injurious to the use and enjoyment of surrounding property for the uses permitted in the zoning district.

- (g) The proposed site plan does not create undue traffic congestion or hazards in the public streets, and the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site.

The proposed installation is an unmanned facility. The existing entrance to the Hinsdale's Water Tank will be utilized. No additional access is required or proposed. Periodic maintenance visits by a single engineer are expected to occur once or twice a month. Therefore, this facility will have a negligible impact on traffic flow in the surrounding area.

- (h) The screening of the site provides adequate shielding from or for nearby uses.

The conditions attached to the existing Special Use Permit granted to Verizon Wireless, U.S. Cellular, Clearwire, and T-Mobile ensure that all equipment is housed inside; all cables are routed through a covered cable tray, and all antennas are mounted below the height of the Water Tank; thereby, mitigating visual impacts on surrounding properties. AT & T's proposed equipment and antennas will be consistent with the existing Special Use Permit; thus, the visual impact of AT & T's antennas and equipment will be negligible.

- (i) The proposed structures or landscaping provide reasonable amenity in relation to, or are compatible with, nearby structures and uses.

N/A-No new structures are proposed. The existing structure that houses wireless carriers will be utilized. The structure's exterior will not be altered in any way by this application. The conditions attached to the existing Special Use Permit granted to Verizon Wireless, U.S. Cellular, Clearwire, and T-Mobile ensure that all equipment is housed inside; all cables are routed through a covered cable tray, and all antennas are mounted below the height of the Water Tank; thereby, mitigating visual impacts on surrounding properties. AT & T's proposed equipment and antennas will be consistent with the existing Special Use Permit; thus, the visual impact of AT & T's antennas and equipment will be negligible.

- (j) In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes adequate provision for the creation or preservation of open space or for its continued maintenance.

The conditions attached to the existing Special Use Permit granted to Verizon Wireless, U.S. Cellular, Clearwire, and T-Mobile ensure that all equipment is housed inside; all cables are routed through a covered cable tray, and all antennas are mounted below the height of the Water Tank; thereby, mitigating visual impacts on surrounding properties. AT & T's proposed equipment and antennas will be consistent with the existing Special Use Permit; thus, the visual impact of AT & T's antennas and equipment will be negligible.

- (k)The proposed site plan does not create unreasonable drainage or erosion problems or fail to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the village.

The proposed wireless telecommunications facility will not require drainage, and will not contribute to erosion problems. The equipment will be housed inside of the existing structure, and the antennas will be located on the water tank. No additional impervious surface will be required; and therefore, no additional storm water will be generated as a result of the proposed facility.

- (l)The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site or area or fail to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility systems serving the village.

The proposed wireless telecommunications facility will be unmanned and entirely self-monitored. The only utilities necessary for this facility are telephone and electricity; both of which are readily available. Because the facility is unmanned, there will be no impact to the existing traffic patterns nor will there be any need for additional access roads. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility.

- (m)The proposed site plan provides for required public uses designated on the official map.

The proposed wireless telecommunications facility will be unmanned and entirely self-monitored. The only utilities necessary for this facility are telephone and electricity; both of which are readily available. Because the facility is unmanned, there will be no impact to the existing traffic patterns nor will there be any need for additional access roads. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility.

- (n)The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare.

The establishment, maintenance and operation of this wireless telecommunication facility will not have an undue adverse effect on the public health, safety, morals, comfort, or general welfare.

The wireless telecommunications facility will be wholly contained within the existing structure on site that houses existing wireless telecommunications carriers. The Hinsdale Water Tank is located in the I-B Institutional Buildings Zone, at 339 West 57th Street in Hinsdale.

The proposed facility consists of antennas, radio equipment cabinets, and fiber optic cables. AT & T proposes to install three (3) sets of flat, panel antennas composed of three (3) antennas to the side of the Hinsdale Water Tank, below the height of the structure. All of the equipment is housed inside of the existing structure and out of public view. All cables will be routed through the existing cable tray which is painted to match the exterior color of the water tank, in order to minimize any visual impact. The radio equipment cabinets will be located inside the existing structure, as depicted on the site plan.

AT & T is licensed and regulated by the Federal Communications Commission (FCC), which imposes strict health and safety standards. These standards are set by independent safety and standard groups such as the American National Standards Institute (ANSI) and the Institute of Electrical Electronics (IEEE). AT & T intends to comply with these standards. AT & T also intends to comply with applicable FAA guidelines.

The power generated from the proposed antennas is very low by radio frequency standards and will pose no public health concerns.

Wireless telecommunication technology does not interfere with any other form of communication, whether public or private. To the contrary, AT & T's 4 G wireless technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

Conclusion:

AT & T is attempting to meet the goals mentioned in the prior paragraphs. The requested Special Use Permit and radio equipment setback variation will allow AT & T to operate an important public service at a location that will effectively serve the community in and around Hinsdale. This facility is designed to service both the residents and businesses in Hinsdale and it will support all users who commute into and through the community.

It is AT & T's belief that granting the requested special use permit will not negatively impact neighboring properties, nor will it endanger the health, safety, or welfare of the general public. Moreover, the granting of the requested special use will not adversely affect or prevent the future development of the subject property or any other neighboring property.

For the reasons stated above, AT & T respectfully requests that Village of Hinsdale grant AT & T a Special Use Permit and any other necessary approvals to install and operate a wireless telecommunications facility at 339 West 57th Street in Hinsdale.

DRIVING DIRECTIONS

FROM O'HARE AIRPORT

1. HEAD SOUTH-EAST 0.5 MI
2. TAKE THE RAMP ONTO I-190 E 1.5 MI
3. TAKE EXIT 10 TOWARD I-294 S/INDIANA'S TOLLWAY 0.4 MI
4. MERGE ONTO I-294 S PARTIAL TOLL ROAD 0.7 MI
5. TAKE THE I-88 WEST E-W TOLLWAY EXIT TOWARD AURORA TOLL ROAD 0.4 MI
6. MERGE ONTO I-88 W TOLL ROAD 2.5 MI
7. TAKE THE ILLINOIS 83 S EXIT PARTIAL TOLL ROAD 0.4 MI
8. MERGE ONTO IL-83 SKIDGERS HWY S 4.0 MI
9. TAKE THE 55TH ST EXIT 0.2 MI
10. KEEP RIGHT AT FORK. FOLLOW SIGNS FOR 55TH STREET E. MERGE ONTO W 55TH ST 0.9 MI
11. TURN RIGHT ONTO S GRANT ST 0.3 MI
12. TAKE THE 1ST RIGHT ONTO W 57TH ST DESTINATION WILL BE ON THE RIGHT 43 FT

SITE QUALIFICATION PARTICIPANTS

	NAME	COMPANY	PHONE
A/E	NEBOUSA STANIC	FORGE INC.	312-804-9061
REAL ESTATE	DEREK MCGREW	CELLUSITE	317-507-4541
RF	N/A	N/A	N/A
PM	STEVE PALA	NSORO	630-962-7556
REGULATORY	N/A	N/A	N/A
CM	NICK STAPLETON	N/A	N/A

CODE COMPLIANCE

BUILDING CODE: 2007 INTERNATIONAL BUILDING CODE

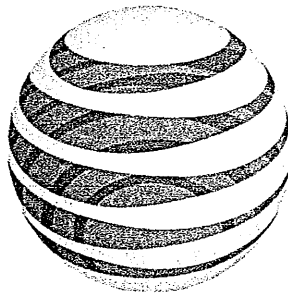
ELECTRICAL CODE: 2007 NATIONAL ELECTRICAL CODE

LIGHTNING PROTECTION CODE: NFPA 780-2000 LIGHTING PROTECTION CODE

SUBCONTRACTOR WORK SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES AS ACCEPTED BY THE LOCAL JURISDICTION WITH ALL ADOPTED CODES AND AMENDMENTS IN EFFECT ON THE DATE OF THE CONTRACT AWARDS SHALL GOVERN THE DESIGN.

AMERICAN CONCRETE INSTITUTE (ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE)
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
HANDICAPPED ACCESS REQUIREMENTS DO NOT APPLY



at&t

AT&T WIRELESS, INC.
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

IL0750 HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521

SITE TYPE

WATER TOWER

STRUCTURE HEIGHT: 104'-0"
STRUCTURE TYPE: WATER TANK
ANTENNA QTY: 9
ANTENNA HEIGHT (CL): 99 FT
LEASE AREA: 10'-9" X 20'-9"
EQUIPMENT MOUNTING: BRICK SHELTER

COUNTY MAP



RFDS VERSION

ILL00750
DATED 1/23/2013

APPROVED FOR CONSTRUCTION

NETWORK DEVELOPMENT

SITE ACQUISITION

RF

CONSTRUCTION

PROPERTY OWNER

DRAWING INDEX

TOTAL PAGES: 4

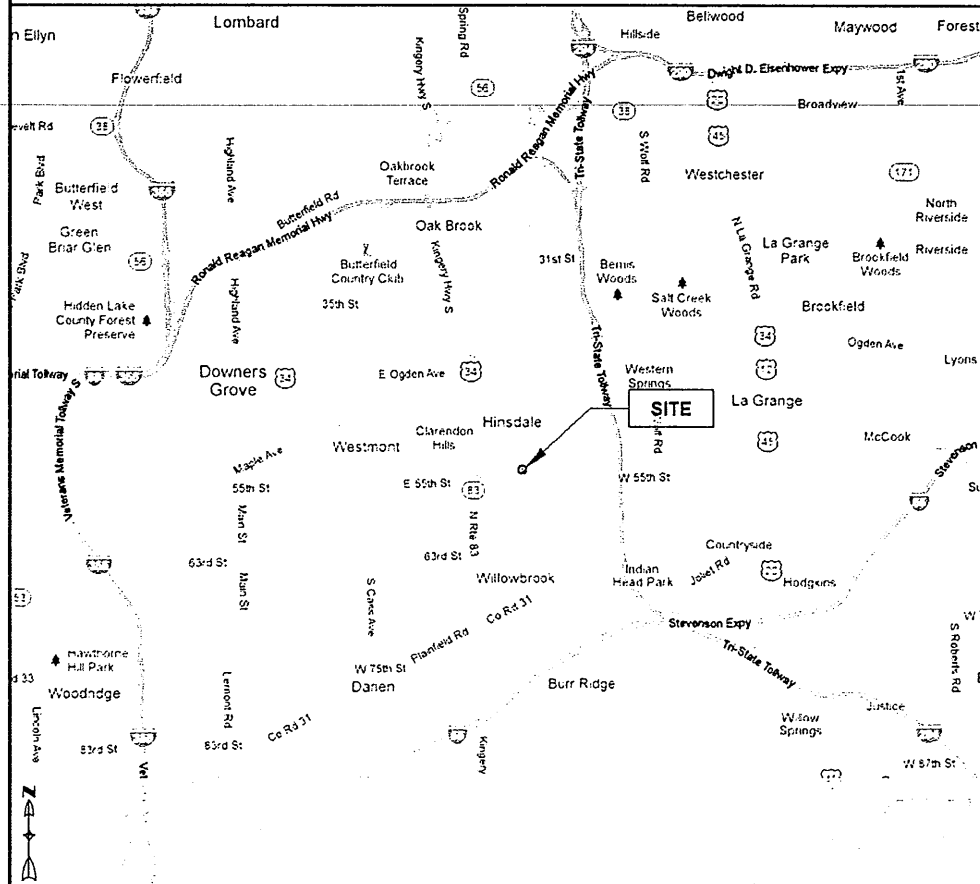
NO.	SHEET NO.	SHEET TITLE	REVISIONS
1	T.1.1	TITLE SHEET	
2	C.1.1	SITE PLAN	
3	C.1.2	ENLARGED SITE PLAN	
4	C.2.1	ELEVATION	

at&t APPROVALS

	PRINT NAME	SIGNATURE	DATE
SITE ACQUISITION MANAGER:			
NSORO CONSTRUCTION MANAGER:			
NSORO SA PROJECT MANAGER:			
NSORO SA SPECIALIST:			
AT&T RF PROJECT MANAGER:			
AT&T PROJECT MANAGER:			

AREA MAP

NO SCALE



SITE INFORMATION

PROPERTY OWNER: VILLAGE OF HINSDALE
19 E CHICAGO AVE
HINSDALE, IL 60521

OWNER CONTACT: AMY PISCOTTO
(630) 789-7026

SITE ADDRESS: 339 W 57TH STREET
HINSDALE, IL 60521

APPLICANT: AT&T WIRELESS, INC.
25000 GREAT NORTHERN COPR.
CTR 1, STE. 444
NORTH OLMSTED, OH 44070

SITE CONTACT: N/A

COUNTY: DuPage

FA #: 12565606

PIN: 9-13-100-006

PROPOSED USE: TELECOMMUNICATIONS FACILITY

ZONING CLASS: N/A

ZONING JURISDICTION: IB INSTITUTIONAL BUILDING

TELCO: AT&T

POWER CO: ComEd

E911: N/A

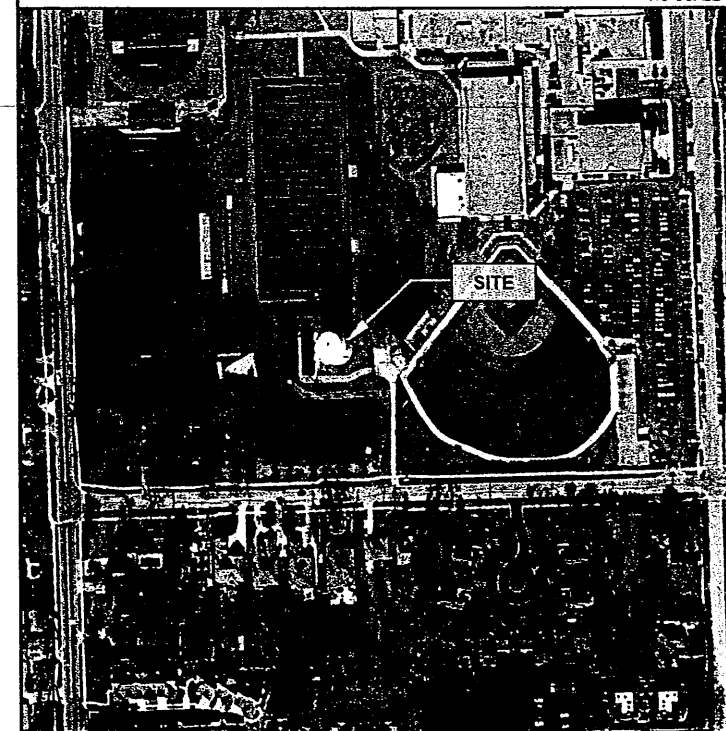
LATITUDE: 41°47'10.09"N (41.786136°N)
(NAD 83)

LONGITUDE: 087°56'03.09"W (087.934192°W)
(NAD 83)

GROUND ELEVATION: 725
(NGVD 29)

VICINITY MAP

NO SCALE



Know what's below.
Call before you dig.

ILLINOIS ONE-CALL SYSTEM
CALL BEFORE YOU DIG

THIS NOTICE MUST BE AT LEAST 72 HOURS /THREE WORKING DAYS PRIOR TO THE START OF EXCAVATION



AT&T WIRELESS, INC.
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173



FORGE SERVICES, INC.
T: (630) 264-6485
F: (630) 266-9119
2218 MIDWEST RD. STE 213
OAK BROOK, IL 60523



4561 MIDLAND RD
PROSPECT HEIGHTS, IL 60070
TEL (847) 676-7415
FAX (847) 550-2509
WWW.KAMRYENGINEERING.COM

FORGE PROJECT NO: 6272

DRAWN BY: TL

CHECKED BY: FB

REV	DATE	DESCRIPTION
1	3/4/2013	ISSUED FOR LEASE EXHIBIT

CONSTRUCT ONLY FROM DRAWINGS
MARKED "ISSUED FOR CONSTRUCTION"

DRAFT

DATE SIGNED: _____

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IL0750
HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521

WATER TOWER

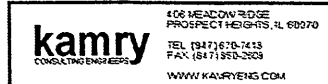
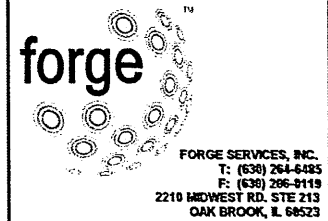
TITLE SHEET

T.1.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "A" SIZE)

MANHOLE/VALVE VAULT
CATCH BASIN
CURB INLET
VALVE (INDIVIDUAL SERVICE)
FIRE HYDRANT
STREET LIGHT/LIGHT POST
UTILITY/POWER POLE
GUY WIRE/ANCHOR
TELEPHONE PEDESTAL
ELECTRIC METER
GAS METER
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
SIGN
MAIL BOX
HANDHOLE
DRAINPIPE
FES (AT END OF PIPE)
CHAIN LINK FENCE
WOOD FENCE
DEPRESSED CURB
CONCRETE CURB & GUTTER
SANITARY SEWER
STORM SEWER
WATER MAIN
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
GAS LINE
CABLE LINE
BUSH/SHRUB
TREE DECIDUOUS
TREE NON-DECIDUOUS
DRAINAGE ARROW
CONTOUR LINE
SPOT ELEVATION
TOP OF FOUNDATION
TOP OF CONCRETE/CAISSON
FINISHED FLOOR
ABOVE GROUND LEVEL
BOUNDARY LINE
CONCRETE
ASPHALT
GRAVEL
BRICK
NEW BUILDING/EQUIPMENT
EXISTING BUILDING
LEASE SITE
ACCESS EASEMENT

SCALE: 1" = 16'-0"

[illegible]

CHECKED BY: FB

REV	DATE	DESCRIPTION
1	3/4/2013	ISSUED FOR LEASE EXHIBIT

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HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521

WATER TOWER

SITE PLAN

C1.1

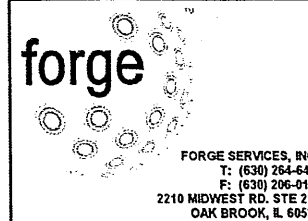
ANTENNA PLAN

SCALE: 1" = 8'-0"

- PROPOSED PANEL ANTENNA
(3) PER SECTOR; TYP.
- EXISTING CABLE TRAY; TYP. OF 4-
- EXISTING WATER TANK FLANGE; TYP. -

(5) EXISTING MOUNTS TO BE UTILIZED
(1) EXISTING MOUNT TO BE REMOVED
(4) PROPOSED MOUNTS

NOTE: STRUCTURAL REVIEW MAY REQUIRE
EXISTING MOUNTS TO BE REPLACED



FORGE PROJECT NO: 6272

DRAWN BY: TL

CHECKED BY: FB

REV	DATE	DESCRIPTION
1	34/2013	ISSUED FOR LEASE EXHIBIT

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IL0750
HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521
WATER TOWER

ENLARGED SITE PLAN

C1.2

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. TABLE)

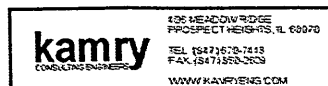
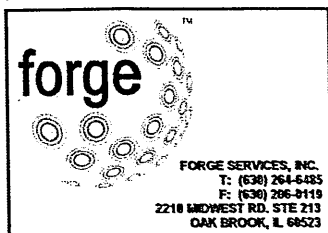
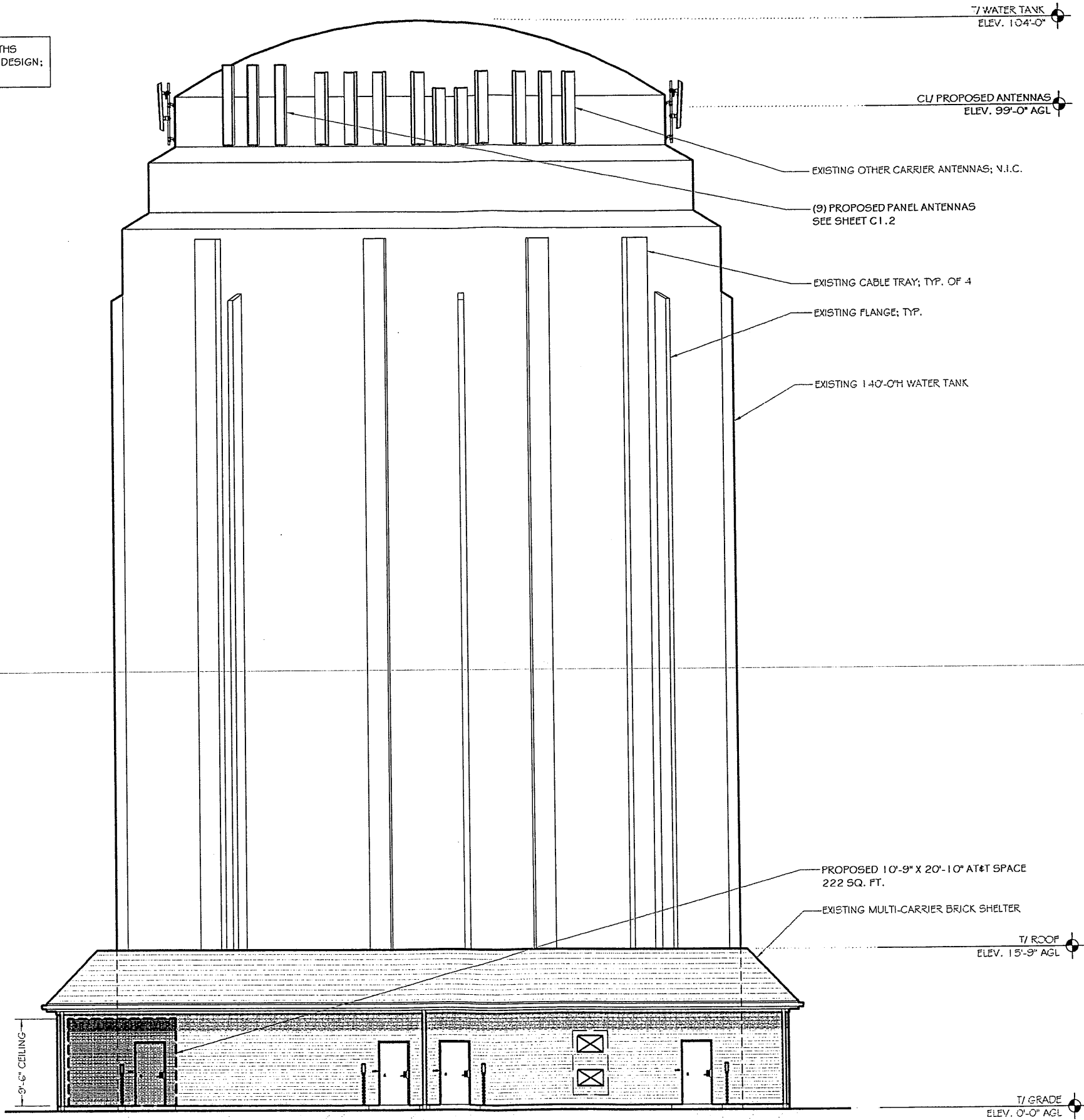
CONTRACTOR TO VERIFY CABLING CONNECTION CONFIGURATION, ANTENNA AZIMUTHS
RECEIPT OF FINAL RFDS, ALL CONNECTIONS, AND CONFORMANCE TO STRUCTURAL DESIGN;
ALL DEVIATIONS TO BE REPORTED IMMEDIATELY TO ATT PERSONNEL

FOR REFERENCE ONLY

THE STRUCTURAL ENGINEERING OF THE TOWER AND ITS
FOUNDATION IS UNDER A SEPARATE CONTRACT.
REQUIREMENTS SET FORTH BY THIS ENGINEER
MAY OR MAY NOT BE KNOWN OR REFLECTED IN THESE
DRAWINGS.

CONTRACTOR SHALL MODIFY TOWER ONLY IN ACCORDANCE
WITH TOWER STRUCTURAL DESIGN, DETAILS, AND REPORT
UNDER SEPARATE CONTRACT AND UNDER SEPARATE COVER.

ANY CHANGE OR OMISSION MUST BE APPROVED IN WRITING
BY TOWER STRUCTURAL ENGINEER; ALL REPRESENTATIONS
OF TOWER AND TOWER FOUNDATION ARE FOR
REPRESENTATIONAL PURPOSES ONLY



FORGE PROJECT NO: 6272
DRAWN BY: TL
CHECKED BY: FB

REV	DATE	DESCRIPTION
1	3/4/2013	ISSUED FOR LEASE EXHIBIT

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339 W 57TH STREET
HINSDALE, IL 60521


WATER TOWER

ELEVATION

C2.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. TABLE D)

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager
Date: July 10, 2013
Re: Scheduling of Public Hearing for Case A-22-2013
Applicant: 201-205 S. Vine - Zion Lutheran Church
Request: Map Amendment from IB, Institutional Buildings to R-4 Single-Family Residential

On October 10, 2012, the Plan Commission considered an amendment to the existing Planned Development for Zion Lutheran, to permit two additional uses for the school property at 125 S. Vine. During those discussions, certain Commissioners expressed concerns with the residential homes at 201 and 205 S. Vine being part of the Planned Development and as such, indicated their general support to see those properties removed from the Planned Development and returned to residential zoning. The applicant acknowledged the suggestion and is now requesting to accomplish this with one of the steps being a Map Amendment from IB, Institutional Buildings to R-4, Single-Family Residential. On June 24th, the Zoning and Public Safety Committee unanimously moved to recommend approval of the required Major Adjustment, with all necessary waivers required to accomplish the removal of the two lots. This recommendation will be heard by the full Board on July 16th, 2013.

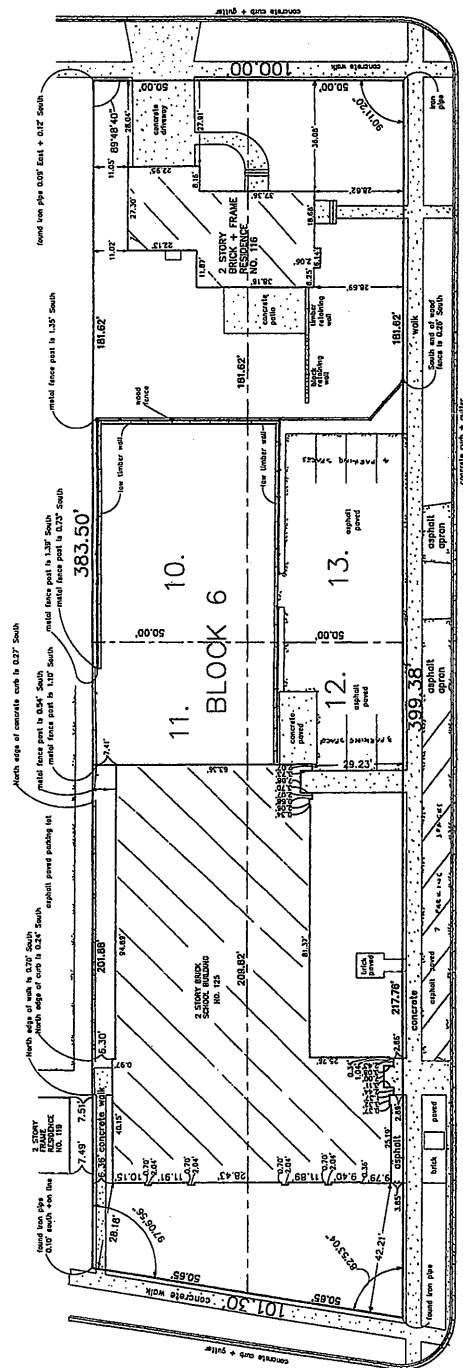
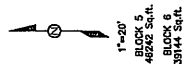
It is requested that the public hearing for the Map Amendment be scheduled for September 11, 2013.

Attachment

Cc: President Cauley and Village Board of Trustees

SEPH M. DE CRAENE
JOIS LAND SURVEYOR
710 SKYLINE DRIVE
HINSDALE, IL 60527
PHN 830-789-0898
FAX 830-789-0897

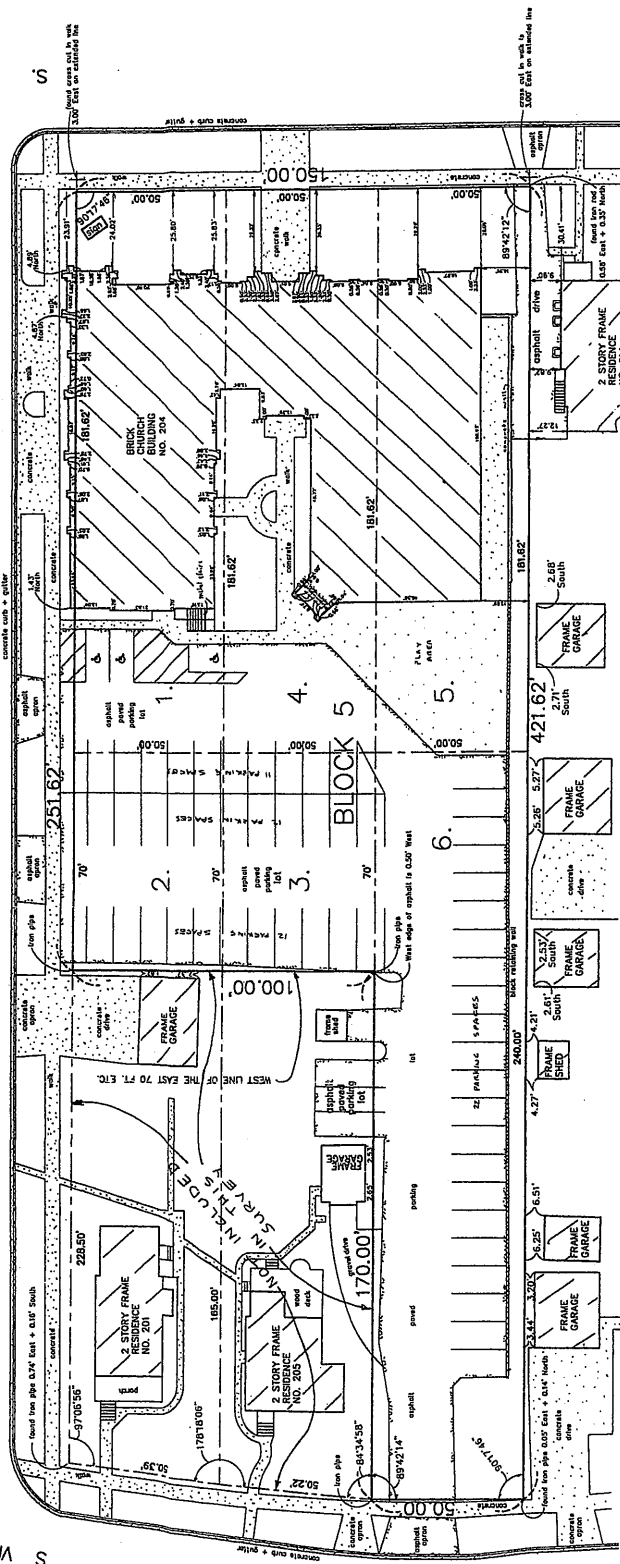
LOT 1, THE EAST 70.00 FEET OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5 AND 6 IN BLOCK 5, ALSO, LOTS 10, 11, 12 AND 13 IN BLOCK 6 ALL IN J. L. CASS'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AUGUST 13, 1872 AS DOCUMENT NUMBER 153440, IN DUPAGE COUNTY, ILLINOIS.



S VINE STREET

W. 2ND STREET

record
99

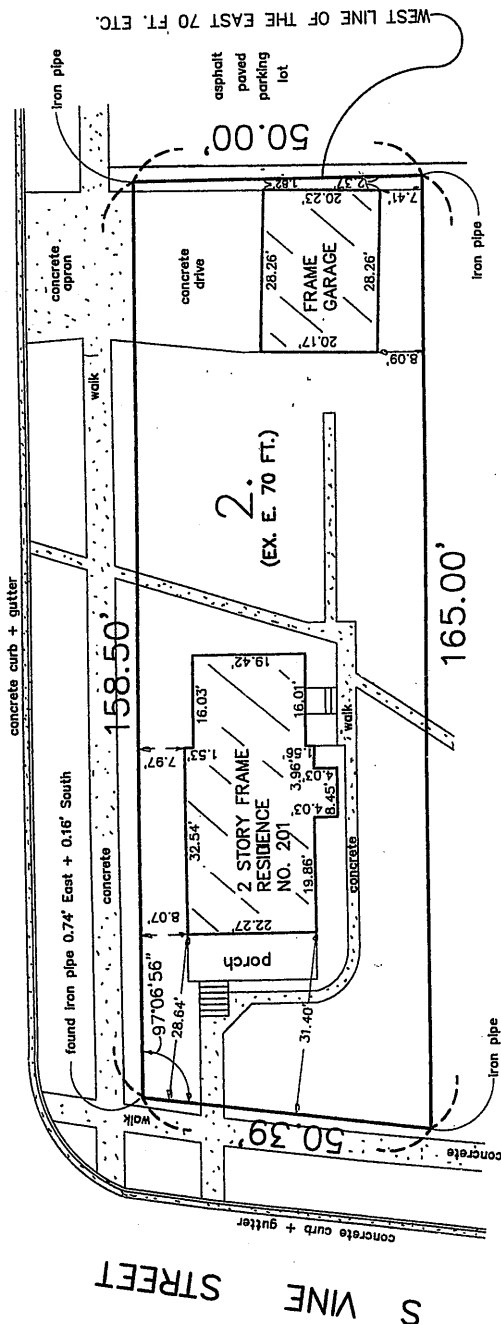
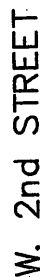


THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MANDATORY STANDARDS FOR A BOUNDARY SURVEY.

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60527
PHN 630-789-0898
FAX 630-789-0697

LOT 2 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

1"=20'
8087 Sq.ft.



NOTES:
CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENTLY KNOWN MIGHT AFFECT OR CHANGE THE PROPERTY OR THE APPROXIMATE BOUNDARIES OF THE LOT OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT. CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SOBERLY BEFORE USE. DO NOT ASSUME THAT PROPERTY MONUMENTS INDICATED REMAIN IN PLACE. DO NOT ASSUME THAT VALUE UNLESS EXPRESSED IMPRESSION OF SURVEYOR'S. SEAL IS AFFIXED HEREON.

DATE: APRIL 5, A.D. 2012

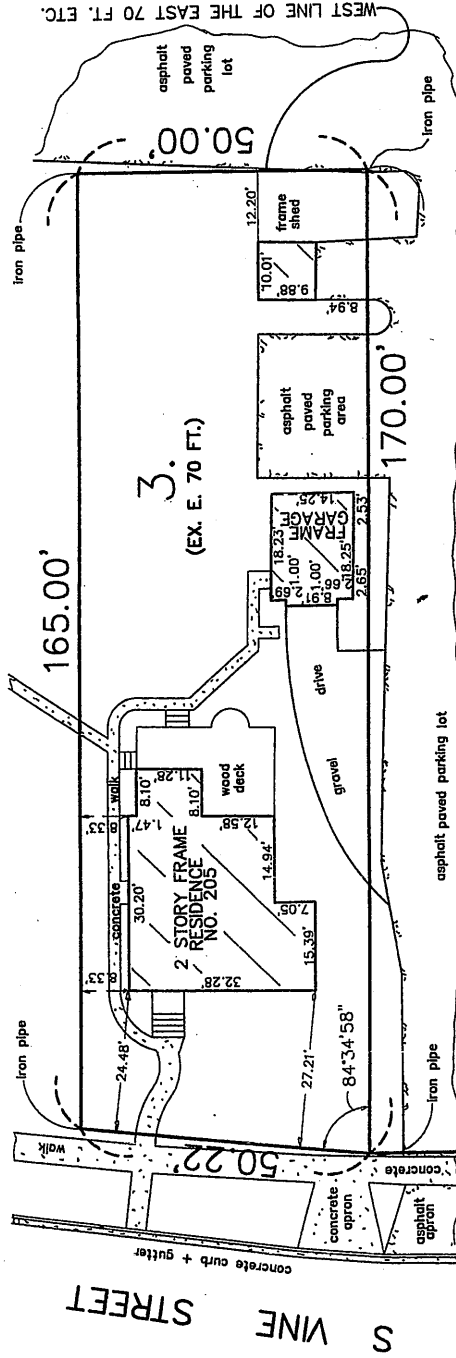
LIC. EXP. 11-30-2014
ORDERED BY: LARSON
ORDER NO: 130205-201 VINE
© COPYRIGHT 1"=20' JOSEPH M. DE CRAEN

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60527
PHN 630-789-0898
FAX 630-789-0697

Plat of Survey

LOT 3 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

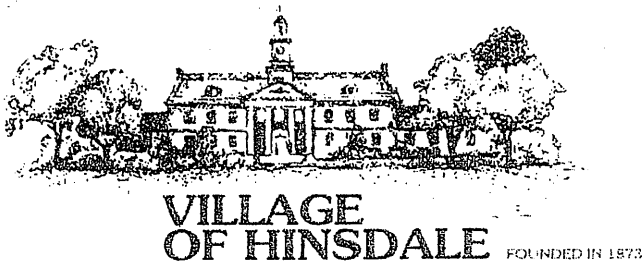
1"=20'
8375 Sq.ft.



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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATE: APRIL 5, A.D. 2013
ILLINOIS LAND SURVEYOR NO. 2478
L.C. EXP. 11-30-2014
ORDERED BY: LARSON
ORDER NO: 130205-205 VINE
© COPYRIGHT 1"=20' JOSEPH M. DE CRAENE





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

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment ☒ Text Amendment ☐

Address of the subject property 201 and 205 S. Vine St.

Description of the proposed request: Remove both subject residential properties from previously approved Plan Development (Please see concurrent companion Applications, Site Plan & Keith Larson letter of February 15, 2013), and rezone the two lots from IB to R-4 District.

REVIEW CRITERIA

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

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

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

The subject properties were classified as IB District prior to their inclusion in the PUD in 2004. However, their pre-Code uses were single-family residential, those uses did not change when both lots were included in the PUD in 2004, and their proposed uses are consistent with R-4 uses. Inclusion of both lots in the R-4 District meets all Code purposes.

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

The nearest lots to East, South and West of the subject properties are in the R-4 District. It is unknown why the Village designated 201 and 205 S. Vine as IB District when the Zoning Code was adopted in 1989. The location of the subject properties is highlighted in the attached copy of the Zoning Map.

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

Since 2004, the area in proximity to the subject properties has remained R-4 and has been developed by R-4 uses. Applicant proposes to do the same. The redevelopment of 201 and 205 S. Vine with new single family residences would comply with all applicable R-4 district Zoning Code standards.

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

If the subject properties remain in the current planned development in the IB District, they could not be redeveloped and revitalized with new single family residences.

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

There is no public benefit offset by the subject properties remaining in the IB District as part of the PUD.

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

They would be enhanced by the redevelopment of the subject properties with new single family residences.

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

They would potentially be increased in value. There would be no decrease in value, and the subject properties could not be developed with IB District uses if they are designated in accordance with their historical single family detached residence use in the R-4 District.

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

It would not be affected. Applicant's lot to the south and adjacent to 205 S. Vine would remain in the PUD, its current uses would be maintained, and it would continue to serve the water drainage needs of surrounding properties.

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

At present, the subject properties are not suitable for development of new IB District uses without potential detriment to surrounding residential properties.

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

Access to and from the subject properties is unaffected, and there would be no effect on traffic conditions.

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

If the subject properties were developed by new IB District uses, the impact on utilities and public services is unknown. If developed by R-4 District uses, utilities and public services are unaffected and are adequate.

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

N/A

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

Replenishment and upgrading of residential uses are among the stated objectives of the Zoning Code, particularly in the case of more affordable single family residences.

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

N/A



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

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

Applicant

Name: Keith R. Larson, as property manager for owner
Address: 701 N. York Road
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 476 / 2418
E-Mail: keith@keithlarsonarchitect.com

Owner

Name: Zion Lutheran Church
Address: (Principal) 204 S. Grant Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 343 / 0384
E-Mail: (please see applicant's e-mail address)

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

Name: Keith R. Larson
Title: Architect
Address: (please see above)
City/Zip: _____
Phone/Fax: () /
E-Mail: _____

Name: Norman V. Chimenti
Title: Attorney
Address: 2100 Manchester Road, Suite 1700
City/Zip: Wheaton, IL 60187
Phone/Fax: (630) 668 / 9100
E-Mail: nchimeriti@clausen.com

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

- 1) (none)
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 116, 204, 208 and 212 S. Grant St., and 125, 201, 205 and 209 S. Vine St.*

Property identification number (P.I.N. or tax number): (see ** below)

Brief description of proposed project: (see attached letter from Keith Larson to Village, dated 2/15/13) Major adjustment to the exiting planned development to sever the 201 and 205 S. Vine residential properties from the planned development, and to replat 205 S. Vine so that the rear portion of the 205 S. Vine St. lot remains a part of the planned development.

General description or characteristics of the site: membership organization (church and church-related uses); school and playground; parking and other accessory uses; and institutional use residences and detached garages

Existing zoning and land use: IB (PUD) R-4 (201 and 205 S. Vine St.)

Surrounding zoning and existing land uses:

North: 0-1 (office)

South: R-4 (single family)

East: 0-1 (office) and R-4

West: R-4

Proposed zoning and land use: no change, except as noted above

Existing square footage of property: 101,849 square feet (PUD)

Existing square footage of all buildings on the property: 49,470 square feet (PUD)

* The property consists of a single zoning lot (for zoning code administration purposes only) containing multiple street addresses, lots of record and parcels, and is approved as a planned development by the Village. (Please see attached Village Ordinance Nos. 2004-15, 02012-32 and 02012-53.)

** 09-12-110-006 09-12-111-004
09-12-110-007 09-12-111-010
09-12-110-014 09-12-111-011
09-12-110-015 09-12-111-012
09-12-111-001
09-12-111-002
09-12-111-003

TABLE OF COMPLIANCE (PUD**)

Address of proposed request: (Multiple; Principal address: 204 S. Grant St., Please see Sec. II, Site Information)

The following table is based on the 1B Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	80,000 sq. ft.	85,378 sq ft. **
Minimum Lot Depth	250 ft.	383.5 ft.
Minimum Lot Width	200 ft.	250 ft.
Building Height	40 ft	40 ft.
Number of Stories	2	2
Front Yard Setback	35 ft.	28 ft (existing)
Corner Side Yard Setback	35 ft.	20 ft. (existing)
Interior Side Yard Setback	25 ft.	7.41 ft (existing)
Rear Yard Setback	25 ft.	38 ft.
Maximum Floor Area Ratio (F.A.R.)*	0.50	0.537 ***
Maximum Total Building Coverage*	N/A to PUD	-
Maximum Total Lot Coverage*	N/A to PUD	-
Parking Requirements	63 (maximum, per PUD approval)	74
Parking front yard setback	35 ft.	140 ft.
Parking corner side yard setback	35 ft.	0 ft (existing)
Parking interior side yard setback	25 ft.	6 ft (existing)
Parking rear yard setback	25 ft.	39 ft. / zero e lot
Loading Requirements	1	1
Accessory Structure Information	n/a	(2 detached garages and storage shed to be excluded from planned development)

* 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: With the exception of PUD F.A.R. and 205 S. Vine lot dimensions, existing nonconformities are either previously approved by the Village or are legal nonconformities under Village Codes, and may be continued. The Village has authority to approve the changed F.A.R. of 0.537 for a planned development; and such F.A.R. is in the range of approved P.U.D. F.A.R.'s for other Hinsdale churches. Also, the Village has authority to approve the proposed lot dimensions for 205 S. Vine.

** Following severance of the 201 and 205 S. Vine residential lots from the planned development, and the replating of 205 S. Vine.

*** 42,689 sq. ft. gross floor area is permitted after the severance of 201 and 205 S. Vine from the PUD. The actual remaining proposed gross floor space will be 45,820 sq. ft. The F.A.R. for the Union Church PUD is 0.59 and for the St. Isaac Joques PUD is 0.52.

TABLE OF COMPLIANCE

Address of proposed request: 201 S. Vine Street

The following table is based on the R-4 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development (Lot)
Minimum Lot Area	10,000/7,000 sq. ft.	8,125 sq. ft.
Minimum Lot Depth	125/100 ft.	162.5 ft. (avg.)
Minimum Lot Width	80/50 ft.	50 ft.
Building Height (elevation)	35.5-48/34.44 ft.	27.5 ft.(existing)
Number of Stories	3	2 (existing)
Front Yard Setback	20-35 ft.	30 ft. (avg.; existing) **
Corner Side Yard Setback	35/15 ft.	8 ft. (avg; existing) **
Interior Side Yard Setback	8/6 ft.	15.6 ft (existing)
Rear Yard Setback	25 ft.	82.5 ft. (existing)
Maximum Floor Area Ratio (F.A.R.)* 0.25 + 1,100 sq. ft.	3,131.25 sq. ft.	2,245.5. sq. ft. (existing)
Maximum Total Building Coverage* 25% & 10%	2,031.25 sq. ft (principal) 812.5 sq. ft (accessory)	1,226 sq.ft. (existing) 571 sq. ft. (existing)
Maximum Total Lot Coverage* (50%)	4,875.sq. ft.	2,909 sq. ft.
Parking Requirements	N/A	--
Parking front yard setback	N/A	--
Parking corner side yard setback	N/A	--
Parking interior side yard setback	N/A	--
Parking rear yard setback	N/A	--
Loading Requirements	N/A	--
Accessory Structure Information	detached garage 812.5 sq. ft.	571.sq. ft (existing)

* Must provide actual square footage number and percentage.

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

**Pre-code structure legal nonconformity

TABLE OF COMPLIANCE

Address of proposed request: 205 S. Vine St.

The following table is based on the R-4 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development (Lot)
Minimum Lot Area	10,000/7,000 sq. ft.	8,375 sq. ft.
Minimum Lot Depth	125/100 ft.	167.5 ft. (avg.)
Minimum Lot Width	80/50 ft.	50 ft.
Building Height	35.5-40/34.44 ft.	28 ft. (existing)
Number of Stories	3	2 (existing)
Front Yard Setback	20-35 ft.	25.4 ft. (avg; existing) **
Corner Side Yard Setback	N/A	N/A
Interior Side Yard Setback	8/6 ft.	8.33/9.4 ft (existing)
Rear Yard Setback	25 ft.	105 ft. (existing)
Maximum Floor Area Ratio (F.A.R.)* 0.25 +1,100 sq. ft.	3,193.75 sq. ft.	1,881.3 sq. ft (existing)
Maximum Total Building Coverage* 25% & 10%	2,093.75 sq. ft. (principal) 837.5 sq. ft (accessory)	945 sq. ft. (existing) 261 sq. ft (existing garage)
Maximum Total Lot Coverage*	5,025. sq. ft.	2,113 (existing)***
Parking Requirements	N/A	--
Parking front yard setback	N/A	--
Parking corner side yard setback	N/A	--
Parking interior side yard setback	N/A	--
Parking rear yard setback	N/A	--
Loading Requirements	N/A	--
Accessory Structure Information	detached garage & shed 837.5 sq. ft.	261 sq. ft. (existing)

* Must provide actual square footage number and percentage.

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

**Pre-code structure legal nonconformity

*** Includes parking area of 560 sq. ft. to be removed.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- The Applicant certifies and acknowledges and agrees that:
- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989. (To the extent not waived or reduced by the Village.)
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 10 day of June, 2013, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

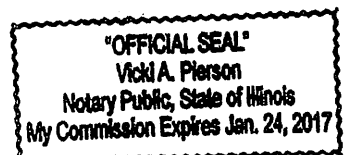
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 10th day of
June, 2013.

Notary Public



Keith R. Larson –Architect
701 N. York Road
Hinsdale, IL 60521
keith@KeithLarsonArchitect.com
630-47-2418

2/15/13
Village of Hinsdale Building Department
Attn; Mr. Sean Gascoigne
Mr. Robert McGinnis MCP

Re: Major PUD Adjustment Application to Be Filed By Zion Lutheran Church

Dear Sean and Robb:

We are furnishing this outline as you suggested at our meeting on February 12, 2013.

As urged by the Plan Commission at a public hearing last fall, and as a matter of economic necessity for the Church, Zion Lutheran seeks to modify its existing PUD approved by the Village in 2004 to return the lots located at 201 and 205 S. Vine St. to their original status of individual buildable lots in the R-4 Residential District for sale and redevelopment purposes. Those lots had been included in the PUD because their uses were integrated into the school and church (membership organization) principal uses of the PUD established with Village approval in 2004, and their zoning had changed from R-4 to IB District because at the time the Village thought it was appropriate for all lots of record encompassed by the PUD to be classified in the IB District.

The 201 and 205 S. Vine residential lots no longer serve the PUD's principal uses, except to the extent that a portion of the rear of the 205 S. Vine lot contains parking and circulation aisle elements which would remain a part of the PUD as accessory to the school and church uses. The PUD is and would remain fully compliant with Village off-street parking requirements. Preservation of current parking and circulation features will require a reconfiguration of the lot lines of 205 S. Vine to accommodate or benefit PUD principal uses. The resultant lot area of 205 S. Vine will be consistent with that of 201 S. Vine, and consistent with or larger than the lot areas of neighboring R-4 residential lots. No other changes in the configuration of the PUD or of the two lots to be segregated from the PUD would occur, and no change would occur in any existing structure.

By restoring the two residential lots to their pre-2004 PUD standing, the visual appearance of the PUD and the residential properties will not change, and there will be no increase in any currently existing legal nonconformity previously permitted by the Zoning Code or approved by the Village, with two relatively minor exceptions. The 205 S. Vine lot will become smaller in area than its pre-2004 PUD size (to benefit the PUD and consistent with the neighborhood, as stated

above), and the FAR of the structures located in the adjusted PUD will increase marginally to 0.536. Such an FAR is consistent with the current FAR of the St. Isaac Joques PUD (0.52) and less than the current FAR for the Union Church PUD (0.59). Repeating, there would be no visual change in the PUD as a result of the adjustment.

You have advised that to accomplish the contemplated major adjustment in the Zion Lutheran PUD, the following applications submitted to the Village would be required: Major Adjustment to Planned Development, General Application, Application for Certificate of Zoning Compliance and Application for Zoning Map Amendment. It is our understanding that these companion applications may be submitted as a package, and that it is likely they would be considered all at once by the ZPS Committee of the Board of Trustees as the components of what amounts to a single adjustment to the PUD established in 2004. Inasmuch as such an adjustment would have no impact on surrounding properties and merely seeks to reestablish the pre-PUD status quo, and given that the Plan Commission and the general public have already expressed their views in a prior public hearing in connection with a previous Zion Lutheran PUD adjustment, we discussed the possibility that the ZPS Committee and the Board of Trustees would deem it unnecessary to refer this matter to the Plan Commission for another public hearing. Zion Lutheran Church would be pleased to participate in such a public hearing, of course, but the Church would receive a needed and greatly appreciated time and expense benefit if another public hearing were to be deemed unnecessary.

Thank you for the Village's consideration. We have put our application drafting on hold pending receipt of the Village's advice regarding the manner in which it desires Zion Lutheran to proceed. It is the Church's hope to place this matter on the ZPS Committee's agenda for review as soon as is reasonably possible.

Sincerely,

Keith Larson
Project Architect and Consultant to the Applicant

VILLAGE OF HINSDALE

ORDINANCE NO. 02004-15

**AN ORDINANCE APPROVING A MAP AMENDMENT, SPECIAL USE
PERMITS, PLANNED DEVELOPMENT, SITE PLANS,
AND EXTERIOR APPEARANCE PLANS
FOR A BUILDING EXPANSION PROJECT
(Plan Commission Case A-04-2004)**

WHEREAS, Zion Lutheran Church, LLC (the "Applicant") is the legal title owner of several parcels of property totaling approximately 2.34 acres in area and commonly known as 116 South Grant Street, 204 South Grant Street, 208 South Grant Street, 212 South Grant Street, 125 South Vine Street, 201 South Vine Street, 205 South Vine Street, and 209 South Vine Street (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 Subject Property is improved with four single family detached dwellings, a membership organization building, and a private school; and

WHEREAS, the membership organization, private school, and two of the single-family residences are currently classified in the IB Institutional Buildings District pursuant to the Hinsdale Zoning Code; and

WHEREAS, the Applicant proposes the development of a planned development, which would encompass the Subject Property and would also include a 14,000-square-foot building addition onto the existing membership organization building, including associated parking, landscaping, and other improvements on the Subject Property; and

WHEREAS, the Applicant also desires to establish child day care services operated by a membership organization on the Subject Property; and

WHEREAS, the Applicant seeks (i) a Zoning Map amendment to reclassify the portions of the Subject Property commonly known as 116 South Grant Street, 208 South Grant Street, 212 South Grant Street, and 209 South Vine Street into the IB Institutional Buildings District from their current classification in the R-4 Single-Family Residential District; (ii) a special use permit and planned development approval authorizing a membership organization, a private school, a planned development, and child daycare services operated by a membership organization on the Subject Property, (iii) modifications of certain regulations in the

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Hinsdale Zoning Code to accommodate the existing and proposed building expansion, (iv) site plan approval, and (v) exterior appearance approval; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the application on March 10, 2004, pursuant to notice thereof properly published in the Hinsdale Doings and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for PC Case No. A-04-2004; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees, at a public meeting on March 22, 2004, considered the Application, the Findings and Recommendations of the Plan Commission, and all of the facts and circumstances related to the Application, and made its recommendation to the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the recommendation of the Zoning and Public Safety Committee, the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in the Hinsdale Zoning Code relating to the requested approvals, but only subject to the conditions set forth in this Ordinance;

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

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

Section 2. Approval of Zoning 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, hereby amends the Hinsdale Zoning Map to reclassify the portions of the Subject Property commonly known as 116 South Grant, 208 South Grant, 212 South Grant and 209 South Vine into the IB Institutional Buildings District.

Section 3. Approval of a Special Use Permit for a Membership Organization, Private School, Planned Development, and Child Day Care Services. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, hereby approves a special use permit authorizing a membership organization, a private school, a planned development, and child daycare services operated by a

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membership organization on the Subject Property, and approves the planned development detailed plan prepared by Larson-Kramer Architects and dated January 16, 2004 in the form attached to, and by this reference incorporated into, this Ordinance as Exhibit B (the "Approved Detailed Plan"). The approvals granted in this Section 3 are subject to the conditions stated in Section 7 of this Ordinance.

Section 4. Approval of Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit B (the "Approved Site Plans"), subject to the conditions stated in Section 7 of this Ordinance.

Section 5. Approval of Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Exterior Appearance Plans"), subject to the conditions stated in Section 7 of this Ordinance.

Section 6. Modifications of Certain Zoning Code Regulations. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsections 11-603H of the Hinsdale Zoning Code, hereby modifies the following provisions of the Hinsdale Zoning Code, subject to the conditions stated in Section 7 of this Ordinance:

A. Minimum Yards and Setbacks.

1. The minimum front yard on Vine Street for the school shall be 28 feet.
2. The minimum front yard on Grant Street for the membership organization shall be 23 feet.
3. The minimum corner side yard on Second Street for the membership organization shall be 1.4 feet.
4. The minimum interior side yard (south lot line) for the membership organization shall be 16 feet.
5. The minimum interior side yard (south lot line) for the surface parking lot shall be six feet.
6. The minimum interior side yard (north lot line) for the school shall be six feet.

All other yards and setbacks on the Subject Property shall comply with the provisions of Subsection 7-310 of the Hinsdale Zoning Code. No development of the Subject Property, except only in strict accordance with the Approved Detailed Plan and the Approved Site Plans, shall be

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permitted within any yard or setback required by Subsection 7-310 of the Hinsdale Zoning Code. No reduction or any other change shall be permitted to any required yard or setback except only as provided in this Subsection 6A or by ordinance adopted by the Board of Trustees in accordance with Paragraph 11-603K2 or Subsection 11-603L of the Hinsdale Zoning Code.

- B. The minimum number of off-street parking spaces required to be located within the Subject Property for the project approved by this Ordinance shall be 63 spaces.
- C. The minimum lot size for the Subject Property shall be 101,849 square feet.
- D. The minimum drive aisle width in the existing parking lot shall be 19 feet.
- E. The maximum building height for the existing membership organization building shall be 48 feet.

Section 7. Conditions on Approvals. The approvals granted in Sections 2, 3, 4, 5, and 6 of this Ordinance are granted expressly subject to all of the following conditions:

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Engineering Plans.** Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall submit to the Village Engineer detailed final engineering plans, including among other things drainage plans satisfying all applicable stormwater management requirements (the "Engineering Plans"). After approval by the Village Engineer, the Engineering Plans shall, automatically and without further action by the Village, be deemed to be incorporated in and made a part of the Approved Site Plans.
- C. **Performance Security.** Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall file with the Village a letter of credit in a form satisfactory to the Village Manager

and in the amount of 110 percent of the cost of all public improvements related to the project as estimated by the Village Engineer. No building permit shall be issued until after such letter of credit has been filed and has been reviewed and approved by the Village Manager and the Village Attorney.

- D. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- E. Compliance with Approved Plans. All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plans, the Approved Exterior Appearance Plans, and other Village-approved plans.
- F. 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.
- G. Easement Agreement. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall prepare and submit a permanent easement agreement (the "Easement Agreement") between the Applicant and the owner of the property commonly known as 214 South Grant Street (the "214 South Grant Owner") to allow the 214 South Grant Owner to use the driveway and curb cut located on the Subject Property until the property at 214 South Grant Street is redeveloped. The Easement Agreement shall be subject to the review and approval of the Village Manager and shall be recorded at the expense of the Applicant with the office of the DuPage County Recorder.

Section 8. Violation of Condition or Code. Any violation of (i) any term or condition stated in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

437
Section 9. 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 6th day of April 2004.

AYES: TRUSTEES LENNOX, WILLIAMS, JOHNSON, BLOMQUIST, WOERNER AND ELLIS.

NAYS: NONE

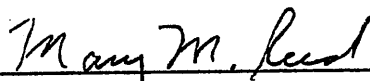
ABSENT: NONE

APPROVED this 6th day of April 2004.



George L. Faulstich, Jr., Village President

ATTEST:



Village Clerk



#1783434_v1

EXHIBIT A
LEGAL DESCRIPTION

116 South Grant Street: LOTS 10 AND 13 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

204 South Grant Street: LOT 1 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

208 South Grant Street: LOT 4 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

212 South Grant Street: LOT 5 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

125 South Vine Street: LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

139
201 South Vine Street: LOT 2 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

205 South Vine Street: LOT 3 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

209 South Vine Street: LOT 6 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

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Plat of Survey

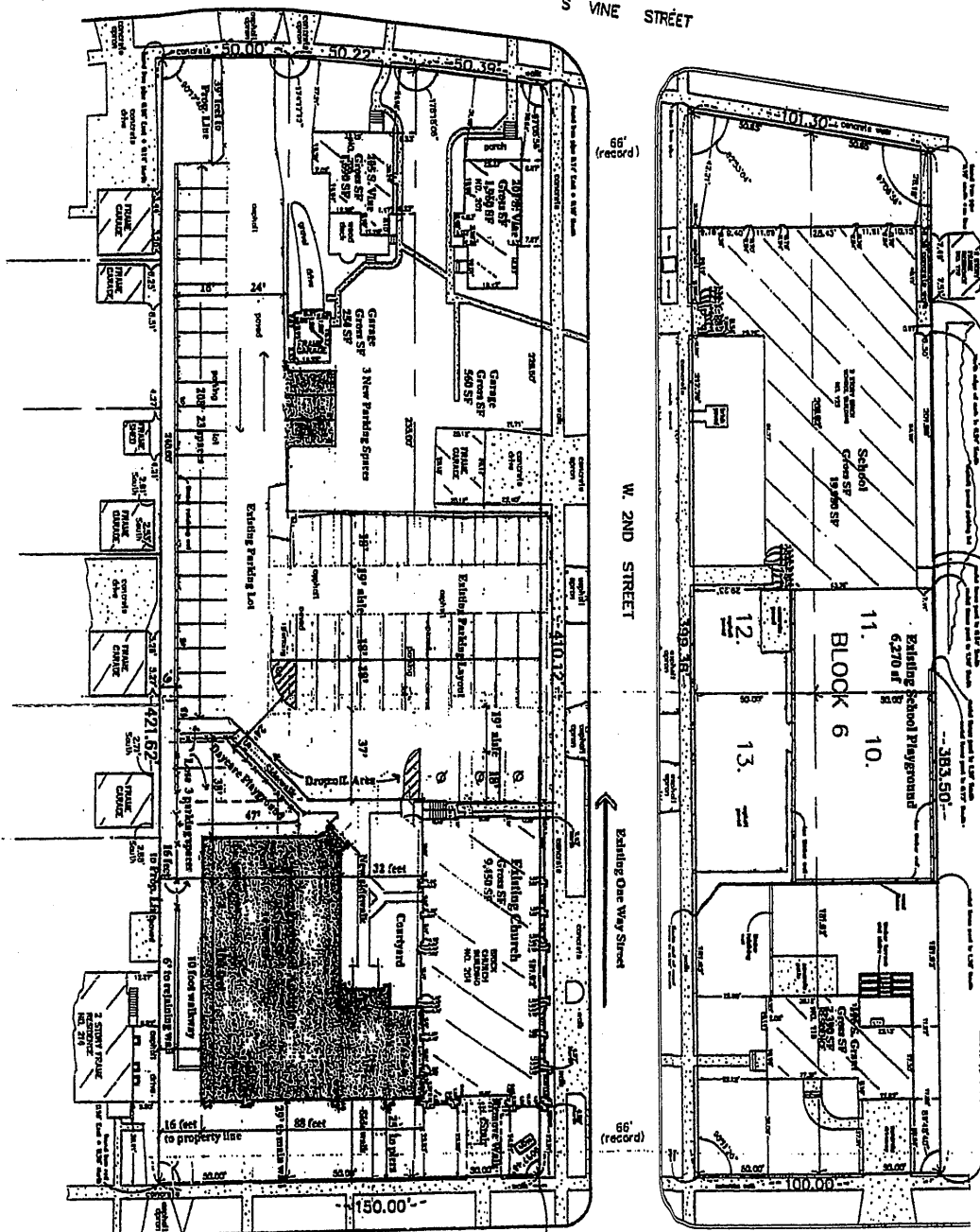
(LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 8 AND LOTS 9, 10, 11 AND 12 IN BLOCK 8 BY J. L. CUSICK ADDITION TO HEMLOCK, CLATSOP COUNTY, OREGON, BEING A SUBDIVISION OF PLAT OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREBY RECORDED ALMOST 18, 1917 AND DOCUMENT NUMBER THREE, IN CLATSOP COUNTY, OREGON.



S VINE STREET

W. 2ND STREET

GRANT STREET



Larson-Kramer & Associates
701 York Road
Blondale, IL 60521



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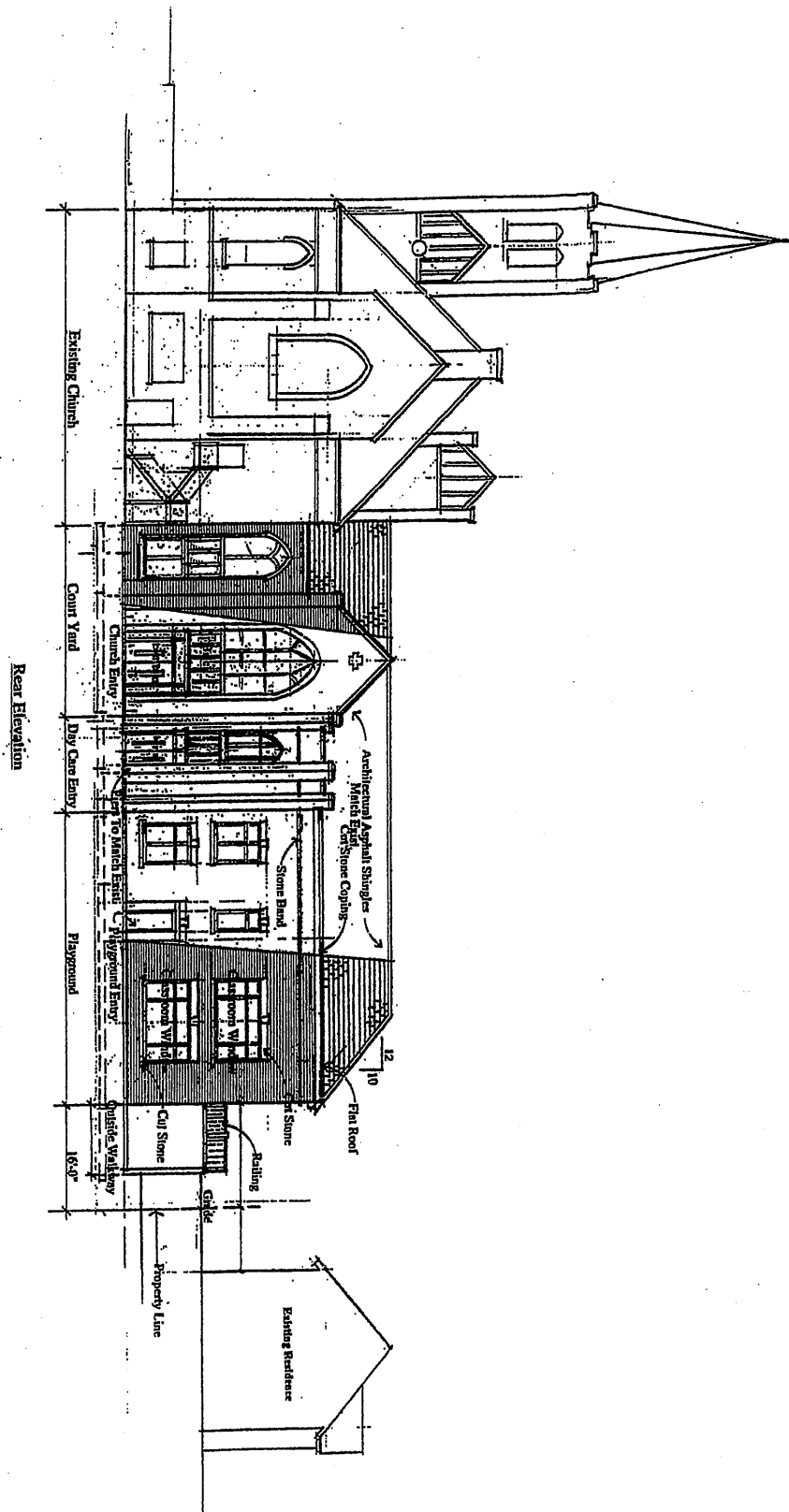
Exterior Elevations



**EXHIBIT C
ELEVATION-1**
January 16, 2004

Exhibit C "2" Exterior Elevations

4/12



443.



VILLAGE OF HINSDALE

ORDINANCE NO. O2012-32

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE A PRIVATE
MIDDLE SCHOOL AT 125 S. VINE STREET
(Plan Commission Case No. A-15-2012)**

WHEREAS, an application seeking a special use permit to operate a private school in the existing school building located at 125 S. Vine Street, Hinsdale, Illinois, (the "Subject Property"), in the IB Institutional Buildings Zoning District, was filed by Petitioner Nurturing Wisdom with the Village of Hinsdale; and

WHEREAS, a special use for a private school on the Subject Property had previously been approved as one aspect of a planned development in Ordinance No. 2004-15, but had lapsed due to the school use having been discontinued for a period in excess of six (6) months; and

WHEREAS, the Subject Property, which is improved with an existing school building, is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

WHEREAS, on June 13, 2012, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean* on May 24, 2012, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of 4 in favor, 0 against, 1 abstention, and 4 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-15-2012 ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit B; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on June 25, 2012, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation of approval to the Board of Trustees, subject to there being a maximum enrollment under the special use of fifty (50) students; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

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

Section 2: Approval of Special Use for a Private School. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves a special use permit for a private school in the IB Institutional Buildings Zoning District in the existing school building on the Subject Property located at 125 S. Vine Street, legally described in **Exhibit A**, subject to the condition that enrollment at the private school shall not exceed fifty (50) students.

Section 3: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 4: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof; other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 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 17th day of July 2012.

AYES: Trustees Angelo, Geoga, LaPlaca, Saigh

NAYS: None

ABSENT: Trustees Elder and Haarlow

APPROVED by me this 17th day of July, 2012, and attested to by the Village Clerk this same day.



Thomas K. Cauley, Jr.
Thomas K. Cauley, Jr., Village President

Christine M. Bruton
Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

Alyssa DeCesaris
By: Director
Its: Alyssa DeCesaris

Date: July 17, 2012

EXHIBIT A

LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, 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 AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 125 S. VINE STREET, HINSDALE, ILLINOIS

HINSDALE PLAN COMMISSION

Re: Case A-15-2012 – Nurturing Wisdom – 125 S. Vine Street - Request: Special Use Permit to Operate a Private Middle School

DATE OF PLAN COMMISSION REVIEW: June 13, 2012

DATE OF ENVIRONMENT & PUBLIC SERVICES REVIEW: June 25, 2012

FINDINGS AND RECOMMENDATION**I. FINDINGS**

1. The Applicant, Nurturing Wisdom, submitted an application for a Special Use to operate a private middle school at 125 S. Vine Street.
2. The property is located within the IB Institutional Buildings District and improved with an existing school where a private elementary school operated previously. Middle schools are listed as a Special Use.
3. The Plan Commission heard testimony from the applicant regarding the proposed request, including proposed hours and class sizes, at the Plan Commission meeting of June 13, 2012.
4. The Commissioners asked the applicant questions regarding the proposed use, which confirmed, among other things, that the facility would not be doing tutoring from this location.
5. The Commissioners agreed that the proposed use was a good fit for the location.
6. The Plan Commission specifically finds that based on the Application and the evidence presented at the public hearing, the Applicant has satisfied the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit. Among the evidence relied upon by the Plan Commission is the fact that the school will be located in an existing building specifically designed for school use, that a school has operated at this location in the past, that adequate public facilities to serve the school are already in place, and that adequate parking to serve the proposed school use exists.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of four (4) "Ayes," 0 "Nay," one (1) "Abstention" and four (4) "Absent", recommends that the President and Board of Trustees approve the Application for a special use permit to allow the operation of a private middle school at 125 S. Vine Street.

THE HINSDALE PLAN COMMISSION

By: _____

Chairman

Dated this 11th day of July, 2012.

VILLAGE OF HINSDALE

ORDINANCE NO. O2012-53

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A PLANNED DEVELOPMENT TO ALLOW A MUSIC SCHOOL AND TUTORING
SERVICE - 125 S. VINE STREET - ZION LUTHERAN CHURCH**

WHEREAS, a Planned Development for Zion Lutheran Church (the "Applicant") at 125 S. Vine Street (the "Subject Property") was originally approved by Ordinance No. 2004-15 (the "Planned Development"); and

WHEREAS, the Subject Property, improved with, among other things, an existing school building, is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, among the various uses approved as part of the Planned Development was a private school use, which was later discontinued. A special use for a private school on the Subject Property was recently reapproved and a private school is again operating on the Subject Property; and

WHEREAS, the Applicant has now submitted an application for a major adjustment to the Planned Development to allow for a music school and tutoring service (the "Proposed Uses") within the private school building on the Subject Property, during hours when the private school is not operating (the "Application"); and

WHEREAS, as the Proposed Uses are uses which would not otherwise be permitted in the IB Institutional Buildings Zoning District, a major adjustment to the Planned Development is required to be approved by the Village Board pursuant to Subsection 11-603(K)(2) of the Hinsdale Zoning Code in order for the Proposed Uses to operate; and

WHEREAS, the President and Board of Trustees, upon initial consideration of the Application, sent it back to the Plan Commission so that nearby residents of the Subject Property could be notified of the Proposed Uses and have an opportunity to register their approval or disapproval; and

WHEREAS, following notice to nearby residents, the Plan Commission, on October 10, 2012, held a meeting at which the Application was discussed. No residents were present to comment on the Application or Proposed Uses, and one commented through a written submission. Following presentations and discussion, the Plan Commission recommended approval of the Application

on a vote of 7 ayes, 0 nays, and 2 absent. The Findings and Recommendation of the Plan Commission are attached hereto as Exhibit B and made a part hereof; and

WHEREAS, the Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in Section 11-603 of the Zoning Code relating to major adjustments to planned developments.

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 Board of Trustees.

SECTION 2: Approval of Major Adjustment to the Approved Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and pursuant to Subsection 11-603(K)(2) of the Hinsdale Zoning Code, approve the major adjustment to the previously approved Planned Development, to allow a music school and tutoring service to operate in the private school building on the Subject Property. The Planned Development, is hereby amended to the extent provided, but only to the extent provided, by the approval granted herein.

SECTION 3: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, the Ordinance approving the Planned Development, any previous amendments thereto, or of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 4: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 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 20th day of November 2012.

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

NAYS: None

ABSENT: Trustee Haarlow

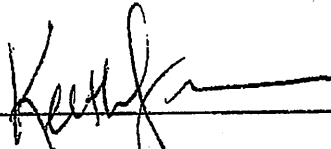
APPROVED this 20th day of November 2012.



Thomas K. Cauley, Jr.
Thomas K. Cauley, Jr., Village President

Christine M. Bruton
Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE
CONDITIONS OF THIS ORDINANCE:

By: 

Its: Property Board Chairman

Date: November 21, 2012

EXHIBIT A

**LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE,
DUPAGE COUNTY, ILLINOIS, 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 AUGUST 13, 1872 AS DOCUMENT
NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS**

COMMONLY KNOWN AS: 125 S. VINE STREET, HINSDALE, ILLINOIS

EXHIBIT B

**FINDINGS OF FACT
(ATTACHED)**

HINSDALE PLAN COMMISSION

Re: 125 S. Vine Street – Zion Lutheran Church - Request: Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service at 125 S. Vine Street

DATE OF PLAN COMMISSION REVIEW: October 10, 2012

DATE OF ZONING & PUBLIC SAFETY REVIEW: October 22, 2012

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Zion Lutheran Church, submitted an application for a Major Adjustment to a Planned Development to allow a music school and tutoring service at 125 S. Vine Street.
2. The property is located within the IB Institutional Buildings District and improved with an existing school where a private elementary school operated previously.
3. The Plan Commission heard a presentation from the applicant regarding the proposed requests, including proposed hours, days and class sizes for the two uses, at the Plan Commission meeting of October 10, 2012.
4. The Commissioners asked the applicant questions regarding the proposed use, which included the church's long term goals and intentions for the school building.
5. Certain Commissioners expressed concerns with the residential homes being part of the Planned Development and while the applicant did not identify any immediate plans for those lots, they indicated their general support to see those lots removed from the Planned Development and returned to residential zoning.
6. The Commissioners agreed that the proposed uses were a good fit for the location and indicated they didn't see any need to restrict the time, day or hours of operation for either use.
7. 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 Section 11-603 of the Zoning Code applicable to approval of a major adjustment to Planned Developments. Among the evidence relied upon by the Plan Commission is the fact that the uses will be located in an existing building specifically designed for school uses, that a school has operated at this location in the past and that generally, the requested uses are appropriate for this location.

II. RECOMMENDATION


The Village of Hinsdale Plan Commission, by a vote of seven (7) "Ayes," 0 "Nay," two (2) "Absent", recommends that the President and Board of Trustees approve the Application for a Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service at 125 S. Vine Street

THE HINSDALE PLAN COMMISSION

By: NABZ
Chairman

Dated this 14th day of Nov., 2012.

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: David Cook, Village Manager
Robert McGinnis, Building Commissioner
Date: July 10, 2013
Re: 46 Village Place – Café LaFortuna – Exterior Appearance Review and Site Plan Review – PLANS SUBMITTED PREVIOUSLY

REQUEST

The applicant is requesting approval of exterior appearance and site plans to allow for a building façade improvement. The site is improved with a single-story commercial building in the B-2 Central Business District.

The applicant is proposing improvements to the building elevations, with the substantial changes including a new awning, several wall mounted light fixtures, benches and three new signs (two wall signs and a single blade sign). Several smaller changes are also proposed, and are outlined in the attached memo.

It should be noted that as part of the June 12th submittal, the applicant included requests for two wall signs and a single blade sign. While all three signs are code compliant and as such, eligible for administrative review, staff has historically included requests such as this along with Exterior Appearance/Site Plan Review, when it is required and sought. Due to the cancellation of the June meeting, and in the interest of time, the applicant requested that the three signs be considered administratively so that they could begin fabrication and install at least the signs to establish an identity. The Chairman has reviewed and approved those three signs and as such, no additional action is required by the Plan Commission.

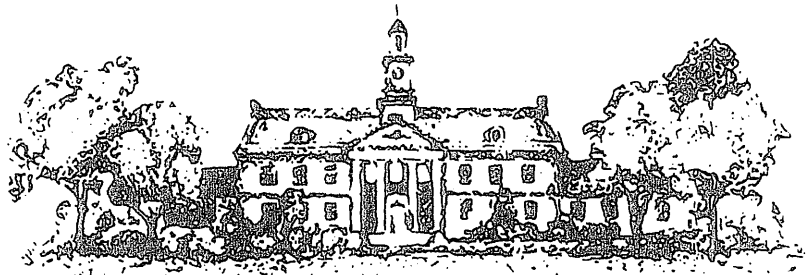
Other

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



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

May 15, 2013

Patrick McCarty
Matocha and Associates
17 W. 220 22nd Street
Suite 500
Oak Brook Terrace, IL 60181

Dear Mr. McCarty,

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



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: CAFE LA FORTUNA
Address: 46 VILLAGE PLACE
City/Zip: HINSDALE, 60521
Phone/Fax: (630) 537-1586/
E-Mail: alejandro@cafelafortuna.com

Owner

Name: PETER MARBERRY
Address: 315 EAST MAIN ST
City/Zip: ST. CHARLES, 60174
Phone/Fax: (630) 584-0170/
E-Mail: pmarberry@marberrycleaners.com

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

Name: PATRICK W. McCARTY
Title: PRINCIPAL
Address: 17 W 22ND 22ND ST SUITE 500
City/Zip: OAKBROOK TERRACE, 60181
Phone/Fax: (630) 530-2300/
E-Mail: pmccarty@matacha.com

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

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

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

II. SITE INFORMATION

Address of subject property: 46 VILLAGE PLACE

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

Brief description of proposed project: EXTERIOR MODIFICATIONS, SEE
ATTACHED DOCUMENTS

General description or characteristics of the site: _____

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-2

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: SAME

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

☒ Site Plan ^{Approval} ~~Disapproval~~ 11-604

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

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 46 VILLAGE PLACE, HINSDALE 60521

The following table is based on the _____ Zoning District.

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

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 4. Location, size, and arrangement of all outdoor signs and lighting.
 5. Location and height of fences or screen plantings and the type or kind of building materials or plantings used for fencing or screening.
 6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
 7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.
- C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;
- D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and
- E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.
- F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 10th day of MAY, 2013, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

ALEJANDRO GARCIA-PALACIOS

Name of applicant or authorized agent

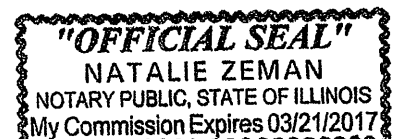
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 8th day of

May, 2013.

Notary Public



For Alejandro Palacios

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: CAFE LA FORTUNA

Owner's name (if different): PETER MARBERY

Property address: 46 VILLAGE PLACE

Property legal description: [attach to this form]

Present zoning classification: NO CHANGE REQUESTED

Square footage of property: N/A

Lot area per dwelling: N/A

Lot dimensions: EXISTING NO CHANGE

Current use of property: COFFEE SHOP

Proposed use: ☐ Single-family detached dwelling
☒ Other: _____

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

Brief description of request and proposal:
EXTERIOR MODIFICATIONS, SEE ATTACHED DOCUMENTS

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:
front: N/A N/A
interior side(s) 1 1

Provided:

Required by Code:

corner side
rear

N/A

N/A

Setbacks (businesses and offices):

front:
interior side(s)
corner side
rear

1

1

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

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

Maximum Elevations:

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

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):


Number of off-street parking spaces required:

Number of loading spaces required:

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

ALEJANDRO GARCIA-PALACIOS
Applicant's printed name

Dated: MAY 10, 2013.



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 46 VILLAGE PLACE, HINSDALE

REVIEW CRITERIA

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

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades. N/A
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. N/A
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. N/A
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. EXTERIOR MODIFICATIONS NON-STRUCTURAL CONSISTENT WITH CORPORATE BUSINESS AND MARKETING PLAN
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. N/A

6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
-
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. N/A
-
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
-
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A
-
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A
-
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. N/A
-
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. N/A
-
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. N/A
-
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. N/A
-
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. N/A
-

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.

N/A

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable. N/A

2. The proposed site plan interferes with easements and rights-of-way. N/A

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site. N/A

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

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. N/A

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

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. N/A

-
-
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance. N/A
-
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. N/A
-
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. N/A
-
11. The proposed site plan does not provide for required public uses designated on the Official Map. N/A
-
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare. N/A
-

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
B-2 CENTRAL BUSINESS DISTRICT QUESTIONNAIRE**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 46 VILLAGE PLACE, HINSDALE 60521

Questionnaire – B-2 Central Business District

The Hinsdale Zoning Code intends, in part, "to protect, preserve and enhance the character and architectural heritage of the Village." Recognizing that the buildings in the B-2 Central Business District are significant, reasonable considerations may be prudent to provide minimum, compatible alterations to the existing exterior. Distinctive architectural features identify the buildings uniqueness and may enhance the overall streetscape.

The purpose of this questionnaire is to transmit information to the Village concerning the proposed plans to change the exterior of the building. The completion of this questionnaire is in no way intended to be determinative on the approval or denial of the application.

1. *Impact on Historic or Architectural Significant Area.* Will the historic and/or architectural significance of the B-2 Central Business District be affected by the proposed changes to the building under review? If so, please explain how. NO

2. *Impact on Significant Features of Buildings.* State the effects of the proposed changes on the historic and/or architectural significance of the building under review, including the extent to which the changes would cause the elimination, or masking, of distinguishing original architectural features. NO

3. *Replacement Rather than Restoration.* Will the changes proposed replace rather than restore deteriorated materials or features? If so, will the replacements be made with compatible materials and historically and architecturally accurate designs? _____

4. *Future Improvements.* Are the proposed improvements to the building designed so that the architectural integrity of the building under review will not be impaired if those improvements are removed in the future? Please explain. YES

5. *Reduction of Amount of Demolition.* State the alternatives that were considered in the design to minimize the amount of demolition of the building under review.

N/A.

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

Applicant

Name: CAFE LA FORTUNA
Address: 46 VILLAGE PLACE
City/Zip: HINSDALE, 60521
Phone/Fax: (630) 537-1586/
E-Mail: alejandroc@cafe.lafortuna.com
Contact Name: ALEJANDRO GARCIA-PALACIOS

Contractor

Name: XTON CONSTRUCTION, INC
Address: 9430 S 76TH CT
City/Zip: HICKORY HILLS, 60457
Phone/Fax: (708) 655-9132/
E-Mail: lakorestoration26@gmail.com
Contact Name: MARK WILK

ADDRESS OF SIGN LOCATION:

46 VILLAGE PLACE

ZONING DISTRICT:

Sign Type:

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

Sign Information: MULTIPLE SIGNS

SEE ATTACHED SUMMARY

Overall Size (Square Feet): _____ (____ x _____)

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

① _____ ② _____

③ _____

Type of Illumination: _____

Foot Candles: _____

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

Business Name: CAFE LA FORTUNA

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

MAY 10, 2013
Date

Signature of Building Owner

Date

FOR OFFICE USE ONLY:

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

Total square footage: _____ x \$4.00 = _____

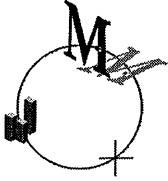
Plan Commission Approval Date: _____

MATOCCHA

A S S O C I A T E S

Architecture, Development, and
Program Management

17 W. 220 22 ND STREET, SUITE 500
OAKBROOK TERRACE, ILLINOIS 60181
VOICE 630 530 - 2300
FAX 630 530 - 2335
EMAIL MATOCHA@MATOCHA.COM
WEB WWW.MATOCHA.COM



CAFE LA FORTUNA

*46 Village Place
Hinsdale, Illinois*

Summary Statement:

Scope of Work involves architectural upgrades to the main East elevation and partial North elevation as follows:

East Elevation:

New Awning over existing entrance; painting of entry doors to match color of new awning.

- (2) new benches and (4) new flower containers
 - (3) exterior wall mounted light fixtures
 - (1) arched top faux shutter (no window behind)
 - (1) blade sign with Café La Fortuna on each face
 - (1) Logo image with Café La Fortuna wall sign
- Existing masonry wall to be painted.

North Elevation:

- (2) exterior wall mounted light fixtures to match East elevation
 - (1) Café La Fortuna wall sign with logo image.
- Portion of existing masonry wall to be painted.

Architectural Material Descriptions:

Proposed New Awning

Quantity: 1

Location: East Elevation

Overall Dimensions: 11'-0" wide x 4'-0" high x 3'-0" depth

Bottom of Awning: 11'-2" AFF

Color: Matching Pantone S 298-2 (C=35, Y=85, M=0, K=0) or similar

Existing Entry Doors

Quantity: 2

Location: East Elevation

Painting of both door leafs (exterior only)

Color: Matching Pantone S 298-2 (C=35, Y=85, M=0, K=0) or similar

Remaining of sidelites and overhead transom framing to remain white.

Existing Masonry Walls

Location: Entire East Elevation and Portion of North Elevation.

East Elevation and Portion of North Elevation to be painted.

Color: Matching Pantone S 137-2 (C=40, Y=50, M=100, K=30) or similar

Blade Sign

Quantity: 1

Location: East Elevation near south end of façade.

Actual sign centered on Blade sign.

Blade sign projecting from main façade for a total of 36".

Actual sign dimensions: 24" wide x 18" high (3 SF per side)

hung from scroll type blade sign.

Wording of both sign faces to be "Café La Fortuna".

Color: Matching Pantone S 298-2 (C=35, Y=85, M=0, K=0)

Wall Mounted Wooden Faux Shutter

Quantity: 1

Location: East Elevation near south end of façade.

Western Red Cedar – to be stained

Overall size: 5'-0" wide x 7'-6" high x 4" projection from exterior wall.

Bottom of shutter mounted 3'-6" AFF

Ground Mounted Wood Bench

Quantity: 2

Location: Along East Elevation – north and south end.

Overall length: 7'-2" length x 25.4" wide x 35" high

Material: Weather-resistant powder-coated steel

Mountable with pre-drilled holes.

Manufactured by The Bench Factory, model: Northgate Metal Bench with Arched Back

Color: Black Oynx (Silver is also available)

Wall Mounted Sign

Quantity: 1

Location: East Elevation – north end.

Vertical Image of Logo with word 'Café' on upper line and

'La Fortuna' wording on lower line.

(Overall Dimensions for the Logo and the two lines of wording are:

2'-8" high x 9'-0" wide = 24 SF)

Bottom of Sign located at 8'-0" AFF

Wall Mounted Sign

Quantity: 1

Location: North Elevation near east end of façade.

Logo image with wording 'Café La Fortuna'

(Overall Dimensions for the Logo and the wording are:

1'-0" high x 10'-0" wide = 10 SF)

Bottom of Sign located at 7'-0" AFF

Exterior Wall Mounted Light Fixtures

Quantity: 3 on East Elevation; 2 on North Elevation

Flower Pots

Quantity: 4

Location: Along East Elevation

30" in outside diameter at top x 24" high

Rotation molded and Weatherproof – Color: Terra Cotta

Manufactured by Tusco Products or approved equal.

Overall Building / Multi-Tenant Signage calculation:

Corley Optical	1 sign at 25 SF (approx.)	= 25 SF (Existing)
Giuliano's	1 sign at 25 SF (approx.)	= 25 SF (Existing)
	2 signs at 5 SF (approx.)	= 10 SF (Existing)
Café La Fortuna	1 sign at 10 SF	= 10 SF (Proposed)
Café La Fortuna	1 sign at 24 SF	= 24 SF (Proposed)

Total: **= 94 SF < 100 SF Allowed**

Café La Fortuna proposes 1 Sign at 10 SF on North Elevation

Café La Fortuna proposes 1 Sign at 24 SF on East Elevation

Tusco Products™

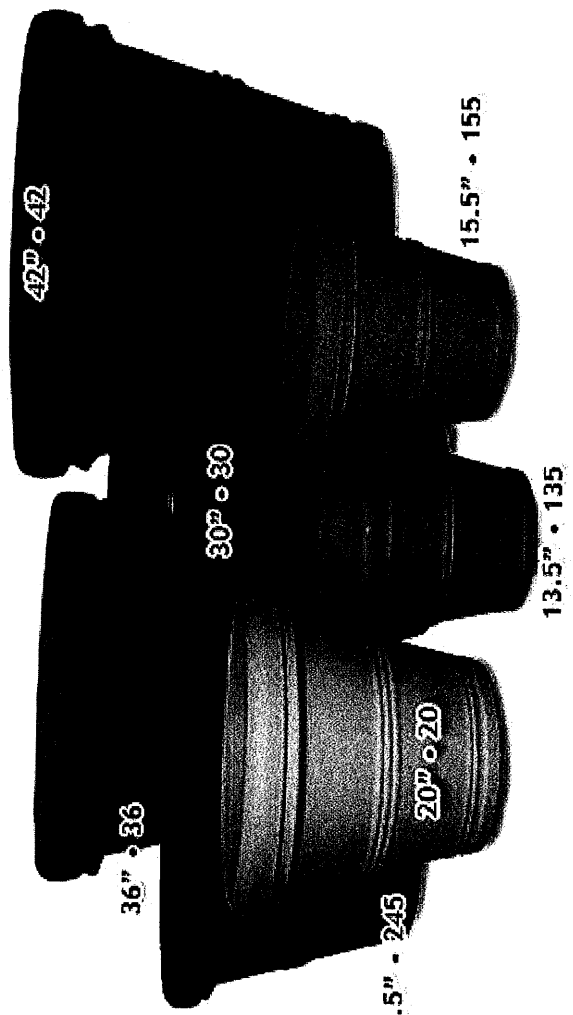
Helping Things Grow...

- Home ▶
- About Us ▶
- Products ▶
- Contact Us ▶
- Horsemen's Pride, Inc. ▶
- Jolly Pets, Inc. ▶

Round Pots

Round Pots

Popular round shape in several color choices. They are weatherproof, making cracking pots during winter a thing of the past. Comes with drain plugs undrilled; can be drilled out on request. Rotation molded to ensure there is no weakness anywhere in the pottery. Their lightweight design makes it so everyone can enjoy using them. Also included is an easy to see rock fill line in all size pots.

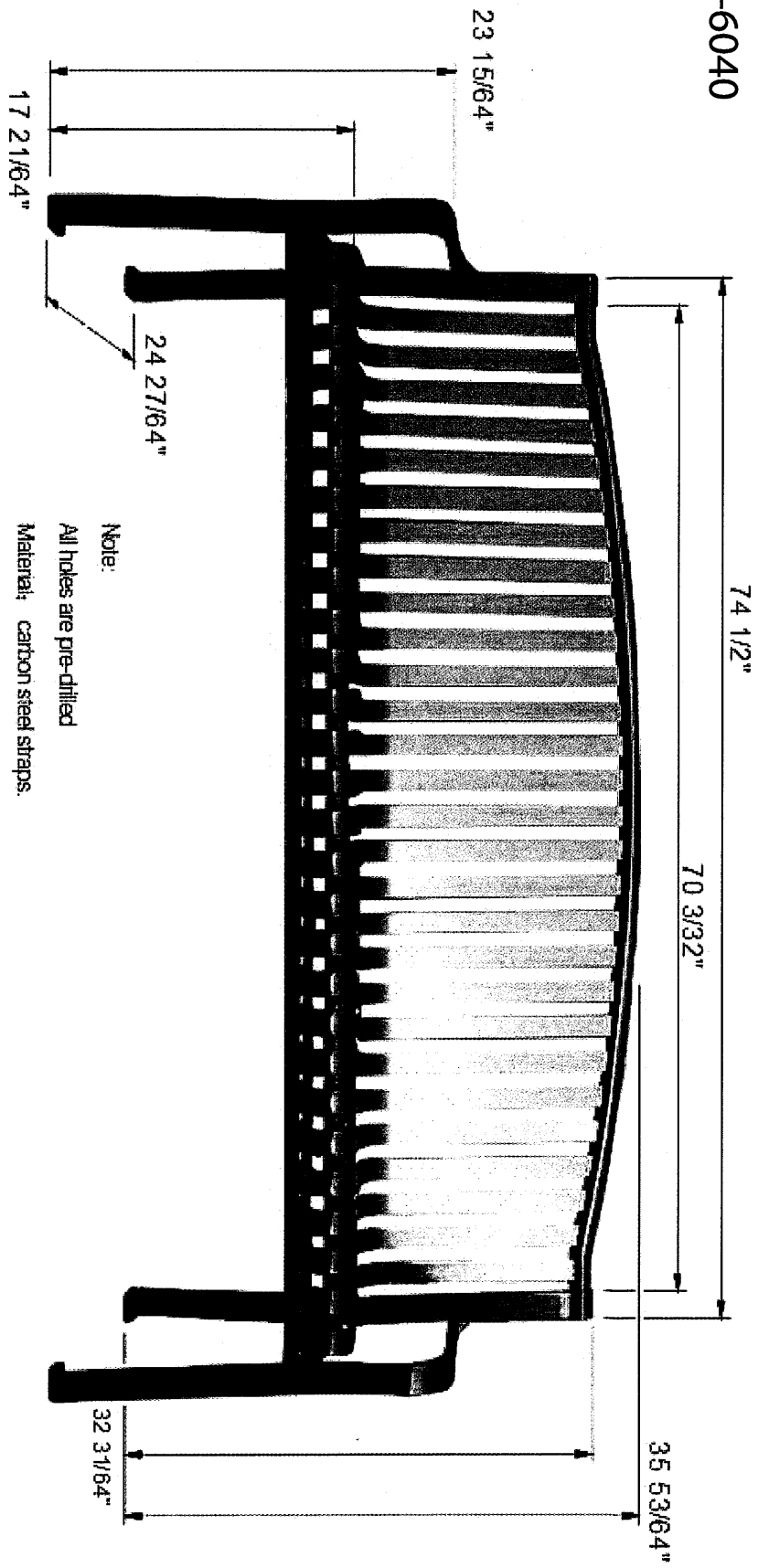


Round Rolled Rim Planters

Item Number	Description	Dimensions		Quantity per Pallet
		Outside	Inside	
135	13.5" Round	13.5	10.5	11
155	15.5" Round	15.5	12.5	12.5
20	20" Round	20	16	16
245	24.5" Round	24.5	20	19
30	30" Round	30	24	24
36	36" Round	36	30	29
42	42" Round	42	35	32

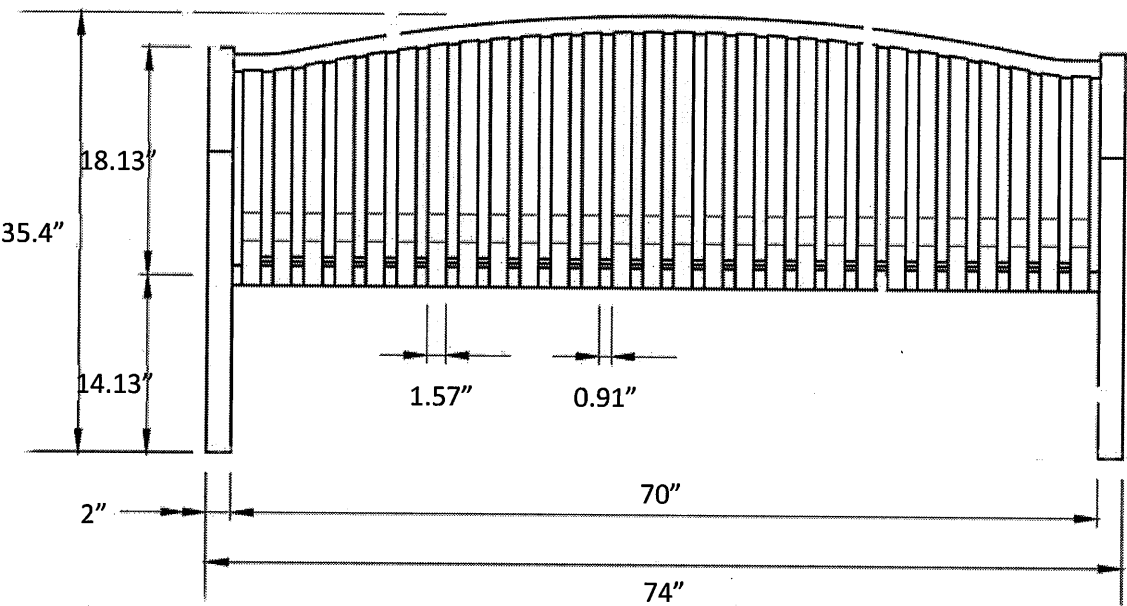
Standard Colors: Terra Cotta • Bronze • Stone • Sandstone • Black

434-6040



Specifications

Steel Slat Arched Back Park Bench



Front View

Length
74"

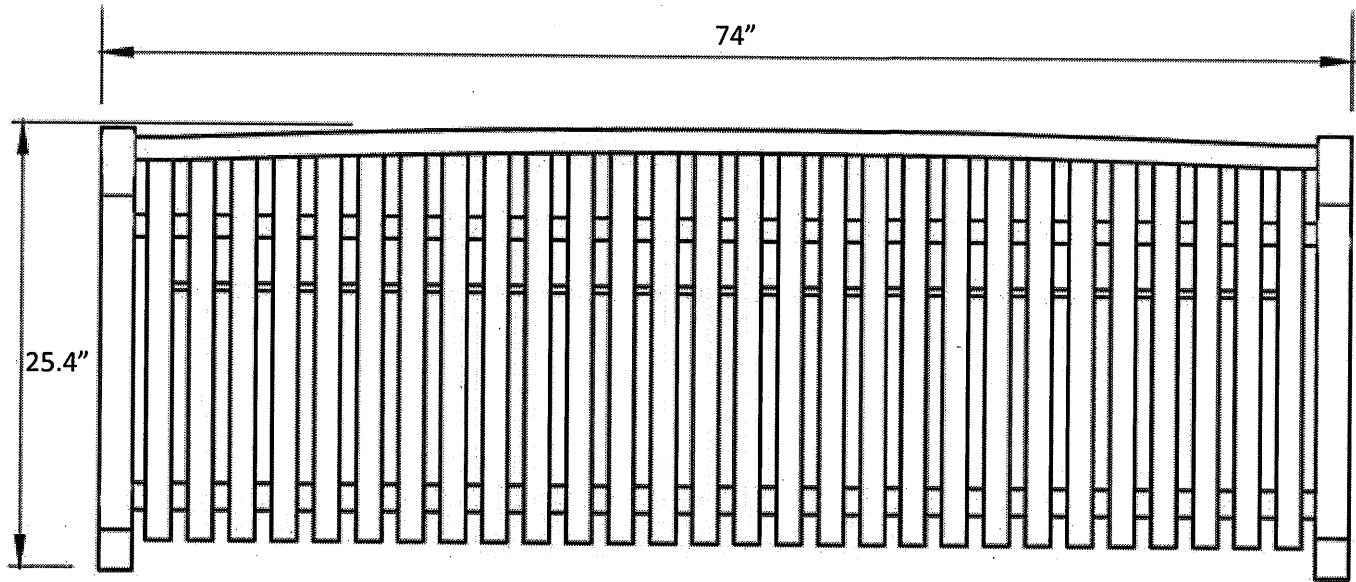
Width
25.4"

Height
35"

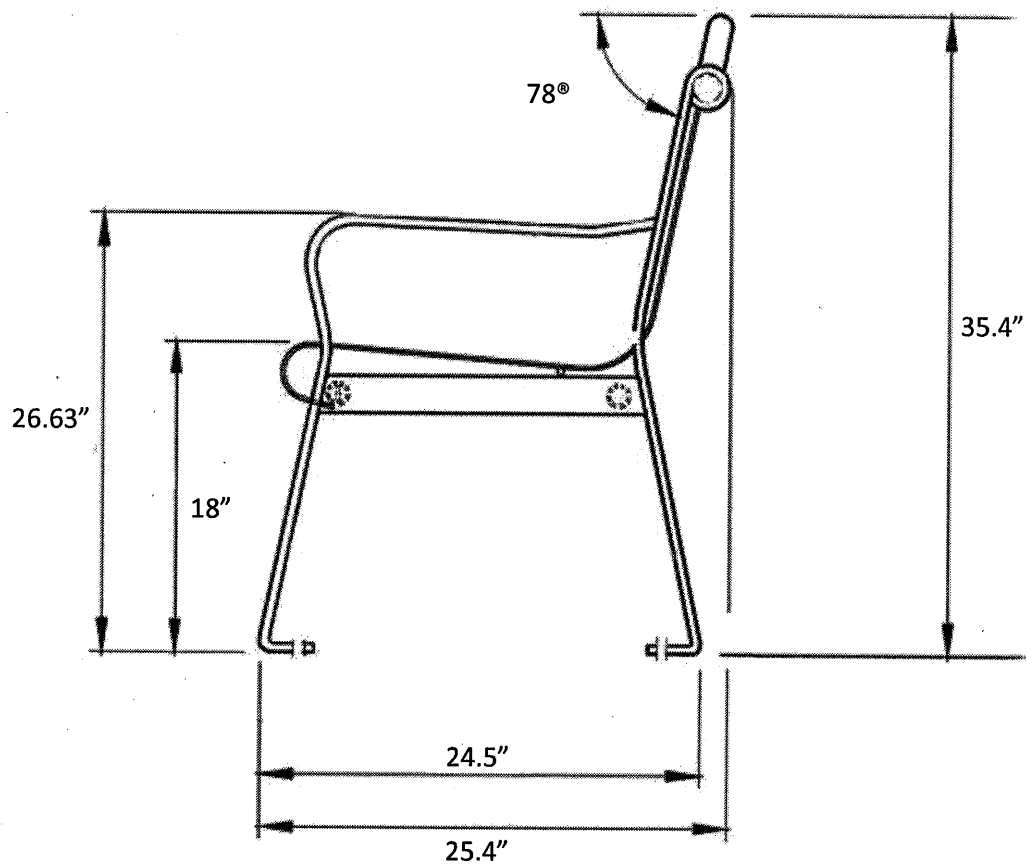
Seat height
18"

Steel slats
Width: 1.57"
Thickness: 0.177"
Space in between: 0.91"

Material: Cold rolled carbon steel
Finish: Powder coating
Fasteners: Stainless steel



Top View



End View

FREE SHIPPING ON ORDERS OVER \$75 PLUS NO SALES TAX (excl. MN & CA) NO HASSLE RETURNS & PRICE MATCHING* [Details >](#)



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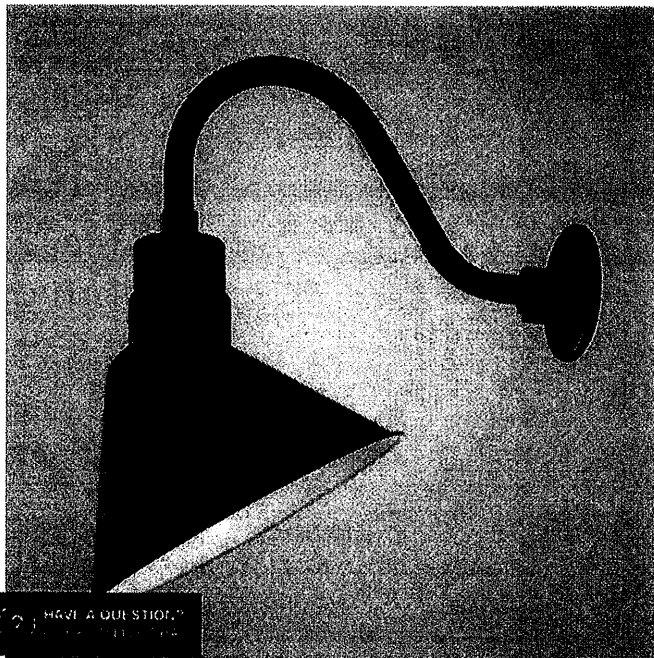
Mother's Day SALE

+10% OFF

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[See more Millennium Lighting](#)



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[Tweet](#)

1

[Hide Product Banners](#)


PRODUCT DESCRIPTION

Components will be added to your cart individually and may arrive separately.

Components include:

 [R Series Satin Black 12-Inch Angle Sha](#) (1)

Availability: 1 to 2 business days

 [R Series Satin Black Goose Neck Only](#) (1)

Availability: 1 to 2 business days

Millennium Lighting's R-Series RLM fixtures are constructed of cold rolled steel for durability. All painted finishes utilize UV stabilized paint that is baked in high temperature ovens enabling excellent adhesion and weathering properties for harsh outdoor environments.

- Materials: Cold rolled steel, die cast zinc.

R SERIES COLLECTION

FREE SHIPPING ON ORDERS OVER \$75 PLUS NO SALES TAX (excl. MN & CA) NO HASSLE RETURNS & PRICE MATCHING* [Details](#)



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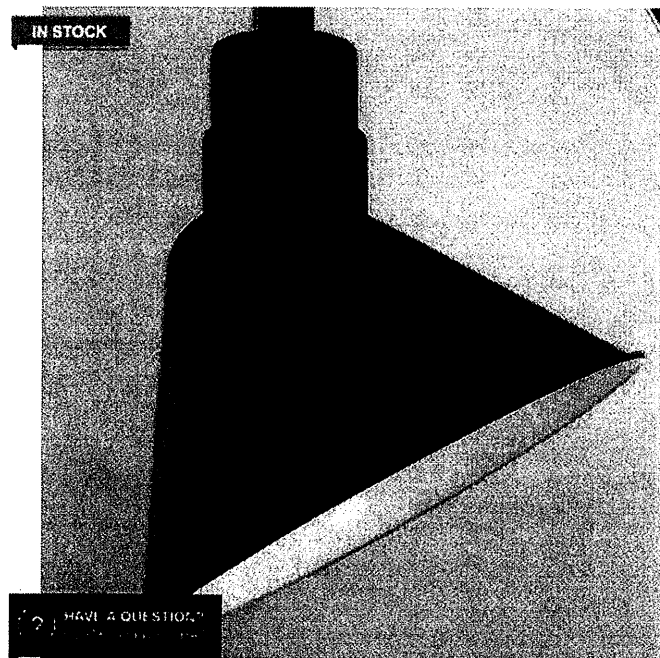
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[Looking for more Outdoor Wall Lighting?](#)
[See more Millennium Lighting](#)



[Like](#) [Tweet](#)

1

[Hide Product Banners](#)

PRODUCT DESCRIPTION

Millennium Lighting's R-Series RLM fixtures are constructed of cold rolled steel for durability. All painted finishes utilize UV stabilized paint that is baked in high temperature ovens enabling excellent adhesion and weathering properties for harsh outdoor environments.

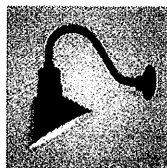
- Materials: Cold rolled steel, die cast zinc

R SERIES COLLECTION



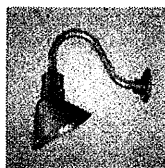
[R Series Satin Black 12-Inch Angle Outdoor Wall Mount](#)

~~\$120.00~~
\$101.80



[R Series Satin Black 10-Inch Angle Outdoor Wall Mount](#)

~~\$113.00~~
\$95.80



[R Series Galvanized 10-Inch Angle Outdoor Wall Mount w...](#)

~~\$113.00~~
\$95.80

FREE SHIPPING ON ORDERS OVER \$75 PLUS NO SALES TAX (EXCL. MN & CA), NO HASSLE RETURNS & PRICE MATCHING* [Details](#)



Customer Support:
1-877-723-5522
[HOURS](#) [LIVE CHAT](#)

Shopping Cart (0)

[My Bellacor.com](#)

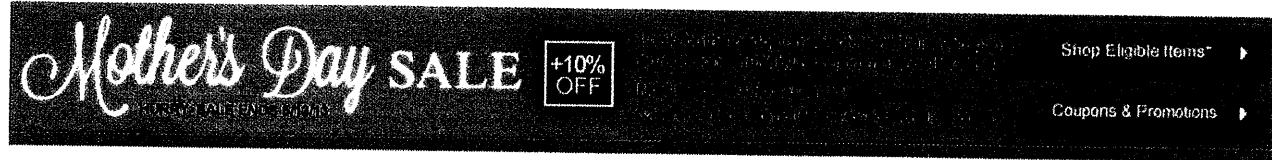
[Help](#)

Like

Enter Keyword or Item #

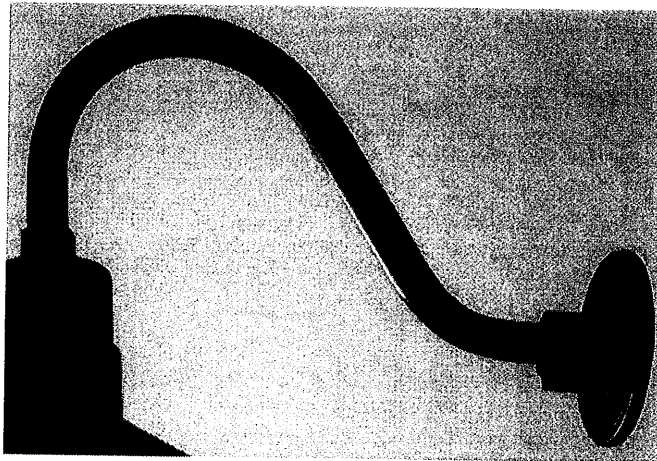
[SEARCH](#)

Lighting Fixtures	Furniture	Lamps	Decor	Kitchen	Bedding	Bath	Outdoor	Kids	Overstock	Clearance	Shop By
-------------------	-----------	-------	-------	---------	---------	------	---------	------	-----------	-----------	---------



[Looking for more Outdoor Wall Lighting?](#)
[See more Millennium Lighting](#)

IN STOCK



Millennium Lighting R Series Satin Black Goose Neck Only

Bellacor Number: 595065

Like [Tweet](#)

Sale Price: **\$39.90***
Compare: ~~\$55.00~~
Regular Price: ~~\$42.00~~
YOU SAVE 15% \$7.10

Customer Reviews

(0)

[Write a Review](#)

- ☐ [Add To Project](#)
- ☐ [Add To Wishlist](#)
- ☐ [Print Page](#)
- ☒ [Add to Compare](#)
- ☒ [Email a Friend](#)

Qty:

SHIPS IN 1 TO 2 BUSINESS DAYS

FREE SHIPPING
ON ORDERS OVER **\$75**
[See Details](#)



PayPal
Get more time to pay
Check out with PayPal
and choose Bill Me Later*
subject to credit approval.
See terms.

Need Help? Call us at 1-877-723-5522 No Hassle Returns

PRODUCT DETAILS

Bellacor Number: 595065
Finish: Satin Black
Dimensions: 1"W x 7.5"H x 14.5"D
Backplate: 4 1/2"W
Voltage: 110 to 120 Volt
Certification: UL
Usage: Exterior/Wet
UPC: 842639008275
Brand SKU: RGN15-SB
Brand: [Millennium Lighting](#)
Collection: [R Series](#)

SHIPPING INFORMATION

In Stock: 10+ Available
Ships in: 1 TO 2 BUSINESS DAYS
Expected Delivery Time: 7 Days
Free Shipping on orders over \$75.00 (Excl. Alaska, Hawaii & Intl.)
[*More Info](#)

DISCLAIMERS

*Due to manufacturer policies, additional discounts cannot be applied to this item. Clearance items are not eligible for discounts.

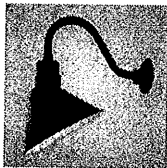
*NOTICE: This item is one component of a multi-component item and may only

PRODUCT DESCRIPTION

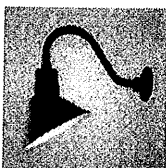
Millennium Lighting's R-Series RLM fixtures are constructed of cold rolled steel for durability. All painted finishes utilize UV stabilized paint that is baked in high temperature ovens enabling excellent adhesion and weathering properties for harsh outdoor environments.

- Materials: Cold rolled steel, die cast zinc

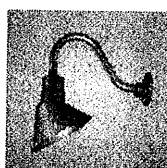
R SERIES COLLECTION



[R Series Satin Black 12-Inch Angle Outdoor Wall Mount](#)
\$120.00
\$101.80



[R Series Satin Black 10-Inch Angle Outdoor Wall Mount](#)
\$113.00
\$95.80



[R Series Galvanized 10-Inch Angle Outdoor Wall Mount](#)
\$113.00
\$95.80



Existing Octagon
Window to Remain

New Awning

Blade Sign
24" x 48" sign
w/ Cafe La Fortuna
wording on both faces
Bottom of sign at 8'-0" AFF
1.5' x 2' x 2' sides = 6 SF

Wooden Shutters in
Closed Position
No Window

Add secured in
place bench

New Wall mounted
Light Fixtures

Wall Sign with Logo and
Wording "Cafe La Fortuna"
Overall sign measuring
24'-0" high x 10'-0" wide = 24 SF
Bottom of sign at 8'-0" AFF
Individual Green Colored Letters
Green Logo on Beige Back

Add secured in
place bench

Terra Cotta
Flower Pots

Existing Entry
Doors to be Painted

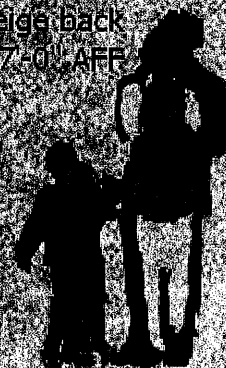
New Wall mounted
Light Fixtures

Portion of Masonry Wall
to be Painted to Match
Front Elevation

Side View of
Proposed Awning

Blade Sign (beyond)
24" x 18" sign
w/ Cafe La Fortuna
wording on both faces
Bottom of sign at 8'-0" AFF

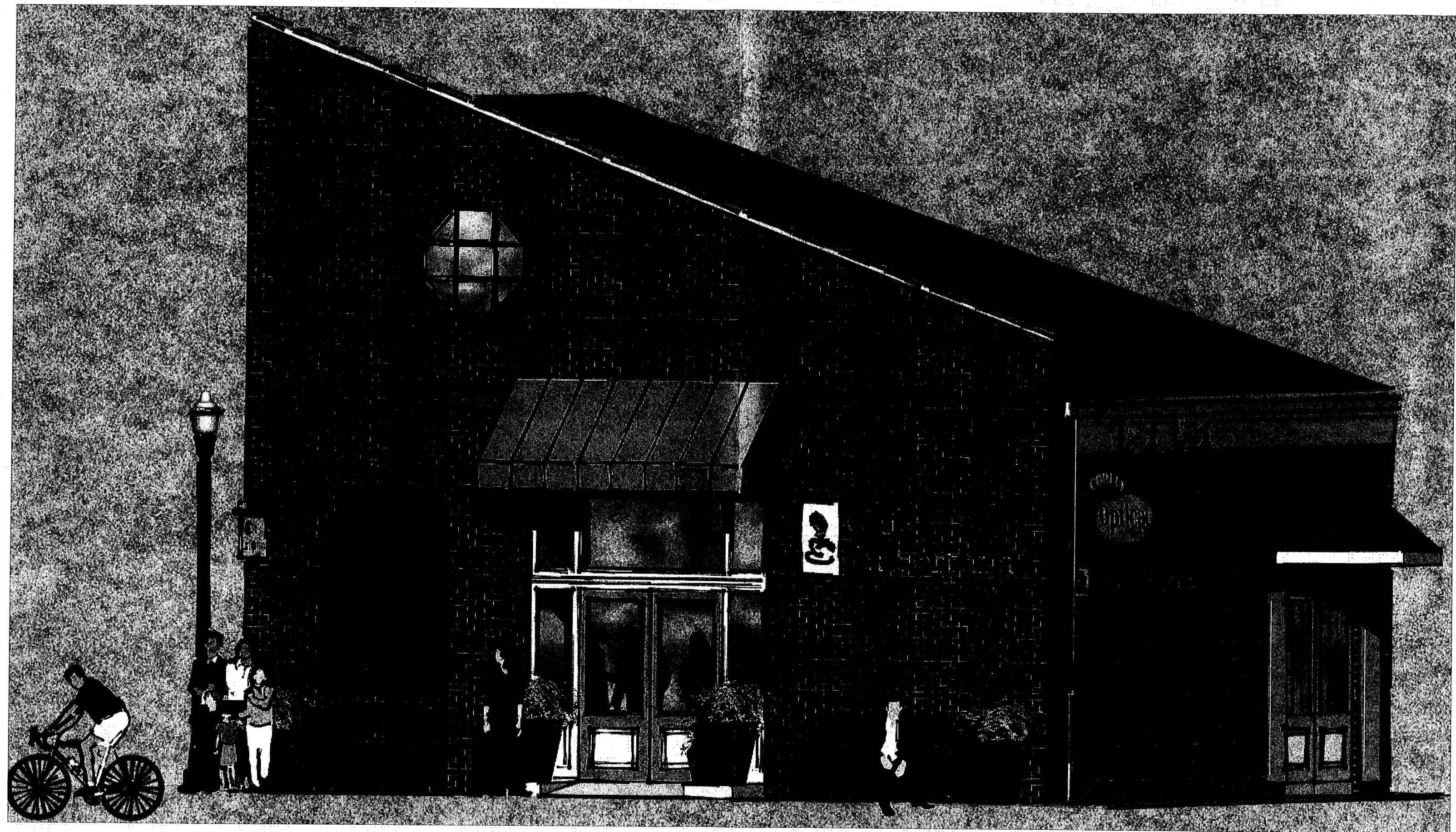
Wall Sign with Logo and
wording 'Cafe La Fortuna'
Overall sign measuring
11'-0" high x 10'-0" wide = 110 SF
Individual Green Letters and
Green Logo on Beige back
Bottom of sign at 7'-0" AFF



Cafe
La Fortuna

CORLEY
Optical
OF HINGSDALE

20



O'Donnell Law Firm

Robert T. O'Donnell
Adam M. Kingsley
Richard S. Mittelman

14044 Petronella Drive
Suite 1
Libertyville, Illinois 60048

847-367-2750
Fax: 847-367-2758

Raymond C. Gerard
Of counsel

June 7, 2013

Via email: sgascoigne@villageofhinsdale.org

Sean Gascoigne
Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

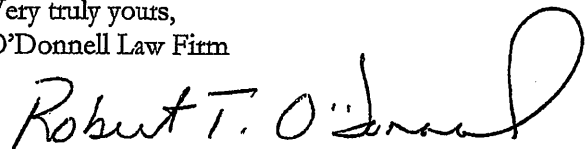
Re: *Hinsdale Historical Society*
Our File No.: 2098.13-1029

Dear Mr. Gascoigne:

I represent the Hinsdale Historical Society regarding its pending application to amend the Special Use Permit for Immanuel Hall. As a follow-up to the Plan Commission's consideration and comments on this application at its May 8, 2013 meeting, I have attached revised, proposed language addressing the use of the subject property. I request this revised language be placed in each Commissioner's packet of information provided in advance of the next meeting. A courtesy copy of this revision is also being provided to the Village Attorney. We will be prepared to address this material at the Plan Commission meeting on June 12, 2013.

If you need anything further, feel free to call.

Very truly yours,
O'Donnell Law Firm



Robert T. O'Donnell

ROD/hh

cc: Cynthia Klima (*via email*)
Christine Bruton (*via email*)

2. Use Restrictions.

A. Historic Preservation and Adaptive Re-Use. The Property stands as a symbol of the Village of Hinsdale's historic and cultural heritage. The Property serves the community and has been repurposed as a place available for public use. Such public use of the Property serves to promote, protect, enhance and allow for the continued utilization and rehabilitation of such areas, properties, structures, sites and objects having a special historical, community, architectural or aesthetic interest or value to the Village of Hinsdale and its citizens. The public uses of the Property may include the following specified uses and other uses consistent therewith:

- i. classes, lectures or meetings held by public service or community groups/organizations or individuals, provided that such classes, lectures or meetings are not held on a daily basis;
- ii. museum, library, archive and distribution of literature to promote historic preservation purposes;
- iii. craft demonstrations, exhibitions and sales of objects or literature accessory to or to promote historic preservation purposes;
- iv. storage;
- v. plays, shows, concerts, recitals and other performing arts programs presented by public service or community groups/organizations and individuals;
- vi. memorials;
- vii. forums, workshops, fundraisers and receptions presented by public service or community groups and organizations; and
- viii. in addition to the public events and uses described above, the Property may be used for private events, including, but not limited to, forums, workshops, exhibitions, sales, receptions, ceremonies, parties and weddings/civil ceremonies ("Private Events"); provided, however:
 - a. for each Private Event where attendance is expected to exceed 100 patrons, no more than 30 such Private Events may take place in any calendar year;
 - b. for each Private Event where attendance is expected to exceed 100 patrons, the Society shall designate an Event Coordinator. The Event Coordinator shall be the point of contact for any inquiries by Village officials or others; and
 - c. the Society and any private patrons shall, at all times, be expected to comply with all Village ordinances, codes and/or regulations with respect to any use of the Property including, but not limited to, maximum occupancy, hours of operation, parking, noise and litter.

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 and Adaptive Re-Use. The Property stands as a symbol of the Village of Hinsdale's historic and cultural heritage. The Property serves the community and has been repurposed as a place available for public use. Such public use of the Property serves to promote, protect, enhance and allow for the continued utilization and rehabilitation of such areas, properties, structures, sites and objects having a special historical, community, architectural or aesthetic interest or value to the Village of Hinsdale and its citizens. The public uses of the Property may 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 therewith:~~

~~i. —classes or lectures, provided that such classes or lectures are not held on a regular, daily basis;~~

~~ii. —meetings held by public service or community groups/organizations or individuals, provided that such such classes, lectures or 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. —museum, library;~~

~~iv. —archives;~~

~~v. —craft demonstrations;~~

~~vi. —museum;~~

~~vii. —shows, archive and exhibitions;~~

~~ii. —distribution of literature to promote historic preservation purposes;~~

~~viii. —craft demonstrations, exhibitions and sales of objects or literature accessory to or 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, shows, concerts, recitals and other performing arts programs presented by public, public service or community groups and organizations; and individuals;~~

~~vi. —memorials;~~

~~vii. —forums, workshops, fundraisers and receptions presented by public, public service or community groups and organizations; and~~

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WILLIAM A. HENSLEY
118 West Third Street
Hinsdale, Illinois 60521
630.789.9069

June 10, 2013

To: members, Hinsdale Planning Commission
Hinsdale Village Council
Re: Immanuel Hall

I am writing on behalf of myself and spouse, Patricia, 30-year residents of Hinsdale, to strongly urge you to uphold and enforce the existing agreement governing use of Immanuel Hall. We reside only a stone's throw from Immanuel Hall and know only too well the impact of over-use and misuse of the Hall on area residents. Allowing the Historical Society to alter the existing oversight rules amounts to reneging on both the intent and application of the agreement. Immanuel Hall was never envisioned to be a revenue source for the Historical Society, but that appears to be exactly what they intend to force upon us.

Let's look at the facts:

- (1) The impact on all of us neighbors is real and unnecessary from lack of parking, loud and sometimes late-night intrusions in peace/quiet. I would also point out the potential danger added traffic and street parking can have on emergency vehicle egress/ingress in the area.

W.A.H.

(2) Encumbrance → We understand "added" parking vehicles - everytime there is a big event at the Middle School, we see third Street filled with cars - and weekend soccer sometimes has the same impact. We accept that. But the constant influx of traffic and congestion from events at Inman need not be our problem.

Also consider what would happen if one of us residents places our own party in backyard barbeque. Do we ask our guests to park and ride from afar just to accommodate yet another Inman event?!

(3) Dollar → There clearly is and will be a financial impact on our home values - we are a less desirable neighborhood because of the congestion/noise and traffic from Inman events. I wonder how Board members of the Planning Commission or Historical Society would feel if they lived next door to Inman Hall.

(4) Mis-use — The original agreement laid out worthy and workable conditions for use of the Hall - all centered on the historical significance and importance of preserving a key element of Hinsdale history. Looks to me like we're talking to drive far from that.

WILLIAM A. HENSLEY
118 West Third Street
Hinsdale, Illinois 60521
630.789.9069

Rather than having to force us to leave
with this mis-use of Emmanuel Hall.
let's encourage use of the Community
Center and/or the Historical Society's own
facility at Kathryn Segar - took home.
Both have ample space and ample
parking for these revenue-producing
events. The Historical Society is pursuing

Recommendations

- (1) Hold the Historical Society to original agreement.
- (2) Spell out clearly the number and frequency
- (3) of events allowed in the future.
- (3) Dury - all events - to never, ever be
held for more than 100 people.
- (4) Especially, without alcohol - no alcohol
ever at any event at Emmanuel,
indoors or outdoors.
- (5) Publishing a calendar - provided to area residents -
of all events.
- (6) Historical Society must have physical presence
at every event to control/enforce usage restrictions.
- (7) Events must end at reasonable hour - no later
than 10 p.m.

OVER →

-4-

(8) kind off duty Hamilton police to monitor security
of major events - those nearing 100 ^{people attending} ~~celebrating~~
Especially.

(9) Review ~~any~~ newly agreed upon governing rules
again in one or two years to ensure continued
enforcement - or new safeguards as
necessary

Conclusion: Planning Commission needs to be
responsive to concerns/fears/demands of
all, especially those of us most directly
impacted by over-use and mis-use of
Connaught Hall. While some neighbors
complaints may have been overly zealous,
don't dismiss the merit of the complaints -
there is real cause to be alarmed and
concerned here. Take time to consider
the real issues and harm that can
befall us if the Historical Society has
its way in reneging on the agreement and
forcing its revenue veil on the neighborhood.
Do the right thing.

W. A. H. H. H.

WILLIAM A. HENSLEY
118 West Third Street
Hinsdale, Illinois 60521
630.789.9069

June 10, 2013

To: members, Hinsdale Planning Commission
Hinsdale Village Council
Re: Emmanuel Hall

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Let's look at the facts:

- (1) The impact on all of us neighbors is real and unnecessary from lack of parking, loud and sometimes late-night intrusions on peace/quiet. I would also point out the potential danger added traffic and street parking can have on emergency vehicle egress/ingress in the area.

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WILLIAM A. HENSLEY
118 West Third Street
Hinsdale, Illinois 60521
630.789.9069

Rather than trying to force us to live with this mis-use of Emmanuel Hall, let's encourage use of the Community Center and/or the Historical Society's own facility at Kathryn Segar - took home. Both have ample space and ample parking for these revenue-producing events. The Historical Society is pursuing

Recommendations

- (1) Hold the Historical Society to original agreement.
- (2) Spell out clearly the number and frequency of events allowed in the future.
- (3) Deny - all events - to never, ever be held for more than 100 people.
- (4) Especially, outlaw alcohol - no alcohol ever at any event at Emmanuel, indoors or outdoors.
- (5) Publish a calendar - provided to area residents - of all events.
- (6) Historical Society must have physical presence at every event to control/enforce usage restrictions.
- (7) Events must end at reasonable hour - no later than 10 p.m.

OVER →

- (8) hire off-duty Wendale police to monitor security of major events - those nearing 100 ^{people attending} ~~coming~~ especially.
- (9) Review ~~only~~ newly agreed upon governing rules again in one or two years to ensure continued enforcement - or new safeguards as necessary

Conclusion: Planning Commission needs to be responsive to concerns/fears/demands of all, especially those of us most directly impacted by over-use and mis-use of Concord Hall. While some neighbors' complaints may have been overly zealous, don't dismiss the merit of the complaints - there is real cause to be alarmed and concerned here. Take time to consider the real issues and harm that can befall us if the Historical Society has its way in reneging on the agreement and forcing its revenue well on the neighborhood. Do the right thing.

W. A. H. H. H.

July 9, 2013

TO: Members of the Hinsdale Plan Commission

FROM: Bob Saigh, 210 S. Lincoln St., Hinsdale

RE: Public Hearing on Hinsdale Historical Society Request to Amend Special Use Permit for Immanuel Hall, 302 S. Grant St., Case A-04-2013

As a near 20-year resident, neighbor of Immanuel Hall and long-time volunteer with the Hinsdale Historical Society, I want to state the following for the resumption of the public hearing on the Society's application for an amended special use permit (SUP) at Immanuel Hall.

1) The current use of the Hall under the Society's ownership (since March 2001) is the least-intensive in the building's 113-year existence. The building housed an active congregation of some 180 families until the congregation moved in 1964. In addition to the church building, the 85x177-foot corner lot property also was the site of a small two-story frame parsonage and a one-story brick multi-use building with a full basement that connected with the church. The property had a paved driveway and parking lot that could accommodate from 8 to 12 cars.

After the congregation left, the property was used full-time for 16 years as a regional office by the United Church of Christ. From 1980 to 1999, the property was the site of the highly active Seton Montessori School, which is now located in a former elementary school in Clarendon Hills.

Except for a brief time after the sale of the Montessori school, the property has always been zoned "Institutional."

2) As the Society has repeatedly stated, it is seeking to clarify – not intensify – use of the Hall by amending the Hall's special use permit. The village recommended amending the SUP when it and the Society disagreed over the interpretation of language in the SUP as it applied to certain low-impact uses of the Hall. The amended language initially proposed by the Society condensed the original SUP language and added certain specific uses that the Society believes are allowed by the original agreement.

The revised proposed language, submitted by the Society to the village on June 7, 2013, reflects comments made on the Society's application at the public hearing on May 8, and in a subsequent meeting with Society, village and neighbor representatives.

3) As the Society has stated, it has no intention of operating the Hall in the future beyond the way it presently operates it and is allowed to operate it. The Society is physically, financially and otherwise limited in the way it is able to operate the Hall. To put it simply, as a 38-year old volunteer organization that is largely dependent on private contributions (money and in-kind), the Society has limited resources. Thus, statements that the Hall will host weekly weddings and late-night parties and could even be the site of "a used car lot" are preposterous, reckless and damaging to the Society's reputation.

4) As the Society has stated, revenue from events at the Hall is used exclusively to support and maintain the Hall. The Society is a legal, private nonprofit 501(c)(3) charitable organization, and as such must abide by strict accounting and reporting regulations and procedures. It is not a profit-making enterprise, but like other nonprofits it is allowed to generate revenue in certain, strict ways that is then used to sustain the organization. In no way is the Hall a "cash cow" for the Society.

5) **The Society has abided by all fire and life safety requirements in its operation of the Hall.** The \$1 million-plus rehabilitation of the Hall in 2006-08 completely upgraded the building, and even exceeded some requirements. The building is totally code-compliant, and each year since the rehab it has undergone and passed several required tests and certifications of its various systems.

6) **The current review of the Hall's SUP is at least the third since the Society assumed ownership of the property twelve years ago.** The prior reviews have been extensive and have involved Society, village and state officials, attorneys, neighbors and other members of the public. The vetting has been thorough and open, and the public record of those reviews is voluminous and clear. The Society knows its obligations and, as important, has its own high standards and expectations where the Hall and its other assets are concerned.

Thank you for your consideration.

We, the neighbors of Immanuel Hall (IH), a) oppose any changes to the existing Special Use Permit by IH/Hinsdale Historical Society (HHS) and b) request that IH/HHS abide by the Special Use Permit as written and intended.

Immanuel Hall resides in a residential neighborhood and because of this much thought and work went into writing the use restrictions. The Special Use Permit was written to protect and assure the neighbors that IH would maintain low volume usage and that *"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"*, per the original Special Use Permit.

We believe any changes to the Special Use Permit will not meet the following criteria in Section 11-602 of the Hinsdale Zoning Code:

#1. Code and Plan Purposes – increase usage and rental of IH will not be in harmony with the general and specific purpose for which the code was enacted.

#2. No Undue Adverse impact – any increase in usage will have an adverse impact on the surrounding residential neighborhood

#5. No Traffic Congestion – any increase in usage will definitely increase parking and traffic congestion in the surrounding residential neighborhood.

#9. Public Benefit – any change to the Special Use Permit is only for the benefit of IH. The Community is deriving benefit from IH as the Special Use Permit is written.

NAME	ADDRESS
1. <u>Sharon Dink</u>	<u>222 W. Third</u>
2. <u>Ann Smith</u>	<u>222 W. Third</u>
3. <u>Umaia Banks</u>	<u>227 W. Third</u>
4. <u>David L. Bink</u>	<u>227 W. Third</u>
5. <u>Maria T. Baksey</u>	<u>229 W. Third</u>
6. <u>Steven Baksey</u>	<u>229 W. Third</u>
7. <u>Macl E. Ala</u>	<u>221 W 3rd St.</u>
8. <u>Andrew R. Ayer</u>	<u>221 W. 3rd St.</u>
9. <u>Jill L. L.</u>	<u>216 S. VINE ST</u>

Page 2, Petition from Neighbors of Immanuel Hall

10. Kristin Richards 306 S. Vine St.
11. Brian Richards 306 S. Vine St.
12. Muel J. [unclear] 308 S. Vine St.
13. [unclear] 210 S. VINE ST.
14. Janis [unclear] 204 S. Vine St.
15. [unclear] 216 S. Vine St.
16. [unclear] 307 S. Vine St. Hinsdale
17. [unclear] 307 S. Vine St. Hinsdale
18. [unclear] 311 S. Vine St. H-
19. [unclear] 311 S. VINE STREET
20. [unclear] 305 W. 4th St.
21. [unclear] 324 S. Grant
22. [unclear] 324 S Grant
23. [unclear] 320 S. Grant Street
24. [unclear] 320 S. Grant St.
25. [unclear] 316 S. Grant St.
26. [unclear] 316 S. Grant St.
27. [unclear] 321 S. GRANT ST.
28. [unclear] 315 S Vine
29. [unclear] 315 S Vine St.
30. Janet A. Burr 308 S. Vine St.

Page 3, Petition from Neighbors of Immanuel Hall

31. Makal Murray 312 S. Grant
32. Ans P. Mays 211 W. 4th
33. A. Kathleen E. Curtin 122 W. 3rd St. Hinsdale
34. James A. Curtin 122 W 3rd St Hinsdale
35. Sharon Shankland 123 W. 3rd St. Hinsdale
36. Charles M. Shankland 123 W 3rd St. Hinsdale
37. Patricia S. Hensley 118 W. 3rd. Hinsdale
38. Cynthia Curtin 122 W. 3rd Hinsdale
39. Sally Hartmann 119 W. 3rd Hinsdale
40. Frederick Hartmann 119 W. 3rd HINSDALE
41. Allison Knepp 321 S Vine, Hinsdale
42. Pauline Maki 213 W. 3rd, Hinsdale
43. Chris Wrobel 213 W. 3rd Hinsdale
44. _____
45. _____
46. _____
47. _____
48. _____
49. _____
50. _____

① = Signal Position
= Improved Steel



Sean Gascoigne

From: J. Richard Spatafora [REDACTED]
Sent: Wednesday, July 03, 2013 10:31 AM
To: Sean Gascoigne; cwklima@cwkmanagementservices.com
Subject: Immanuel Hall Special Use Permit
July 3, 2013

Hinsdale Plan Commission
Hinsdale Village Board of Trustees
c/o Sean Gascoigne, Village Planner

RE: Hinsdale Historical Society Special Use Permit

Dear Village Officials:

We are long-time supporters of the Hinsdale Historical Society, and its founding mission. We applauded the Society's preservation of Immanuel Hall, vision at a time in Village history when the prevailing sentiment inclined toward tearing down and building new. We regret, then, the breath-taking effort by the Historical Society to alter its Special Use Permit, deleting the original definition of the purpose and use of the Property, and defining a truly remarkable intention to convert the Property to a party hall for an unlimited number of attendees up to thirty times each year.

We oppose the Society's present application to the Plan Commission. A party hall disrupts the quiet enjoyment to which a residential neighborhood is entitled.

It may come to be that, once denied, the Society will approach its neighbors in good faith with a sound and sensible proposal. We would welcome such reasonableness.

Sincerely,

J. Richard Spatafora
Catherine A. Kinney
311 South Vine Street

cc: Hinsdale Historical Society

07/03/2013

July 2, 2013

Doug Bemiss
220 S. Grant
Hinsdale, IL 60521
dbemiss@workmail.com
(312)391-6629

Bradley J. Bloom
Chief of Police
Village of Hinsdale
121 Symonds Drive
Hinsdale, IL 60521

Dear Chief Bloom

On October 19, 2011, you issued the results of a "parking study" related to the parking problems on Third Street between Grant and Vine. (**Attachment 1.**) As you know, Immanuel Hall is operating a business at 302 South Grant, a property which does not have a driveway, loading zone or even a single parking space to accommodate their employees and their hundreds of visitors.

Over the years, my wife and I have made many complaints with your department regarding illegally parked cars. Those complaints have been substantiated by the (approximately) 150 parking tickets that have been issued on our tiny block since 2011. Some of our complaints were not substantiated because your officers arrived after the illegally parked cars have been moved, or, because the responding officer exercised his/her discretion to not ticket an illegally parked car. The fact that so many cars are parked illegally on 3rd Street is not our fault; it is the fault of Village officials for creating this absurd situation in the first place.

The parking study you issued in October, 2011 has facilitated and enabled the parking problems associated with Immanuel Hall by providing "cover" for the Hinsdale Historical Society and their "unofficial protector," Bob Saigh. (**Attachment 2.**) As you know, Bob Saigh, the Chairman of the Zoning and Public Safety Committee, and others have referred to the "extensive police study" as evidence of the Police Department's approval of activities at Immanuel Hall. However, your half-page parking and traffic study is based on casual observations by Deputy Chief Wodka, and does not meet the same standards of professionalism and detail compared to other parking studies recently done in similar situations in the Village of Hinsdale.

For instance, on October 16, 2012 a thirteen page study was done by Konig, Lindgren, O'Hare, Aboona, Inc. ("KLOA") in reference to the employee parking lot at Hinsdale Adventist Hospital. (**Attachment 3.**) The study was authored by Gregory J. Gedemer, a Professional Engineer licensed by the State of Illinois. Mr. Gedemer is also a Professional Traffic Operations Engineer. The KLOA study includes traffic counts and detailed analysis. The report even includes a discussion of code requirements.

A more recent example of a professional parking and traffic study was done on February, 26, 2013 in reference to the Garfield Crossing development in downtown Hinsdale. (**Attachment 4.**) The author,

Bruce Talbot of CEMCON, LTD., is also a Professional Engineer. This 13-page study also contains charts, traffic counts and logical, detailed analyses.

Reviewing these three parking & traffic documents side by side, a number of questions come to mind.

- Did the Hinsdale Historical Society pay the police department to perform this traffic study, or did the police department do a traffic study for free?
- Did you offer to perform this service for the Garfield Crossing, LLC project or the Adventist Hinsdale Hospital project?
- Did you discuss any aspect of your study with the HHS and/or Bob Saigh the Unofficial Protector of Immanuel Hall (the man who also votes on the Police Department's budget)?
- Is Deputy Chief Wodka *qualified* to perform this type of study (i.e. is he a Professional Engineer licensed by the State)?
- Were you and Deputy Chief Wodka within the scope of your police duties when you performed this parking & traffic study?
- Were you ordered to perform this study, or did you do so on your own?
- Who is liable if your parking and traffic study is found to be faulty?

The deficiencies in your parking and traffic study have enabled the activities of the Hinsdale Historical Society at Immanuel Hall to flourish. As a result, the value of my home has been compromised and the tranquility I am entitled to enjoy in my home has been destroyed. In your letter to me dated January 8, 2013, you state "The Police Department maintains independent discretionary authority in all our enforcement practices." (**Attachment 5.**) Did your decision to perform a traffic and parking study fall under this discretionary authority?

Having contributed mightily to the creation of the nuisance at Immanuel Hall – a nuisance your department is now unable or unwilling to control – you now threaten to prosecute my wife and me for Disorderly Conduct because we are calling you too often to report illegally parked cars and rowdy behavior at Immanuel Hall. (**Attachment 6.**)

The day after I received your letter, I received a cease and desist letter from the Village Attorney, Lance Malina. (**Attachment 7.**) Clearly, this is a concerted, Nixon-type campaign by the Village of Hinsdale to intimidate my family.

Based on the foregoing, I demand that you retract your parking and traffic study dated October 1, 2011.

Sincerely,



Doug Bemiss

cc: Tom Cauley, Village President ✓
Lance Malina, Village Attorney
Linda Pieczynski, Village Prosecutor

Memorandum

To: Chairman Salgh and Members of the Zoning and Public Safety Committee
From: Chief Bradley Bloom *BB*
Date: October 19, 2011
Re: Discussion of Resident Request to Change Parking on Third Street between Grant.



A parking study was completed by Deputy Chief Wodka following a request from resident Ms. Randi Bemiss, 220 S. Grant Street, requesting that the parking on Third Street between Grant and Vine be changed from the north side of the street to the south. The request cited safety concerns and that the primary destination of people parking on the north side of the street is Immanuel Hall which is located on the opposite side of the street.

The safety concerns raised included concerns over parked vehicles blocking fire hydrants, blocking private driveways and parking on both sides of the street.

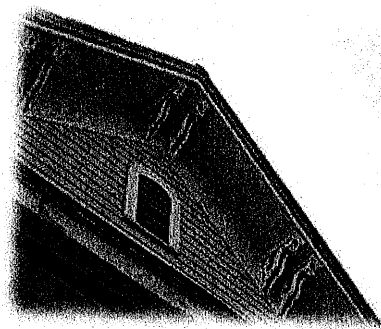
The current parking regulations prohibit parking on the south side of Third Street and allow 4-hour limited parking on the north side of Third Street. A survey of the block found six (6) private drives on the north side of the street and one (1) on the south side. Fire hydrants are located on the north side of the street.

After observing the area we found that most of the traffic using Immanuel Hall turns from Grant Street onto Third Street. A change in parking regulations would require that cars turn around to park on the south side of the street. This would require cars to turn into a private drive to make this maneuver or make a U-turn at Vine.

As part of this review a notice was sent to the affected residents. There does not appear to be a consensus to change the parking amongst residents.

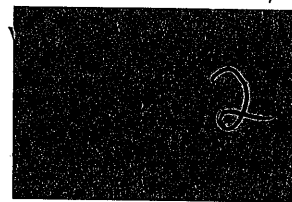
Due to the number of driveways and fire hydrants on the north side of the street the south side of the street seems to be a logical place to allow parking. However, in order to park in this area requires drivers to make a U-turn or turnaround in a private drive. This maneuver does raise some safety concerns that when coupled with no clear consensus amongst residents as to where the parking should be leads us to recommend that no changes be made. It should also be noted that many of the safety issues raised can be address with additional enforcement which we will focus on going forward.

Cc. President Cauley and Members of the Village Board
Village Manager Dave Cook
Deputy Chief Mark Wodka



Echoes

March/April 2009



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, U/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.

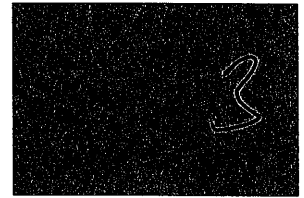
Terrific people are on the Immanuel Hall Advisory Committee, and you will recognize their names: Julie Crnovich, Jan Grisemer, Regina Melbourne, Kristy Giltner, Penny Bohnen, Karen Walton, Nickie Byrnes, Karen Lopez, Alice Mansell, and Sandy Walton, Chairman. Bob Saigh, the unofficial protector and coordinator 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.



MEMORANDUM TO: James Today, MBA, FACHE, HEM
Adventist Hinsdale Hospital

FROM: Gregory J. Gedemer, PE, PTOE
Senior Consultant

Luay R. Aboona, PE
Principal

DATE: October 16, 2012

SUBJECT: Traffic Evaluation
Adventist Hinsdale Hospital Employee Parking Lot
Hinsdale, Illinois

This memorandum summarizes the methodologies, results, and findings of a traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed employee parking lot to serve the Adventist Hinsdale Hospital in Hinsdale, Illinois. The site, which currently contains a vacant temporary parking lot, is located in the northwest corner of the intersection of Hillgrove Avenue and County Line Road. The temporary parking lot was constructed to accommodate approximately 70 vehicles for construction employees working on the south hospital expansion. After construction was complete, the temporary parking lot was used by hospital employees until October 2012 when the parking lot was closed.

Adventist Hinsdale Hospital is proposing to construct a permanent 45-space parking lot on the site of the temporary parking lot for the continued use of its employees. The proposed parking lot will be reserved for hospital employees who are currently parking in the Hinsdale Seventh Day Adventist Church and Oak Street parking garage located in the northeast and southeast quadrants of the Oak Street/Walnut Street intersection, respectively. Access to the parking lot is proposed to be provided via County Line Road.

The purpose of this evaluation is to examine existing traffic conditions, assess the impact that the proposed parking lot will have on traffic conditions in the area and determine any associated improvements, if necessary, to enhance access, circulation and traffic operations in the area.

Transportation Conditions

Transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. The following provides a description of the geographical location of the proposed parking lot, physical characteristics of the area roadway system including lane usage and traffic control devices, existing hospital parking facilities, and existing peak period traffic volumes.

Site Location

The Adventist Hinsdale Hospital campus is bounded by Walnut Street on the north, the Burlington Northern Santa Fe (BNSF) railroad on the south, County Line Road on the east, and Elm Street on the west. Land uses in the area primary consists of single family homes with Pierce Park located east of the campus and the Highland Metra trains station located southeast of the campus. The proposed parking lot is to be located in the northwest corner of the Hillgrove Avenue/County Line Road intersection. **Figure 1** illustrates the location of the proposed parking lot with respect to the area roadway system. **Figure 2** shows an aerial view of the proposed parking lot and surrounding roadway network.

Existing Roadway System Characteristics

The existing roadways serving the area are shown in **Figure 3** and described below.

Oak Street is a north-south two-lane collector roadway that extends through hospital campus and is signed as a designated hospital route. Parking is prohibited on both sides of the road in the vicinity of the campus. Oak Street spans the BNSF railroad tracks via a one-lane bridge that is signalized to allow separate northbound and southbound passage. Oak Street is under all-way stop sign control at its intersection with Walnut Street and traffic signal control at its intersection with Hillgrove Avenue.

Walnut Street is an east-west, two-lane local roadway that borders the hospital campus on the north. Parking is prohibited on both sides of the road in the vicinity of the campus. Walnut Street is under all-way stop sign control at its intersection with Oak Street and three-way stop sign control (east, south and west legs) at its intersection with County Line Road.

County Line Road is a north-south, two-lane road that terminates at Hillgrove Avenue (one-way eastbound). Between, County Line Road and Hillgrove Road, parking is generally permitted on the east side of the road. The intersection of County Line Road with Walnut Street is under three-way stop sign control (east, south and west legs).

Hillgrove Avenue is a one-way eastbound road that extends from Oak Street to County Line Road. It provides one through lane with parking permitted on the south side of the road only.

TABLE OF COMPLIANCE

Address of proposed request: 120 N. Oak St.

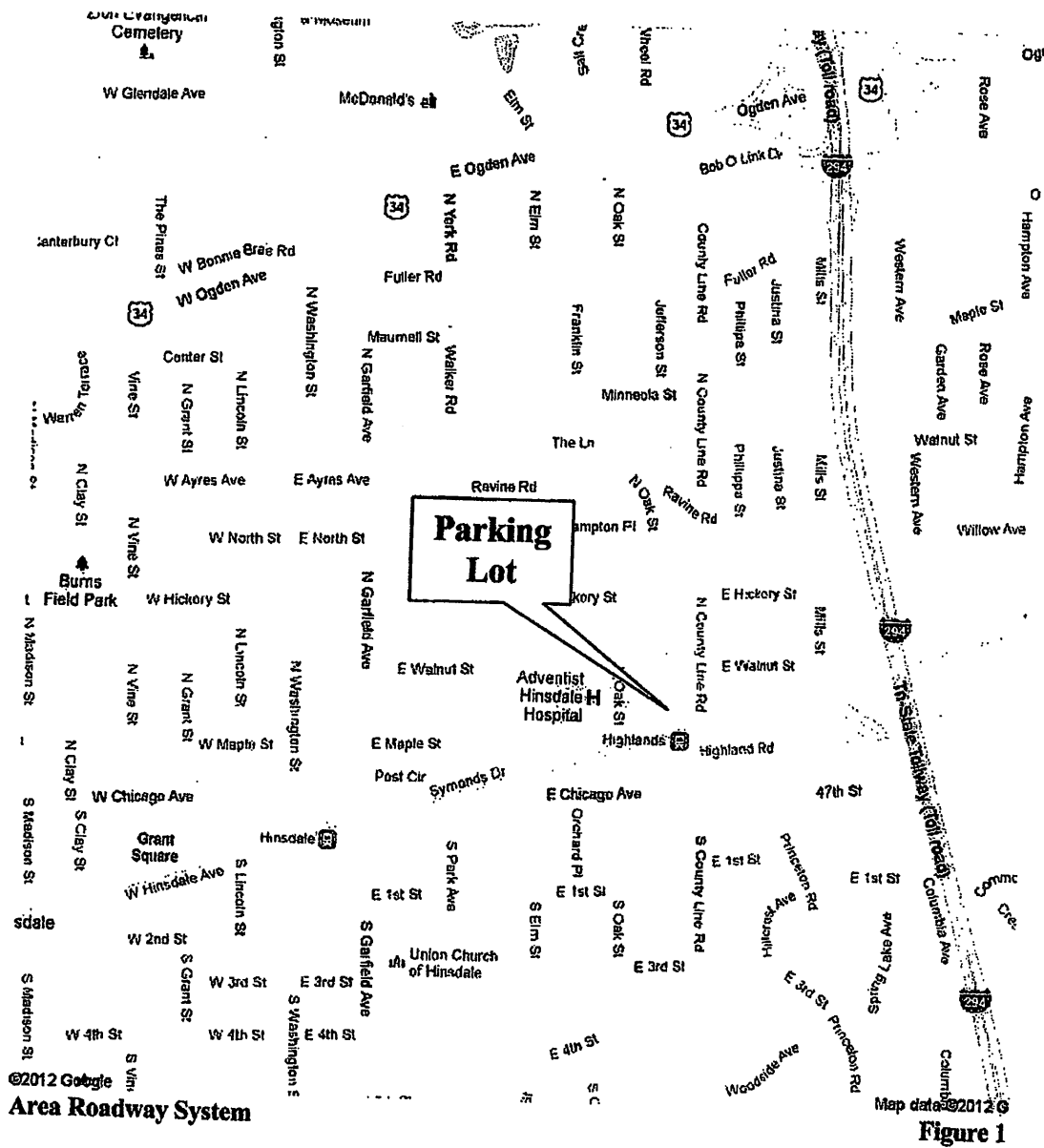
The following table is based on the HS Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	40,000	592,852 (existing)
Minimum Lot Depth	125	N/A existing
Minimum Lot Width	100	N/A existing
Building Height	70	N/A existing
Number of Stories	5	N/A existing
Front Yard Setback	35	N/A existing
Corner Side Yard Setback	35	N/A existing
Interior Side Yard Setback	10	N/A existing
Rear Yard Setback	25	N/A existing
Maximum Floor Area Ratio (F.A.R.)*	1.6	N/A existing
Maximum Total Building Coverage*		N/A existing
Maximum Total Lot Coverage*		9.66 acres, 71%
Parking Requirements	1074	1295 (including new parking lot)
Parking front yard setback	35'	25'
Parking corner side yard setback	35'	10'
Parking interior side yard setback	10'	N/A
Parking rear yard setback	25'	N/A
Loading Requirements	5 bays	5 bays
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

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

Waiver requested for front yard setback and corner side yard setback. Front yard setback from 35' to 25' and corner side yard setback from 35' to 10'.



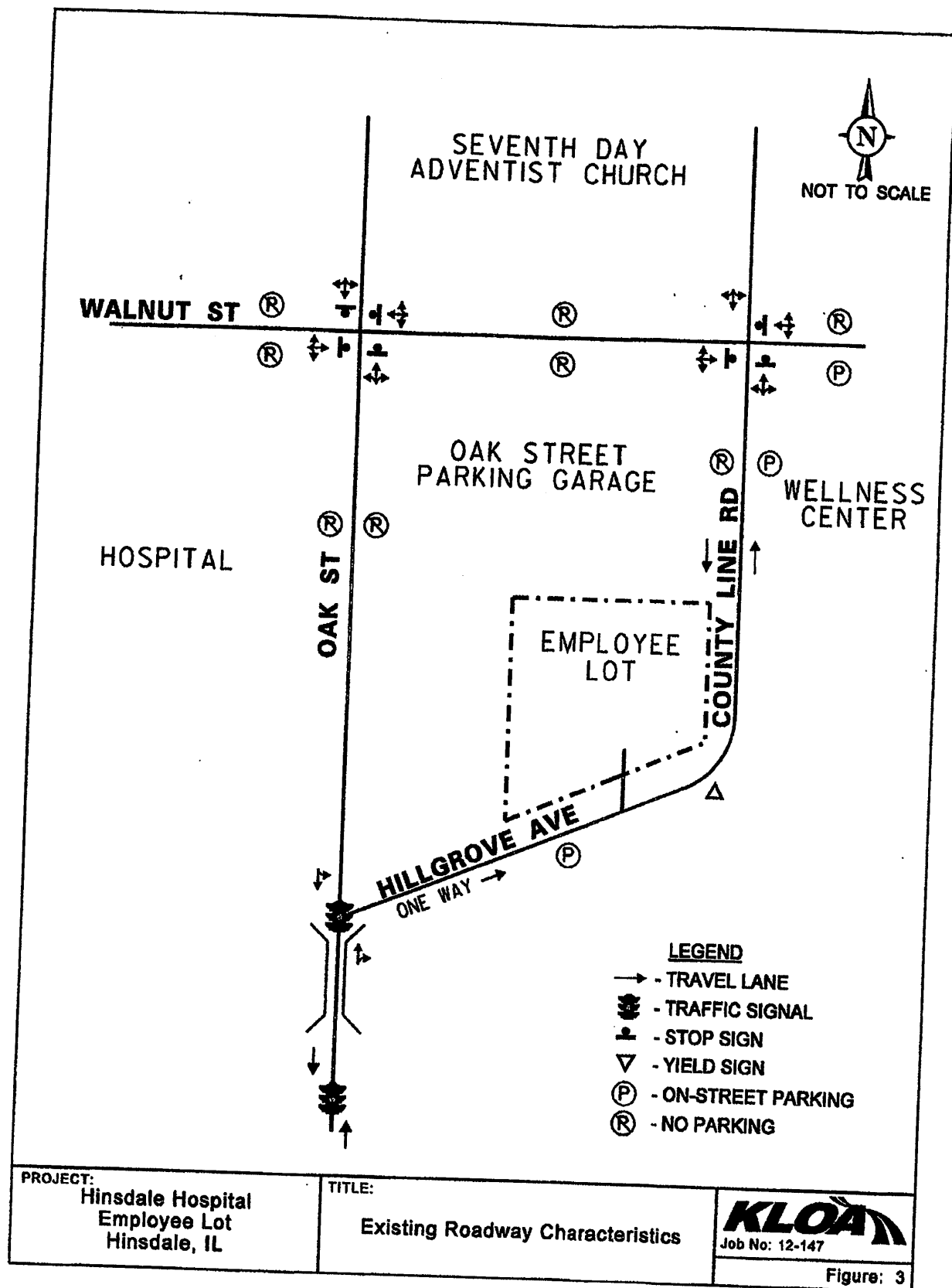
LEVEL OF SERVICE CRITERIA**Signalized Intersections**

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Very short delay, with extremely favorable progression. Most vehicles arrive during the green phase and do not stop at all.	≤ 10
B	Good progression, with more vehicles stopping than for Level of Service A, causing higher levels of average delay.	> 10 - 20
C	Light congestion, with individual cycle failures beginning to appear. Number of vehicles stopping is significant at this level.	> 20 - 35
D	Congestion is more noticeable, with longer delays resulting from combinations of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop, and the proportion of vehicles not stopping declines.	> 35 - 55
E	High delays result from poor progression, high cycle lengths and high V/C ratios.	> 55 - 80
F	Unacceptable delays occurring, with oversaturation.	> 80

Unsignalized Intersections

Level of Service	Average Control Delay (seconds per vehicle)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2000.



Existing Traffic Volumes

To determine current traffic conditions on the existing roadways which include the current operation of the temporary parking lot utilized by hospital employees, KLOA, Inc. conducted peak period traffic counts at the following intersections:

- Oak Street with Walnut Street
- Oak Street with Hillgrove Avenue
- Walnut Street with church access drive and parking garage access drive
- Walnut Street with County Line Road
- Hillgrove Avenue with temporary parking lot

The traffic counts were conducted on Tuesday, September 25, 2012 except the Walnut Street/church access drive/parking garage access drive which were conducted on Wednesday, October 10, 2012. All of the traffic counts were performed during the morning (6:00 A.M. to 9:00 A.M.) and evening (3:00 P.M. to 6:00 P.M.) peak periods. It is important to note that employees were using the temporary parking lot when the September 25, 2012 traffic counts were conducted. The results of the traffic counts indicates that the weekday morning peak hour occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour occurs from 3:15 P.M. to 4:15 P.M. Figure 4 illustrates the existing peak hour traffic volumes.

Traffic Characteristics of the Parking Lot

Proposed Employee Parking Lot

The site, which currently contains a vacant temporary parking lot, is located in the northwest corner of the intersection of Hillgrove Avenue and County Line Road. The temporary parking lot was constructed to accommodate approximately 70 vehicles for construction employees working on the south hospital expansion. After construction was complete, the temporary parking lot was used by hospital employees until October 2012 when the parking lot was closed.

Adventist Hinsdale Hospital is proposing to construct a permanent 45-space parking lot on the site of the temporary parking lot for the continued use of its employees. The proposed parking lot will be reserved for hospital employees who are currently parking in the Hinsdale Seventh Day Adventist Church and Oak Street parking garage located in the northeast and southeast quadrants of the Oak Street/Walnut Street intersection, respectively. Access to the parking lot is proposed to be provided via County Line Road.

Evaluation of Travel Patterns from the Parking Lot

As part of the traffic counts, KLOA, Inc. observed the direction vehicles exiting the temporary parking lot traversed when traveling through the County Line Road/Walnut Street intersection. It should be noted that a maximum of approximately 27 vehicles were parked in the temporary lot when the morning and evening peak period counts were conducted. Table 1 provides a breakdown of the direction that the outbound traffic from the temporary parking lot traveled when traversing the County Line Road/Walnut Street during the morning and evening peak periods.

Table 1

OUTBOUND TEMPORARY PARKING LOT TRAFFIC MOVEMENTS NORTHBOUND APPROACH OF COUNTY LINE ROAD AT WALNUT STREET

Movement	Morning Peak Period (6 A.M. to 9 A.M.)		Evening Peak Period (3 P.M. to 6 P.M.)		Morning and Evening Peak Periods	
	Number	Percent	Number	Percent	Number	Percent
Left-Turn to Walnut	1	50%	14	70%	15	68%
Through to County Line	1	50%	6	30%	7	32%
Right-turn to Walnut	0	0%	0	0%	0	0%
Total	2	100%	20	100%	22	100%

As can be seen from Table 1, the majority (68 percent) of the outbound traffic from the temporary parking lot is making a left-turn at the County Line Road/Walnut Street intersection and traveling west on Walnut Street during the morning and evening peak periods. Only a limited volume (seven vehicles over a six-hour period) of the outbound traffic from the temporary parking lot is continuing north on County Line Road at the County Line Road/Walnut Street intersection during the morning and evening peak periods.

The traffic patterns from the temporary parking lot are consistent with the employee travel patterns to and from the Seventh Day Adventist Church parking lot. Table 2 provides a breakdown of the traffic traveling between County Line Road north of Walnut Street and the church parking lot. From the table, it can be seen that between 15 and 39 percent of the total traffic entering/exiting the church parking lot is traveling to/from County Line Road north of Walnut Street. Further, it is important to note that during the morning and evening peak periods (a six-hour period), only 13 vehicles traveled from County Line Road north of Walnut Street to the church parking lot and only 12 vehicles traveled from the church parking lot to County Line Road north of Walnut Street.

Table 2

**TRAFFIC TRAVELING BETWEEN COUNTY LINE ROAD NORTH OF WALNUT STREET
AND THE CHURCH PARKING LOT**

Movement	Morning Peak Period (6 to 9 A.M.)	Evening Peak Period (3 to 6 P.M.)	Morning and Evening Peak Periods
From County Line to Church Parking Lot	9	3	12
Total Traffic Entering Church Parking Lot	60	12	73
Percentage	15%	25%	17%
From Church Parking Lot to County Line	1	12	13
Total Traffic Exiting Church Parking Lot	5	31	36
Percentage	20%	39%	36%

Estimated Parking Lot Traffic

The primary purpose of the employee parking lot is to provide parking for some of the employees currently parking in the Seventh Day Adventist Church parking lot and the Oak Street parking garage. As such, the proposed parking lot will not result in new traffic to the area but the redistribution of the existing traffic. Further, since the proposed parking lot will be replacing the temporary parking lot, traffic has been traveling to and from the site of the parking lot for the past few years. It is important to note that the proposed parking lot will have 35 percent less parking spaces than the temporary parking lot.

The volume of traffic that will travel to and from the proposed parking lot during the morning and evening peak hours and peak periods was estimated based on the existing traffic counts and shown in Table 3. From the table it can be seen that the volume of traffic to use the parking lot will be limited.

Table 3

ESTIMATED TRAFFIC TO TRAVEL TO/FROM PROPOSED PARKING LOT

Movement	Morning		Evening	
	Inbound	Outbound	Inbound	Outbound
Peak Hour	16	0	4	14
Peak Period (three hours)	20	4	8	40

Evaluation and Recommendations

Intersection Capacity Analyses

Intersection capacity analyses were performed for intersections in the study area to determine the operation of the roadway system and the ability of the existing roadway system to accommodate the redistribution of the traffic to the proposed parking lot. The traffic analyses were performed using Synchro 6.0 computer software, which is based on the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2010. The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest grade (oversaturated conditions, extensive delays). The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in the Appendix. The results of the capacity analysis are summarized in Table 4.

Table 4
CAPACITY ANALYSIS RESULTS – EXISTING TRAFFIC CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Oak Street and Walnut Street ¹	A	9.4	B	10.7
Oak Street Bridge (Northbound) ²	A	7.2	D	48.5
Oak Street Bridge (Southbound) ²	D	45.9	A	6.6
Walnut Street and County Line Road ³	A	N/A	A	N/A
Hillgrove Avenue and Parking Lot Access ⁴	A	9.0	A	8.8
Walnut Street and Parking Garage Access ⁴	A	9.8	B	11.1
Walnut Street and Church Parking Lot Access ⁴	A	9.9	A	9.7

LOS - Level of Service

Delay - Measured in seconds.

¹All-way stop sign controlled intersection

²Denotes operation of signal controlled movements across the Oak Street Bridge.

³Given that the north approach is freeflow and all other approaches are stop sign controlled at this intersection, the estimated delay cannot be determined. The operation of the intersection is based on a volume to capacity (V/C) evaluation.

⁴Represents operation of approach under stop sign control.

The results of the capacity analyses indicate that all of the intersections in the study area are currently operating at an acceptable level of service. In fact, all of the stop sign controlled intersections are operating at a very good Level of Service A or B. It is important to note that the capacity analyses are based on the existing traffic volumes when the temporary parking lot was still in operation. As such, the existing roadway system has more than sufficient capacity to accommodate the limited redistribution of traffic that will result from the proposed parking lot.

Parking Lot Access Drive

Access to the parking lot will be provided via a single an access drive located on County Line Road. The access drive should provide one inbound lane and one outbound lane with the outbound lane under stop sign control. Given the limited traffic projected to use the access drive and the lower volume of traffic along County Line Road, the access drive will provide efficient and orderly access.

Impact on County Line Road and Walnut Street

In order to determine the impact of the outbound parking lot traffic on (1) County Line Road north of Walnut Street and (2) Walnut Street west of County Line Road, the estimated parking lot traffic projected to use these roads was determined and compared to the existing traffic volumes. Table 5 provides a comparison of the projected outbound parking lot traffic and the existing traffic. From Table 5 it can be seen that the proposed parking lot will have a limited impact on the operation of County Line Road and Walnut Street.

- *Northbound County Line Road North of Walnut Street.* It is projected that the parking lot will generate approximately two outbound trips during the morning peak period and 12 outbound trips during the evening peak period along northbound County Line Road north of Walnut Street. This averages to less than one vehicle per hour during the morning peak period and four vehicles per hour during the evening peak period. The outbound parking lot traffic will represent less than one percent of the existing traffic during the morning peak period and less than five percent of the existing traffic during the evening peak period.
- *Westbound Walnut west of County Line Road.* It is projected that the parking lot will generate approximately two outbound trips during the morning peak period and 28 outbound trips during the evening peak period along westbound Walnut Street west of County Line Road. This averages to less than one vehicle per hour during the morning peak period and nine vehicles per hour during the evening peak period. The outbound parking lot traffic will represent less than one percent of the existing traffic during the morning peak period and less than 11 percent of the existing traffic during the evening peak period.

Table 5

COMPARSION OF OUTBOUND PARKING LOT TRAFFIC TO EXISTING TRAFFIC

	Northbound County Line Road North of Walnut Street	Westbound Walnut Street West of County Line Road
Morning Peak Period (6:00 A.M. to 9:00 A.M.)		
Parking Lot Outbound Traffic	2	2
Existing Traffic Volume	231	221
Percentage of Parking Lot Traffic to Existing Traffic	0.9%	0.9%
Evening Peak Period (3:00 P.M. to 6:00 P.M.)		
Parking Lot Outbound Traffic	12	28
Existing Traffic Volume	248	256
Percentage of Parking Lot Traffic to Existing Traffic	4.8%	10.9%
Morning and Evening Peak Periods (six total hours)		
Parking Lot Outbound Traffic	14	30
Existing Traffic Volume	479	477
Percentage of Parking Lot Traffic to Existing Traffic	2.9%	6.3%

Conclusion

In conclusion, based on the proposed parking lot and the preceding traffic evaluation, the following conclusions are made:

- The parking lot is proposed to replace a temporary parking lot that was in operation for the past several years. Further, the proposed parking lot will have approximately 35 percent less spaces than the temporary parking lot.
- The proposed parking lot will provide 45 spaces reserved for hospital employees who are currently parking in the Hinsdale Seventh Day Adventist Church or the Oak Street parking garage located in the northeast and southeast quadrants of the Oak Street/Walnut Street intersection, respectively.
- The proposed parking lot will not result in new traffic to the area but the redistribution of the existing traffic. Further, since the proposed parking lot will be replacing the temporary parking lot, traffic has been traveling to and from the site of the parking lot for the past several years.
- The area intersections have sufficient reserve capacity to accommodate the limited redistribution of traffic that will result from the proposed parking lot.
- The parking lot will have a limited impact on the operation of County Line Road north of Walnut Street and Walnut Street.



MEMORANDUM

To: Clay Naccarato
Garfield Crossing LLC
CC: David Kennedy
PPK Architects
From: Bruce Talbot, P.E.
CEMCON, Ltd.
Date: February 26, 2013
Subject: **Garfield Crossing Development – Hinsdale, IL**
Traffic Memo and Analysis of Site Access

I. Overview

Garfield Crossing LLC proposes a re-development of an existing property located at the southwest corner of First Street and Garfield Avenue in Hinsdale, Illinois. This memorandum analyzes projected traffic flow to and from the subject property, and analyzes the potential impacts at the site access location.

II. Existing and Projected Traffic and Roadway Conditions

Garfield Avenue abutting the subject property is two lanes, undivided, with no parking. First Street is two lanes, undivided, with parallel parking along the south side, adjacent to the site, and angle parking on the opposite side. The parking is metered from 9:00 AM to 5:00 PM, with a two-hour limit. The intersection of First Street and Garfield Avenue is controlled by a four-way stop sign. The speed limit is 25 mph on both streets, and Garfield Avenue is also posted with a school speed limit of 20 (when children are present.)

Existing AM and PM peak period traffic counts for the intersection of First Street and Garfield Avenue were performed by CEMCON, Ltd. on January 30, 2013. The observed volumes are shown on Attachment A.

The proposed development plan (Attachment B) calls for a full-access two-way driveway on Garfield Avenue, as well as a secondary one-way (inbound) driveway on First Street. The First Street access will be for truck loading only.

III. Site Traffic Generation and Distribution

Using the ITE Trip Generation Manual (8th Edition), trips generated by the development were calculated for the AM and PM peak hours as summarized in Table 1.

Table 1. Site Traffic Generation							
Location	Land Use	ITE Code	Sq. Ft. (1000's)	AM		PM	
				IN	OUT	IN	OUT
Ground Floor	Specialty Retail	814	12.69	64	69	19	24
Second Floor	Office	715	13.45	22	3	3	20
Total				85	71	22	44

Notes:

1. Trips for Specialty Retail are a composite of the "average rate" and the "fitted curve" equation due to significant difference between the two.
2. AM trips for Specialty Retail are for the AM peak hour of generator, since trips during the peak hour of adjacent roadway are not defined for this land use. (Many retail stores are not open during the morning rush hour) Therefore, use of these trip numbers is likely an overestimation.

The directional distribution of the arriving and departing site traffic will be assumed to be split between north and south on Garfield Street in the same ratios as the current background traffic on Garfield. (See Table 2).

Table 2. Directional Distribution of Site Traffic		
Direction To/From	AM	PM
	Percentage of Traffic	Percentage of Traffic
To North	59%	34%
To South	41%	66%
Total	100%	100%
From North	41%	66%
From South	59%	34%
Total	100%	100%

Based on the splits in Table 2, the site-generated trips were assigned to the various movements at the proposed driveway. Since the one-way entrance off of First Street is for loading only, all the trips were assigned to the Garfield Avenue driveway. Furthermore, it would be reasonable to make some allowance for on-street parking; that is, deduct from the total driveway volumes the number of vehicles that would park on the street in front of the stores, or in the nearby municipal shoppers parking lot. However, as a conservative measure, we will consider the "worst-case scenario" in which all the trips are assigned to the driveway. The total traffic volumes at the proposed access point computed on this basis are as shown in Table 3. Note that the background volumes on Garfield Avenue were projected to the year 2018, using an estimated annual growth rate of 3%.

Table 3. Projected Traffic Volumes – Garfield Avenue Site Access			
Movement		AM Peak Hour Volume	PM Peak Hour Volume
NB	Left	50	7
	Through	435	226
SB	Right	35	15
	Through	307	446
EB	Left	42	15
	Right	29	29

IV. Capacity and Queuing Analysis of Site Access Locations

HCS 2010 was used to analyze the intersection listed above. The computed Level of Service (LOS) and 95th percentile queue lengths are listed below. Note that LOS is not computed for uncontrolled movements (i.e. southbound through or right-turning traffic).

Table 4. Capacity Analysis – HCS 2010			
Movement		Level of Service	95th % Queue (vehicles)
AM Peak Hour			
NB	Left/Through	A	0.16
EB	Left/Right	C	1.04
PM Peak Hour			
NB	Left/Through	A	0.02
EB	Left/Right	B	0.37

The results indicate that even under the conservative assumptions noted above, the Levels of Service are C or better for all approaches. LOS C is considered desirable for design, and LOS D is usually considered acceptable in urban areas. Note that the computed queue lengths are less than one vehicle in all directions, 95% of the time. Printouts of the HCS analyses are attached.

V. Parking Requirements

According to Section 9-104 of the Hinsdale Village Code, the proposed development is required to provide off-street parking computed as follows:

Since the future tenants of the first-floor retail space are not known, retail parking is computed as 1 space for each 200 square feet of net floor area:

$$10,993 \text{ NSF} / 200 = 55 \text{ spaces.}$$

Second-floor office space requires 1 space for each 275 square feet of net floor area:

$$10,887 / 275 = 40 \text{ spaces.}$$

Total required spaces = 55 + 40 = 95. The proposed site plan includes 47 off-street spaces, while the existing lot has only 41 spaces.

The subject parcel is in the B-2 Zoning District. Under Section 9-104-D-5 of the Village Code, parking space deficiencies within the B-2 District may, if certain conditions are met, be accounted for by payment of a \$2500 per space fee to the Village in lieu of providing the required number of spaces.

The minimum size of parking spaces is 9 feet by 18 feet, and the required aisle width is 24 feet. The proposed site plan meets or exceeds these requirements. (See Attachment B)

VI. Conclusions

Considering the proposed access plan along with projected traffic for the site, the projected traffic volumes at the Garfield Avenue access point were analyzed. Results of the capacity analyses indicate that the projected site traffic will be comfortably accommodated by the proposed plan, even using somewhat conservative assumptions of site traffic. Computed levels of service and queue lengths are well within standard criteria, and the likelihood of vehicles backing up in the through lanes or in the parking aisle is reasonably remote.

Attachments:
Traffic Counts
Site Plan
HCS printouts

ATTACHMENT A

Garfield Crossing

Traffic Count

Location: First Street at Garfield Avenue

Hinsdale, IL

Date: 01-30-2013

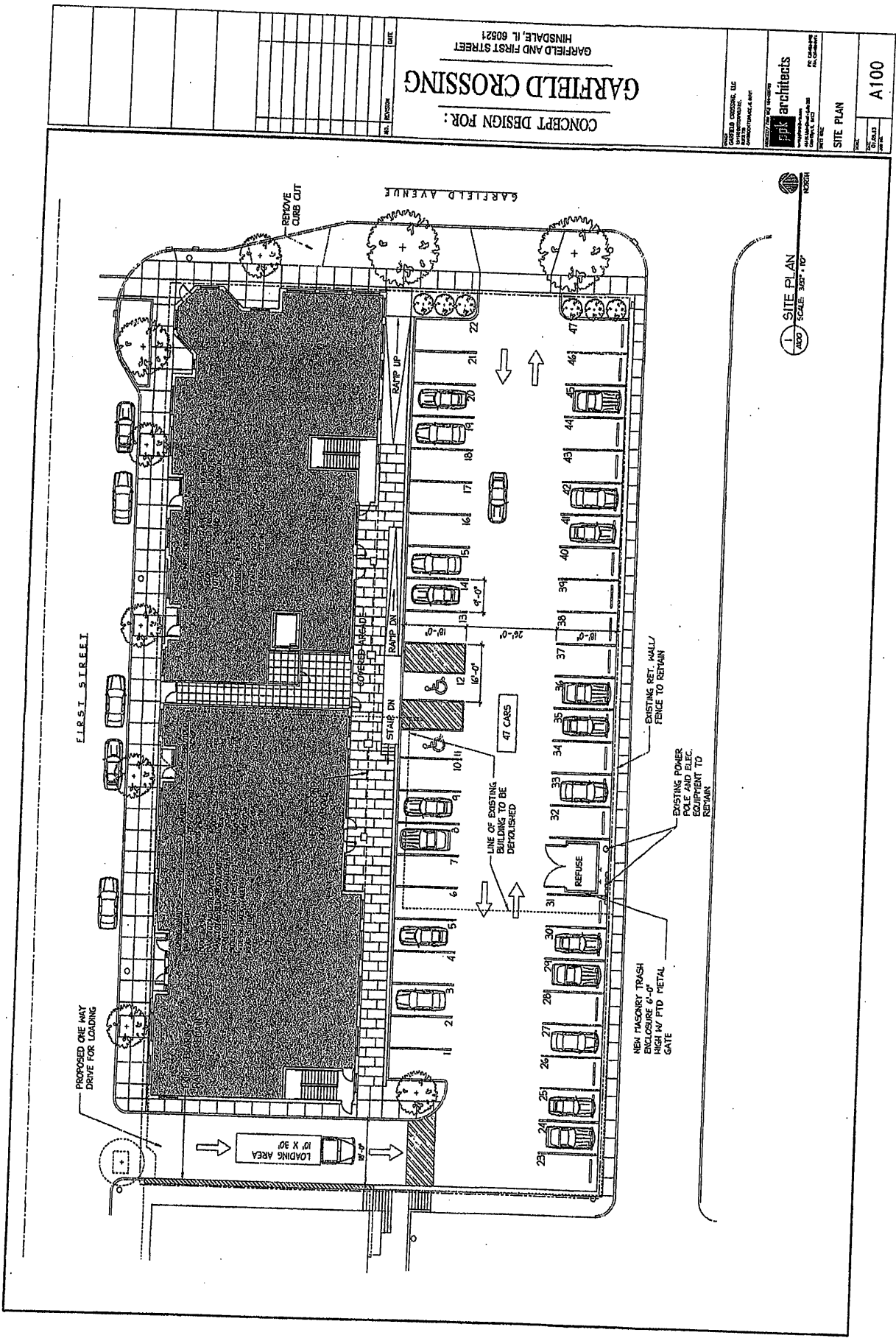
	NB			SB			EB			WB			TOTALS
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
6:30 AM TO 6:45 AM	4	40	6	1	10	3	3	4	2	0	0	2	75
6:45 AM TO 7:00 AM	4	37	4	1	19	9	5	7	8	0	6	1	101
7:00 AM TO 7:15 AM	2	42	2	1	27	4	1	5	3	4	3	1	95
7:15 AM TO 7:30 AM	12	53	4	1	40	7	3	6	8	10	5	2	151
7:30 AM TO 7:45 AM	11	85	11	3	61	5	8	7	14	40	7	4	256
7:45 AM TO 8:00 AM	15	91	8	8	59	9	6	6	19	30	4	6	261
8:00 AM TO 8:15 AM	10	95	3	2	25	10	4	7	4	0	7	1	168
8:15 AM TO 8:30 AM	7	75	8	3	30	14	6	8	11	2	9	3	176
AM PEAK	43	346	30	16	175	38	24	28	48	72	27	14	861
4:30 PM TO 4:45 PM	4	44	2	1	56	9	10	13	7	4	1	4	155
4:45 PM TO 5:00 PM	5	40	2	1	61	9	11	9	13	5	5	3	164
5:00 PM TO 5:15 PM	6	38	0	2	79	8	14	15	11	5	5	5	188
5:15 PM TO 5:30 PM	11	37	8	3	67	7	5	17	7	5	5	5	177
5:30 PM TO 5:45 PM	6	44	2	1	98	7	11	12	19	5	6	3	214
5:45 PM TO 6:00 PM	5	31	1	0	71	8	12	8	15	4	6	3	164
6:00 PM TO 6:15 PM	13	39	5	2	85	20	14	11	14	4	7	0	214
6:15 PM TO 6:30 PM	8	42	5	4	63	10	9	13	15	5	4	2	180
PM PEAK	32	156	13	7	317	45	46	44	63	18	23	8	772

PEAK
HOUR

PEAK
HOUR

ATTACHMENT A

ATTACHMENT B



FIRST STREET

GARFIELD AVENUE

PROPOSED ONE WAY
DRIVE FOR LOADING

LOADING AREA
10' X 30'

LINE OF EXISTING
BUILDING TO BE
DEMOLISHED

47 CARS

NEW MASONRY TRASH
ENCLOSURE 6'-0"
HIGH W/ 14' X 10' METAL
GATE

EXISTING POWER
POLE AND ELEC.
EQUIPMENT TO
REMAIN

EXISTING RET. WALL/
FENCE TO REMAIN

REMOVE
CURB CUT

CONCEPT DESIGN FOR:

GARFIELD CROSSING

GARFIELD AND FIRST STREET
HINSDALE, IL 60521

GARFIELD CROSSING, LLC
 1000 N. LAKE STREET
 HINSDALE, IL 60521
 TEL: 630.321.1000
 FAX: 630.321.1001
 WWW.GARFIELD-CROSSING.COM

fpk architects
 1000 N. LAKE STREET
 HINSDALE, IL 60521
 TEL: 630.321.1000
 FAX: 630.321.1001
 WWW.FPK-ARCHITECTS.COM

SITE PLAN
 SCALE: 3/32" = 1'-0"
 NORTH

A100

ATTACHMENT C

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	bpt
Agency/Co.	Cemcon Ltd
Date Performed	02-05-2013
Analysis Time Period	AM Peak + generator peak

Site Information

Intersection	Site access intersection
Jurisdiction	Hinsdale
Analysis Year	2018

Project Description: Garfield Crossing

East/West Street: site access drive

Intersection Orientation: North-South

North/South Street: Garfield Avenue

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street Movement	Northbound			Southbound		
	1 L	2 T	3 R	4 L	5 T	6 R
Volume (veh/h)	50	435			307	35
Peak-Hour Factor, PHF	0.90	0.82	0.90	0.90	0.82	0.90
Hourly Flow Rate, HFR (veh/h)	55	530	0	0	374	38
Percent Heavy Vehicles	1	--	--	1	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					
Upstream Signal		0			0	TR

Minor Street

Movement	Eastbound			Westbound		
	7 L	8 T	9 R	10 L	11 T	12 R
Volume (veh/h)	42		29			
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	46	0	32	0	0	0
Percent Heavy Vehicles	1	1	1	1	1	1
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		1			1	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	55						78	
C (m) (veh/h)	1058						295	
v/c	0.05						0.26	
95% queue length	0.16						1.04	
Control Delay (s/veh)	8.6						21.5	
LOS	A						C	
Approach Delay (s/veh)	--	--						
Approach LOS	--	--					21.5	
							C	

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	bpt
Agency/Co.	Cemcon Ltd
Date Performed	02-05-2013
Analysis Time Period	PM Peak

Site Information

Intersection	Site access Intersection
Jurisdiction	Hinsdale
Analysis Year	2018

Project Description Garfield Crossing

East/West Street: site access drive

North/South Street: Garfield Avenue

Intersection Orientation: North-South

Study Period (hrs): 0.25

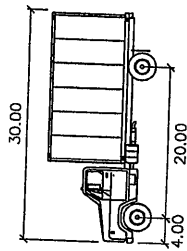
Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	7	226			446	15
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	7	251	0	0	495	16
Percent Heavy Vehicles	1	--	--	1	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	
Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	15		29			
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	16	0	32	0	0	0
Percent Heavy Vehicles	1	1	1	1	1	1
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		1			1	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	7						48	
C (m) (veh/h)	973						433	
v/c	0.01						0.11	
95% queue length	0.02						0.37	
Control Delay (s/veh)	8.7						14.3	
LOS	A						B	
Approach Delay (s/veh)	--	--					14.3	
Approach LOS	--	--					B	

GARFIELD CROSSINGS

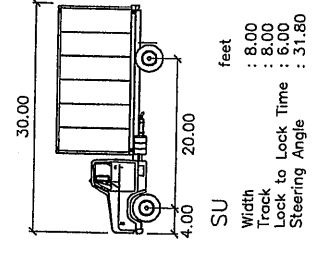


SU	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.80

PREPARED FOR:
PPK ARCHITECTS
444 N MAIN STREET - SUITE 200
GLEN ELLYN, ILLINOIS 60137
(630)469-0999

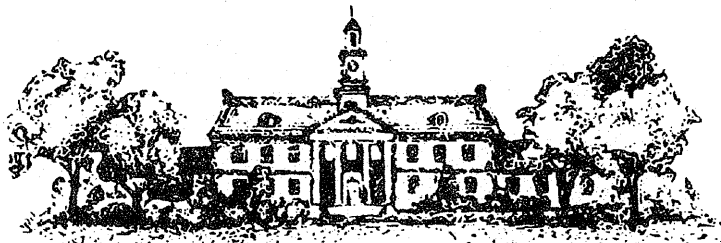
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2580 White Oak Circle, Suite 100
P.O. Box 1000, Glenview, Illinois 60025-4675
Phone: 847/831-1000
FAX: 847/831-1001
E-Mail: info@cemcon.com
WWW: www.cemcon.com

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WWW: WWW.CEMCON.COM

DIST. NO: 064018 FILE NAME: AUTUMN DORSET
DRAWN BY: P99 FILE BK. / PO. NO: BK/POL
COMPLETION DATE: 2-23-13 JOB NO: 064013
PROP.: PROJECT MANAGER: NS
REVISION DATE: 2-28-13



VILLAGE OF HINSDALE

FOUNDED IN 1873

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

POLICE DEPARTMENT 789-7070
FIRE DEPARTMENT 789-7060
121 SYMONDS DRIVE

VILLAGE PRESIDENT
Tom Cauley

TRUSTEES
J. Kimberley Angelo
Christopher J. Elder
Doug Geoga
William N. Haarlow
Laura LaPlaca
Bob Saigh

January 8, 2013

Mr. Doug Bemiss
220 S. Grant Street
Hinsdale, IL 60521

Re: Parking Citation #311005317

Dear Mr. Bemiss:

In response to your letter to me dated December 19, 2012, I wish to clarify the following concerns you raised in your letter:

Our Community Service Officer is responsible for parking enforcement throughout the Village amongst other duties and was assigned to monitor the time zone on Third Street between Grant and Vine in response to repeated complaints of overtime parking violations we have received from you and your spouse.

In discussing this matter with Deputy Chief Wodka, he indicated that he has had previously shared our Community Service Officers work notes with you which clearly indicated that all vehicles parked on the street on the date you received the above citation were equally scrutinized for violations and none other than your vehicle were noted.

The Police Department maintains independent discretionary authority in all of our enforcement practices. I assure you that in this instance, the decision to monitor this area and cite parking violators was done independently and without outside influence.

Again, if you feel the parking citation was issued unfairly or improperly I urge you to go to court. If you have any questions please feel free to contact me directly.

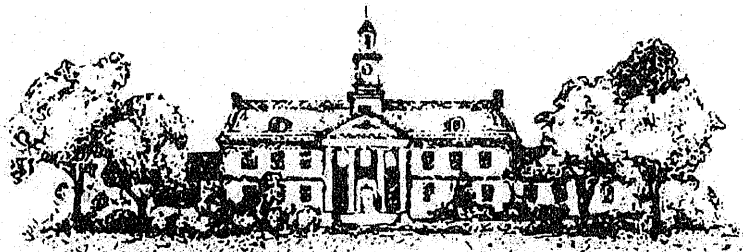
Sincerely,

Bradley Bloom
Chief of Police
Hinsdale Police Department

Cc President Cauley and Members of the Village Board
Mr. Dave Cook, Village Manager



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**VILLAGE
OF HINSDALE** FOUNDED IN 1873
19 EAST CHICAGO AVENUE
HINSDALE, ILLINOIS 60521-3489 • (630) 789-7000
Village Website: <http://www.villageofhinsdale.org>

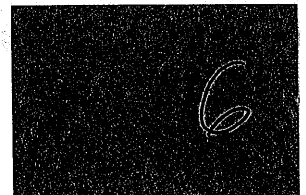
POLICE DEPARTMENT 789-7070
FIRE DEPARTMENT 789-7060
121 SYMONDS DRIVE

VILLAGE PRESIDENT
Tom Cauley

TRUSTEES
J. Kimberley Angelo
Christopher J. Elder
William N. Haarlow
Gerald J. Hughes
Laura LaPlaca
Bob Saigh

May 20, 2013

Mr. Doug Bemiss and Ms. Randi Bemiss
220 S. Grant Street
Hinsdale, IL 60521



Dear Mr. and Ms. Bemiss:

On April 27, 2013, our records indicate that you contacted our 9-1-1 dispatch center and made five (5) separate complaints regarding illegally parked cars at Immanuel Hall and an additional two (2) times for noise violations within a 2 ½ hour period. Each complaint required a police response and only one (1) citation was issued. Our records further show that since January 1, 2013 you have called the Village Police Department fifty-four (54) times, sometimes up to five (5) times in one day. Of those fifty-four (54) calls, only seven (7) citations have been issued, as officers have found the vehicles were legally parked or had been moved by the time they arrive, as the cars in question were stopped momentarily to let off passengers or unload and the vehicle is gone before the officer arrives. As has been previously explained, this act does not pose a threat to the safety and welfare of the public nor is it something that we would normally cite applying our normal discretionarily practices.

The majority of these calls relate to non-emergencies, such as parking or noise complaints. This excessive amount of calls for non-emergency situations impedes the ability of the Police Department and its officers to protect the safety and welfare of the community. Most concerning is that your repeated calls have impacted the availability of police resources to other Village residents and require officers to leave from their assigned patrols.

I, as well as Deputy Chief Wodka, have spoken with you several times and have promised that we would monitor the area for parking violations. We have done that and will continue to monitor this area for parking violations with the same level of scrutiny and discretion in enforcement that we apply throughout the Village.

I want to caution you, that if you continue to call the police with unfounded complaints or in matters in which you do not have reasonable grounds to believe affect the safety or welfare of



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Mr. Doug Bemiss and Ms. Randi Bemiss
May 20, 2013
Page #2

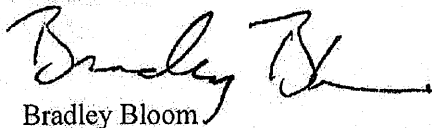
the public, we will have no choice but to review each event for potential criminal prosecution under 720 ILCS 5/26-1 (a) (4) and (5) (Disorderly Conduct). Section 26-1 of the Illinois Criminal Code makes it a crime to:

(a)(4) transmit or cause to be transmitted in any manner, to any peace officer, public officer, or public employee a report to the effect that an offense will be committed, is being committed or has been committed, knowing at the time of the transmission that there is no reasonable ground for believing the offense will be committed, is being committed or has been committed; or

(a)(5) transmit or cause to be transmitted a false report to any public safety agency without the reasonable grounds necessary to believe that transmitting the report is necessary for the safety and welfare of the public.

Therefore, we request that you refrain from making police calls that are reasonably necessary for the safety and welfare of the public and when the situation present reasonable grounds to believe that an offense will be committed, is being committed or has been committed. Given the large number of unfounded complaints you have made in the last few months, going forward the Police Department will evaluate each call on a case by case basis and determine if a response is necessary.

Sincerely,



Bradley Bloom
Chief of Police
Hinsdale Police Department

Cc: President Cauley and Members of the Village Board
Mr. Dave Cook, Village Manager

KTJKLEIN, THORPE & JENKINS, LTD.
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lcmalina@ktjlaw.com15010 S. Ravinia Avenue, Ste 10
Orland Park, Illinois 60462-5353
T 708 349 3888 F 708 349 1506

www.ktjlaw.com

May 21, 2013

Randi and Doug Bemiss
220 South Grant Street
Hinsdale, Illinois 60521

Dear Mr. and Mrs. Bemiss:

Effective immediately, due to your constant harassment of Village officials, the Village limits its communication with you. While the Village respects that you are concerned residents, and respects your right to speak and petition your government, the Village is under no obligation to respond to your unending stream of comments and grievances. *Smith v. Arkansas State Highway Employees, Local 1315*, 441 U.S. 463, 464-466 (1979). Your repetitive communications with the Village are impeding and interfering with the normal day-to-day operation of the Village. The Village is a community of many citizens, with many concerns, and your communications are causing the Village to spend a disproportionate amount of time on your concerns. The limitation of your communications is based upon your actions of repeatedly contacting Village staff through email, phone calls and FOIA requests, including the following:

1. Duplicative correspondence to Village staff, which have the effect of harassing and intimidating Village staff.
2. A constant barrage of communications to Village staff, regardless of the response received, that has impeded the day-to-day operation of the Village.
2. Excessive number of FOIA requests that do not request public records, but rather ask the Village Clerk to answer questions, which is not a function of FOIA.

Your excessive number of FOIA Requests has become unduly burdensome on the Village. Since the beginning of 2013, you have submitted thirty-eight (38) FOIA requests, many of which include several requests for documents. Although you have a right under State law to access public records, FOIA does impose some restrictions. Your requests often contain several numbered requests for records and request an extensive amount of records. Additionally, many of your FOIA requests merely ask Village staff to answer your questions. A local government is not required to answer questions under FOIA. *Kenyon v. Garnels*, 184 Ill.App.3d 28 (1989). Moreover, FOIA is not intended to compel public bodies to interpret or advise requestors as to the meaning or significance of the public records. 5 ILCS 140/3.3. Thus, we request that you submit proper FOIA requests to the Village Clerk's Office that asks for a reasonable amount of records at a time.

Based on the reasons set forth in this letter, your communication with Village staff is limited in the following ways:

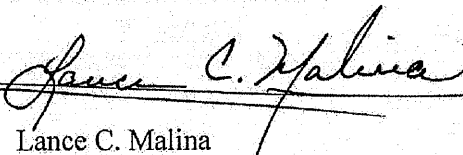
1. FOIA Requests, as permitted by the Freedom of Information Act, are to be directed to the Clerk, Ms. Bruton.
2. Speaking at public meetings, as permitted by the Open Meetings Act and Village rules and regulations.
3. Email communications, which may only be sent to Village Manager Dave Cook. Mr. Cook will only read two (2) emails from you per week.
4. You shall limit all communications to designated Village staff to business hours or during public meetings

In light of the above, all other Village staff will be instructed to not respond to your emails and phone calls. Mr. Cook will not open, read or reply to any emails in excess of the permitted two (2) emails per week. He will also not respond to any phone calls.

The Village will begin acting in accordance with this letter immediately. We request that you adhere to restrictions set forth in this letter.

Sincerely,

KLEIN, THORPE AND JENKINS, LTD.


Lance C. Malina

cc: David Cook, Village Manager
Thomas Cauley, Village President