

HINSDALE PLAN COMMISSION

RE: 46 Village Place – Café La Fortuna – Exterior Appearance/Site Plan Review

DATE OF PLAN COMMISSION REVIEW: July 10, 2013

DATE OF ZONING AND PUBLIC SAFETY REVIEW: August 26, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Café La Fortuna (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 46 Village Place (the “Subject Property”).
2. The Subject Property is located in the B-2 Central Business District and is improved with a single-story commercial building.
3. The applicant presented the proposed changes to the façade which included:
 - A new awning
 - Several wall mounted light fixtures
 - Exterior benches and landscaping
 - Three new signs (Administratively Approved)
4. The Plan Commission was very complimentary of the elevations and the proposal as a whole.
5. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of 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 46 Village Place – Café La Fortuna.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2013.

HINSDALE PLAN COMMISSION

RE: Case A-04-2013 - Applicant: Hinsdale Historical Society – Location: 302 S. Grant Street - Request: Amendment to Existing Special Use Ordinance

DATE OF PLAN COMMISSION REVIEW: May 8 and July 10, 2013

DATE OF ZONING AND PUBLIC SAFETY REVIEW: N/A

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Hinsdale Historical Society, submitted an application for an Amendment to the Existing Special Use Ordinance to allow for additional uses at the property located at 302 S. Grant Street.
2. The property is located within the IB, Institutional Buildings District and is currently improved with a church being utilized by the Hinsdale Historical Society.
3. The Plan Commission held a public hearing and heard a presentation from the applicant regarding the proposed request and how they intended to amend the existing uses. The public hearing was heard at the Plan Commission meeting of May 8 and was continued to July 10, 2013.
4. During the public hearing the Commission discussed the history of Immanuel Hall and how the current conditions were established
5. Several residents and board members spoke in support of the proposed amendment, stating the benefits the organization provided to the Village.
6. Several concerns were presented by area residents specific to the ongoing congestion, loud music and general nuisances they felt were created by the events that currently take place at the facility, and that an amendment would only exacerbate those conditions.
7. While most neighbors agreed the concerns were generally tied to traffic, noise, hours of operation and frequency of events, specific neighbors raised several additional concerns regarding accessibility concerns and the belief that the organization was operating outside of the scope of their not-for-profit status.
8. After the close of the public hearing, the Plan Commission discussed the merits of the application. While most of the Commission understood the concerns regarding the accessibility and statements regarding the various agencies, they and the Village Attorney agreed that it was not the Commission's responsibility to enforce or discuss many of these suggested issues and advised against discussing those items.

9. Many Commissioners agreed with many of the concerns from the neighbors and overall; were not satisfied with the applicant's solutions to control many of these factors and concerns.
10. The Plan Commission specifically found that based on the Application and the evidence presented at the public hearing, the Applicant had not 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 were the comments and concerns put forth by both the neighbors and Commissioners considered at the May 8 and July 10, 2013 Plan Commission meeting.

II. RECOMMENDATION


The Village of Hinsdale Plan Commission, by a vote of 6 "Ayes," 0 "Nay," and 3 "Absent" recommends that the President and Board of Trustees deny the Application for the Amendment of a Special Use Permit for the property located at 302 S. Grant Street – Immanuel Hall.

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
Darrell Langlois, Assistant Village Manager
Date: September 11, 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 October 9, 2013.

Attachment

Cc: President Cauley and Village Board of Trustees



August 9, 2013

Sean Gascoigne
Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, Illinois 60521
(630) 789-7035

Re: AT & T's Revised Application for a Special Use Permit and any additional relief necessary for the installation of nine (9) antennas on the Village of Hinsdale Water Tank located at 339 West 57th Street, Hinsdale, Illinois (IL0750).

To Sean Gascoigne:

In order to address initial comments for the Special Permit review process, please find the following documents enclosed:

- Twenty-eight (28) Revised, Complete General Applications;
- Twenty-eight (28) Revised, Complete Special Use Permit Criteria Sheets;
- Twenty-eight (28) Revised, Complete Exterior Appearance and Site Plan Review Criteria Sheets;
- Twenty-eight (28) Copies of the Project Summaries;
- Twenty-eight (28) Copies of the Statement of Support for a Special Use;
- Twenty-eight (28) Copies of the Site Plan.

Thank you for your assistance with this application. If you have any questions or require more information, please contact me at (404) 725-1260 or Tom.Ebels@mastec.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tom A. Ebels Jr.".

Tom A. Ebels Jr., AICP
As Agent for AT & T



**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. Approval of a new SUP 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 18th day of July, 2013, I/We have read the above certification, understand it, and agree to abide by its conditions.

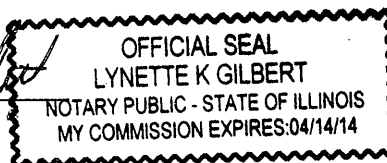
Tom A. Ebels Jr.
Signature of applicant or authorized agent
Tom A. Ebels Jr.
Name of applicant or authorized agent
of ATT

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 18th day of
July, 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 its size will not be altered by this application.

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.

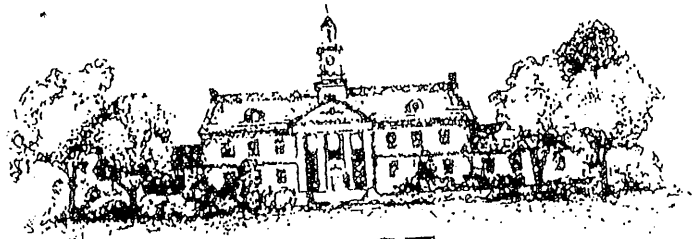
By: Tom A. Ebels Jr.

Applicant's signature As Agent for AT & T

Tom A. Ebels Jr.

Applicant's printed name

Dated: July 18, 2013.



**VILLAGE
OF HINSDALE** FOUNDED IN 1973

**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 fifty-five point two (55.2") inches tall and fourteen point eight (14.8) inches wide. The antenna's dimensions conform to Code requirements, and will be well below the height of the water tank, as depicted on the elevation plan. Remote Radio Units (RRU) will located behind each antenna. Each RRU measures approximately seventeen inches (17) by twenty inches tall (20). The remote radio units enhance coverage and reduce or eliminate the need for additional sites in the vicinity. 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 fifty-five point two (55.2") inches tall and fourteen point eight (14.8) inches wide. The antenna's dimensions conform to Code requirements, and will be well below the height of the water tank, as depicted on the elevation plan. Remote Radio Units (RRU) will be located behind each antenna. Each RRU measures approximately seventeen inches (17) by twenty inches tall (20). The remote radio units enhance coverage and reduce or eliminate the need for additional sites in the vicinity. The antenna's dimensions conform to Code requirements, and will 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 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 fifty-five point two (55.2”) inches tall and fourteen point eight (14.8) inches wide. The antenna’s dimensions conform to Code requirements, and will be well below the height of the water tank, as depicted on the elevation plan. Remote Radio Units (RRU) will be located behind each antenna. Each RRU measures approximately seventeen inches (17) by twenty inches tall (20). The remote radio units enhance coverage and reduce or eliminate the need for additional sites in the vicinity. .The antenna’s dimensions conform to Code requirements, and will 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.

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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 OHARE AIRPORT

1. HEAD SOUTHEAST 0.5 MI
2. TAKE THE RAMP ONTO I-190 E 1.5 MI
3. TAKE EXIT 1D TOWARD I-294 S/INDIANA'S TOLLWAY 0.4 MI
4. MERGE ONTO I-294 S PARTIAL TOLL ROAD 8.7 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 SIKINGERY 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	: NEBOJSA STANIC	FORGE INC.	312-804-9061
REAL ESTATE	: DAN BERNI	MAGUIRE	312-907-8802
RF	: SAEED MIR	AT&T	847-330-7570
PM	: AMY KELLY	NSORO	847-463-5957
REGULATORY	: LAURA PYLE	NSORO	847-463-5912
CM	: TIM BRILEY	NSORO	678-910-3167

CODE COMPLIANCE

VILLAGE CODE FOR HINSDALE, ILLINOIS
2008 INTERNATIONAL BUILDING CODE
2008 INTERNATIONAL PROPERTY MAINTENANCE CODE
2005 NATIONAL ELECTRICAL CODE
2008 INTERNATIONAL FIRE CODE
2008 INTERNATIONAL MECHANICAL CODE

LIGHTNING PROTECTION CODE: NFPA 780-2000 LIGHTNING 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.

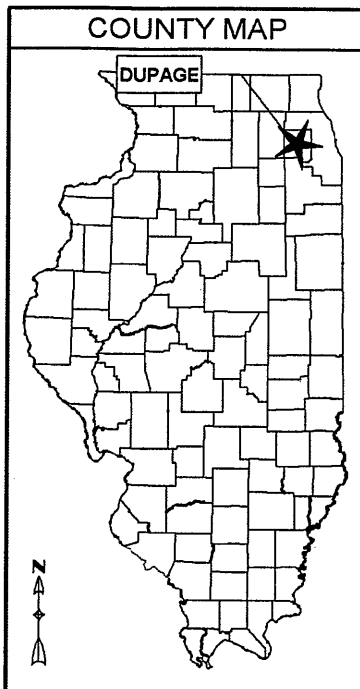
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, 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



APPROVED FOR CONSTRUCTION

NETWORK DEVELOPMENT _____

SITE ACQUISITION _____

RF _____

CONSTRUCTION _____

PROPERTY OWNER _____



IL0750 HINSDALE WT

339 W 57TH ST
HINSDALE, IL 60521

SITE TYPE

WATER TOWER

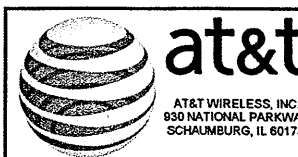
STRUCTURE HEIGHT: 116'-0"
STRUCTURE TYPE: WATER TANK
ANTENNA QTY: 9 (PANEL ANTENNAS)
ANTENNA HEIGHT (CL): 99 FT
LEASE AREA: 284 SF
EQUIPMENT MOUNTING: INTERIOR BRICK SHELTER
(9) ANTENNAS, (12) RRU'S, (4) DC6 DEMARC BOXES
(1) DC POWER CABINET, (4) ERICSSON CABINETS
(3) DC6 BOTTOM BOXES

at&t APPROVALS

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

RFDS VERSION: TBD

DRAWING INDEX			TOTAL PAGES: 24
NO.	SHEET NO.	SHEET TITLE	REVISIONS
1	T1.1	TITLE SHEET	
2	C1.1	SITE PLAN	
3	C1.2	EQUIPMENT PLAN	
4	C1.3	ANTENNA PLAN	
5	C2.1	ELEVATIONS	
6	C3.1	DETAILS	
7	C4.1	CABLE ROUTING	
8	C5.1	CABLE LADDER DETAILS	
9	C6.1	ANTENNA DETAILS	
10	S1.1	STRUCTURAL NOTES	
11	S2.1	STRUCTURAL DETAILS	
12	RF1.1	RF SCHEDULE	
13	RF2.1	CABLE DIAGRAM	
14	E1.1	UTILITY PLAN	
15	E2.1	ELECTRICAL PLAN	
16	E3.1	ALARM TERMINATION	
17	G1.1	GROUNDING PLAN	
18	G2.1	GROUNDING RISER	
19	G3.1	GROUNDING DETAILS	
20	G4.1	GROUNDING DETAILS	
21	GN1.1	GENERAL NOTES	
22	GN2.1	GENERAL NOTES	
23	GN3.1	GENERAL NOTES	
24	GN4.1	GENERAL NOTES	



FORGE PROJECT NO: 6272

DRAWN BY: TL

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	3/4/2013	ISSUED FOR V.1 LE
B	7/19/2013	ISSUED FOR V.1 90 CD'S
C	8/8/2013	ISSUED FOR V.2 90 CD'S

CONSTRUCT ONLY FROM DRAWINGS MARKED "ISSUED FOR CONSTRUCTION"

DRAFT

DATE SIGNED: _____

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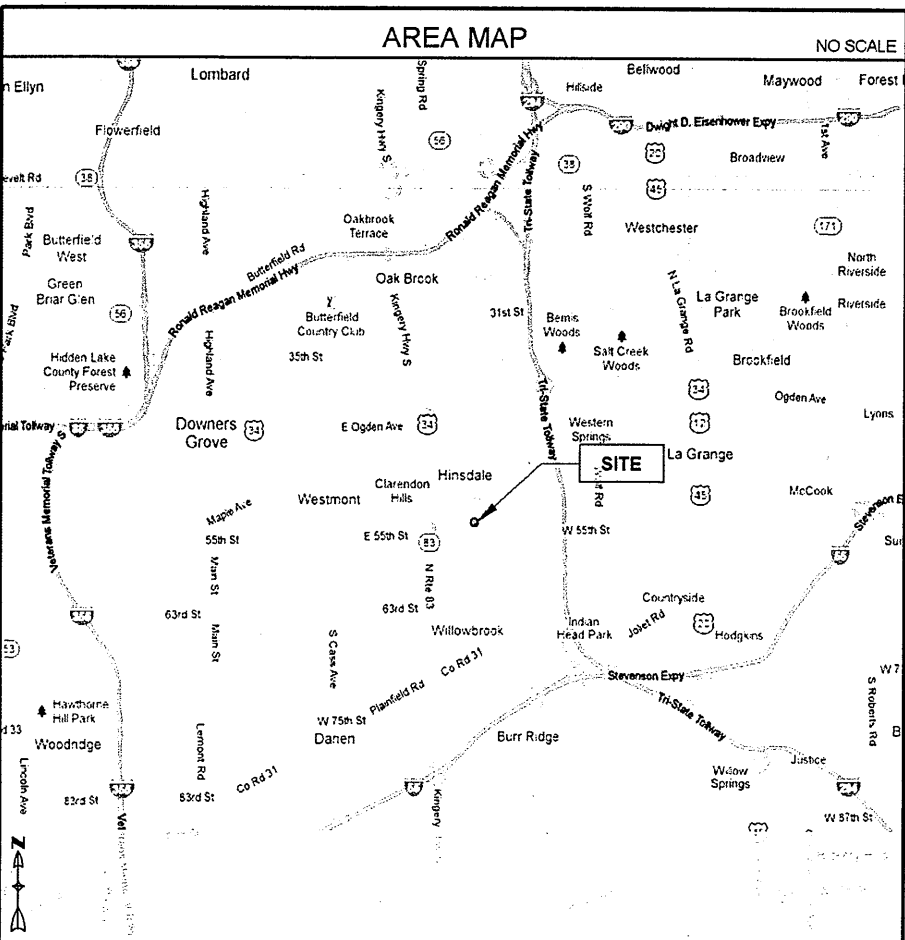
IL0750
HINSDALE WT

339 W 57TH ST
HINSDALE, IL 60521

WATER TOWER

TITLE SHEET

T1.1



SITE INFORMATION

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

OWNER CONTACT: DAVE COOK
630-789-7013

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

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

SITE / EMERGENCY CONTACT: GEORGE FRANCO 630-489-7041

COUNTY: DU PAGE

FA #: 12565606

PIN: 9-13-100-006

PROPOSED USE: TELECOMMUNICATIONS FACILITY

ZONING CLASS: IB

ZONING JURISDICTION: VILLAGE OF HINSDALE

TELCO: AT&T 888-944-0447

POWER CO: COMED 877-442-6331

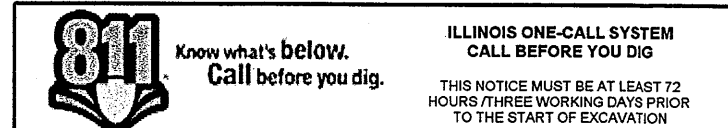
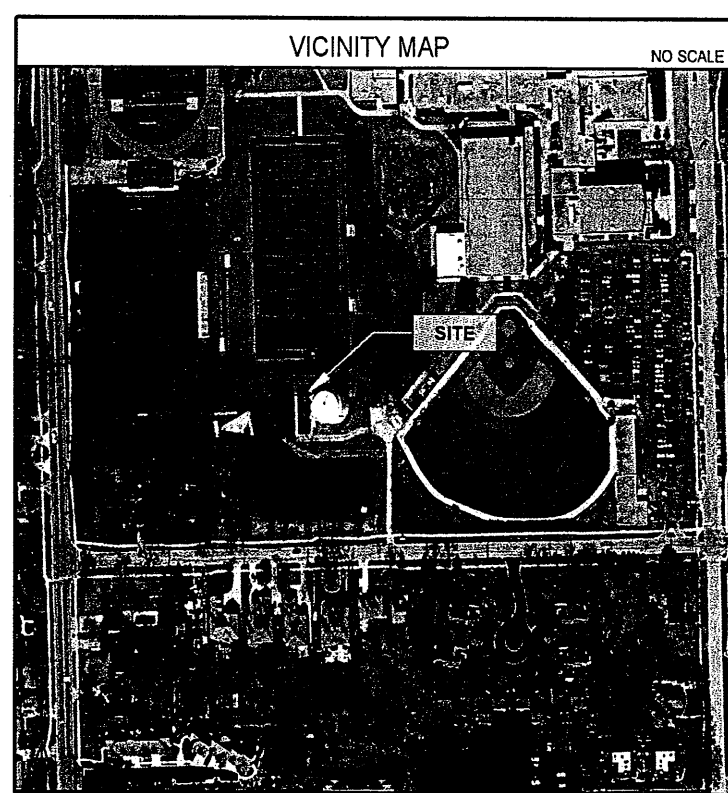
E911: N/A

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

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

GROUND ELEVATION: 734
(NGVD 29)

DATA SOURCE: 1A-CERTIFICATE BY ASM, DATED 4/17/2013



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

LEGEND

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

A.G.L. ABOVE GROUND LEVEL

BOUNDARY LINE

CONCRETE

ASPHALT

GRAVEL

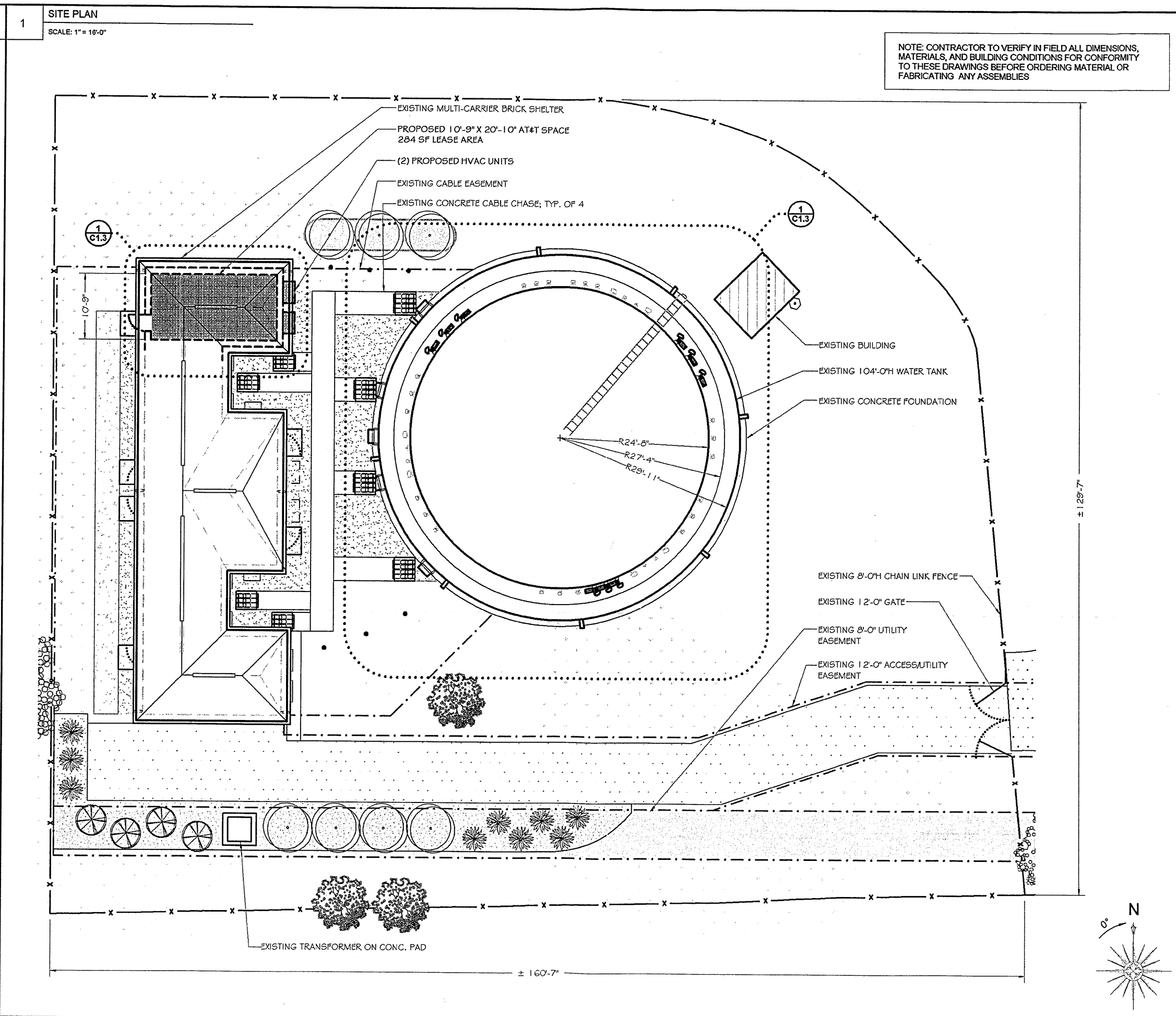
BRICK

NEW BUILDING/EQUIPMENT

EXISTING BUILDING

LEASE SITE

ACCESS EASEMENT



AT&T WIRELESS, INC.

930 NATIONAL PARKWAY

SCHALMBURG, IL 60173

nsoro

MasTec company

FORGE SERVICES, INC.

T: (630) 264-6485

F: (630) 206-0119

2210 MIDWEST RD. STE 213

OAK BROOK, IL 60523

405 MEADOW RIDGE

PROSPECT HEIGHTS, IL 60070

TEL: (847) 870-7413

FAX: (847) 850-2003

WWW.KAMRYENG.COM

FORGE PROJECT NO: 6272

DRAWN BY: TL

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	3/4/2013	ISSUED FOR V.1 LE
B	7/19/2013	ISSUED FOR V.190 CD'S
C	8/8/2013	ISSUED FOR V.290 CD'S

CONSTRUCT ONLY FROM DRAWINGS MARKED "ISSUED FOR CONSTRUCTION"

DRAFT

DATE SIGNED: _____

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IL0750

HINSDALE WT

339 W 57TH ST

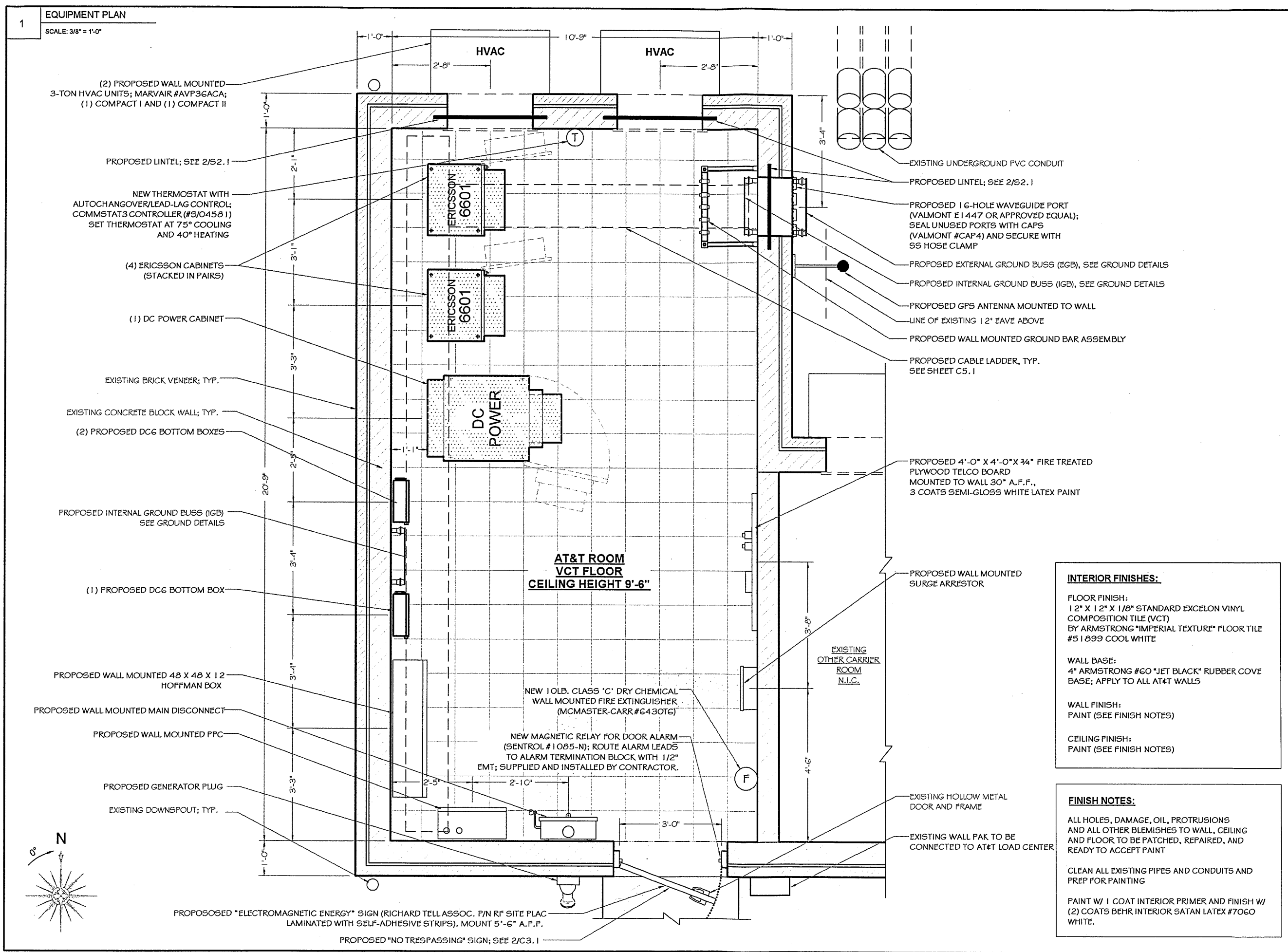
HINSDALE, IL 60521

WATER TOWER

SITE PLAN

C1.1

THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GCVT "TABLET")



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

nsoro
a MasTec company

FORGE SERVICES, INC.
T: (630) 284-6485
F: (630) 206-8119
2210 MIDWEST RD. STE 213
OAK BROOK, IL 60523

408 MEADOW RIDGE
PROSPECT HEIGHTS, IL 60070
TEL: (847) 870-7413
FAX: (847) 850-2609
WWW.KAMPYENG.COM

FORGE PROJECT NO: 6272

DRAWN BY: TL

CHECKED BY: FB

REV	DATE	DESCRIPTION
A	3/4/2013	ISSUED FOR V.1 LE
B	7/19/2013	ISSUED FOR V.1 90 CD'S
C	8/9/2013	ISSUED FOR V.2 90 CD'S

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IL0750 HINSDALE WT

339 W 57TH ST
HINSDALE, IL 60521

WATER TOWER

EQUIPMENT PLAN

C1.2

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

INTERIOR FINISHES:

FLOOR FINISH:
12" X 12" X 1/8" STANDARD EXCELON VINYL COMPOSITION TILE (VCT)
BY ARMSTRONG "IMPERIAL TEXTURE" FLOOR TILE #51899 COOL WHITE

WALL BASE:
4" ARMSTRONG #60 "JET BLACK" RUBBER COVE BASE; APPLY TO ALL AT&T WALLS

WALL FINISH:
PAINT (SEE FINISH NOTES)

CEILING FINISH:
PAINT (SEE FINISH NOTES)

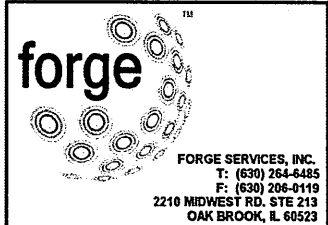
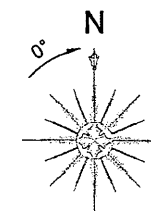
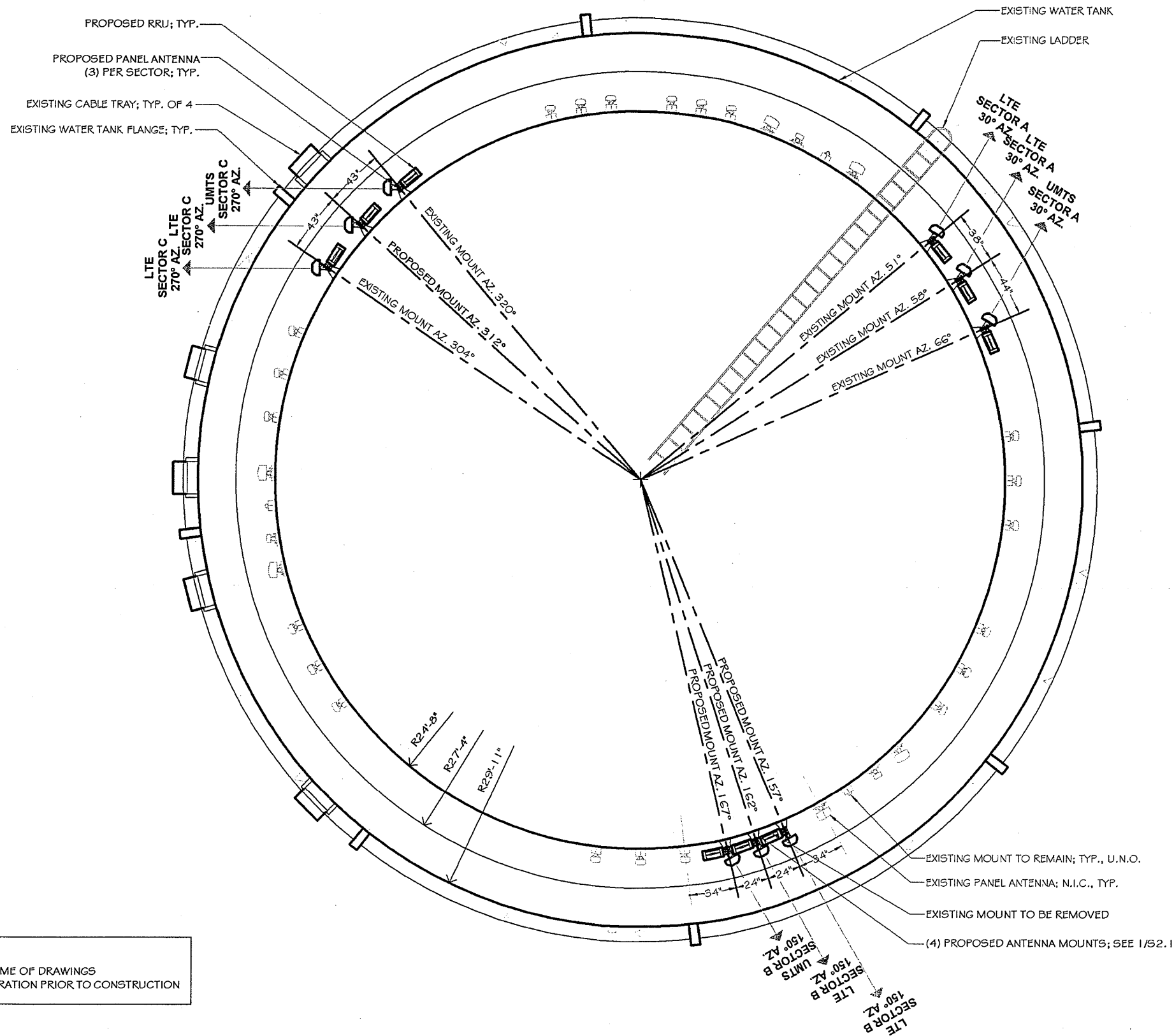
FINISH NOTES:

ALL HOLES, DAMAGE, OIL, PROTRUSIONS AND ALL OTHER BLEMISHES TO WALL, CEILING AND FLOOR TO BE PATCHED, REPAIRED, AND READY TO ACCEPT PAINT

CLEAN ALL EXISTING PIPES AND CONDUITS AND PREP FOR PAINTING

PAINT W/ 1 COAT INTERIOR PRIMER AND FINISH W/ (2) COATS BEHR INTERIOR SATAN LATEX #7060 WHITE.

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



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

REV	DATE	DESCRIPTION
A	3/4/2013	ISSUED FOR V.1 LE
B	7/19/2013	ISSUED FOR V.1 90 CD'S
C	8/8/2013	ISSUED FOR V.2 90 CD'S

CONSTRUCT ONLY FROM DRAWINGS
MARKED "ISSUED FOR CONSTRUCTION"

DRAFT

DATE SIGNED: _____

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IL0750
HINSDALE WT

339 W 57TH ST
HINSDALE, IL 60521
WATER TOWER

ANTENNA PLAN

C1.3

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

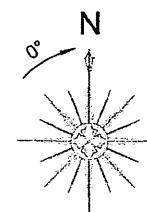
1

SCALE: NTS

2

SCALE: NTS

T/ GRADE
ELEV. 0'-0" AGL

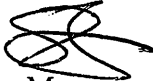


THIS DRAWING IS SCALED FOR 11x17 PAPER (U.S. GOVT. "TABLET")

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner



Cc: Darrell Langlois, Assistant Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

Date: September 11, 2013

Re: 421 E. Ogden Avenue – Adventist Hinsdale Hospital – Comprehensive Sign Package Approval

REQUEST

The applicant is proposing a comprehensive sign package for the property located at 421 E. Ogden Avenue, which includes directional signage for additional buildings within the office park. The signage is necessary to help improve on-site identification as a result of the relocated Spinning Wheel Road. The site is located in the O-2, Limited Office District and is the site of the future Adventist Hinsdale Hospital Cancer Center. The proposal consists of nine new ground signs (comprised of both identification and on-site directional signs), as well as three new wall/canopy signs for the cancer center, all as illustrated in the attached documents.

It should be noted that on August 21st, the Zoning Board of Appeals heard the requests for all variations related to this sign package and unanimously approved all requests. Therefore the package is now coming before the Plan Commission to discuss the design and appearance of the newly proposed signs, as well as the increase for one additional wall/canopy sign. Pursuant to Section 11-607F(2)(c), the Plan Commission has the authority to increase the maximum number of signs of any functional type otherwise allowed. And while the Zoning Board of Appeals did grant the necessary variation to exceed the overall square footage to include this sign, the Plan Commission maintains the responsibility of allowing the one additional wall sign. As such, should the Commission find the signage appropriate, any motion to approve it should include the allowance for the third wall/canopy sign.

Attachment(s)

Cc: President Cauley and Village Board of Trustees



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Adventist Hinsdale Hospital
Address: 120 N. Oak St.
City/Zip: Hinsdale, IL
Phone/Fax: (630) 856-6003 /
E-Mail: Thomas.Williams@ahss.org
Contact Name: Thomas Williams

Contractor

Name: Kevin Harney, ESa Architecture
Address: 2100 West End Ave., Suite 1200
City/Zip: Nashville, TN 37203
Phone/Fax: (615) 329-9445 /
E-Mail: Kevinh@esarch.com
Contact Name: Kevin Harney

ADDRESS OF SIGN LOCATION: 421 E. Ogden Ave.

ZONING DISTRICT: O-3 General Office District

SIGN TYPE: See attached.

ILLUMINATION See attached.

Sign Information: See attached.

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

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors):

- ① _____
② _____
③ _____

Site Information: See attached.

Lot/Street Frontage: _____

Building/Tenant Frontage: _____

Existing Sign Information:

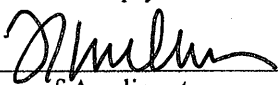
Business Name: _____

Size of Sign: _____ Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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


Signature of Applicant

7-24-2013
Date


Signature of Building Owner

7-24-2013
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

CONFIRMATION OF AUTHORITY

The undersigned, being the owner of certain property commonly known as private Spinning Wheel Road at its intersection with Ogden Avenue located in Hinsdale, Illinois, consisting of a private roadway (the "Subject Property"), hereby confirms that Adventist Hinsdale Hospital ("Adventist") is authorized by the undersigned to file applications with the Village of Hinsdale (the "Village") for Exterior Appearance and Site Plan Review, Special Use, Planned Development, Variation, Subdivision, or for any other relief required of the Village, which incorporate all or portions of the Subject Property in furtherance of the construction of the proposed Adventist Cancer Institute located generally on Ogden Avenue provided, however, that: (1) all applications and plans submitted to the Village by Adventist and its consultants are generally consistent with the applications and plans previously submitted to the undersigned by Adventist for review; and (2) Adventist shall not seek or acquiesce in the adoption by the Village and the Village shall not adopt any ordinances or resolutions granting any final approvals concerning the relocation of Spinning Wheel Road or the incorporation of Spinning Wheel Road, while title to the Subject Property is held by the undersigned, as it now exists into any such ordinances or resolutions without the prior written consent of the undersigned.

The undersigned states that it holds the Subject Property located generally at its intersection with Ogden Avenue, Hinsdale, Illinois for itself and no other person, association or shareholder other than its partners.

Dated October 30, 2012.

SPINNING WHEEL LIMITED PARTNERSHIP,

By: 

Alfred N. Koplin

Its: General Partner

Subscribed and sworn to
before me this 30th day
of October 2012.


NOTARY PUBLIC

OFFICIAL SEAL
DIANE PAINTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/09/15

LIST OF ALL PROPOSED SIGNS

(See attached Sign Package)

1. "Hinsdale Management Corporation" (Location 01)
Sign Type: Ground Sign
Illumination: Externally illuminated with ground lighting.
Overall Size: 36 square feet
Overall Height from grade: 6'6"
Proposed Colors: White, Bronze
Lot/Street Frontage: Fronts on corner of Salt Creek Ln. and Ogden Ave.
Building/Tenant Frontage: Sign is for "Hinsdale Management Corporation" who owns property on to-be-relocated Spinning Wheel Road.
2. "Adventist Outpatient Center" (Location 01)
Sign Type: Ground Sign
Illumination: Externally illuminated with ground lighting.
Overall Size: 36 square feet
Overall Height from grade: 6'6"
Proposed Colors: White, Bronze
Lot/Street Frontage: Fronts on corner of Salt Creek Ln. and Ogden Ave.
Building/Tenant Frontage: Sign is for new Imaging Center/Cancer Institute
3. "Spinning Wheel Apartments and Offices" (Ogden Avenue Directional)
Sign Type: Ground Sign
Illumination: Externally illuminated with ground lighting.
Overall Size: 46 square feet
Overall Height from grade: 8'0"

Proposed Colors: White, Bronze

Lot/Street Frontage: Fronts on Ogden Ave.

Building/Tenant Frontage: Sign is for “Spinning Wheel Apartments and Offices” which are located on to-be-relocated Spinning Wheel Road.

4. “Adventist Outpatient Center” (Ogden Avenue Directional)

Sign Type: Ground Sign

Illumination: Externally illuminated with ground lighting.

Overall Size: 46 square feet

Overall Height from grade: 8’-0”

Proposed Colors: White, Bronze

Lot/Street Frontage: Fronts on Ogden Ave.

Building/Tenant Frontage: Sign is for new Imaging Center/Cancer Institute

5. “Adventist Outpatient Center” (Entrance Monument – Location D)

Sign Type: Ground Sign

Illumination: Externally illuminated with ground lighting.

Overall Size: 36 square feet

Overall Height from grade: 7’2”

Proposed Colors: White, Bronze

Lot/Street Frontage: Fronts on new Spinning Wheel Road

Building/Tenant Frontage: Sign is for new Imaging Center/Cancer Institute

6. “Adventist Outpatient Center” and “Spinning Wheel Apartments and Offices 15 and 21 Spinning Wheel Road” (Vehicular Directionals – Location A)

Sign Type: Ground Sign

Illumination: Externally illuminated with ground lighting.
Overall Size: 20.83 square feet
Overall Height from grade: 7'-10"
Proposed Colors: White, Bronze
Lot/Street Frontage: Fronts on corner of new Spinning Wheel Road and Salt Creek Ln.

Building/Tenant Frontage: Sign is for new Imaging Center/Cancer Institute and Spinning Wheel Apartments and Offices which are located on to-be-relocated Spinning Wheel Road

7. "Adventist Outpatient Center" and "15 and 21 Spinning Wheel Road"
(Vehicular Directionals – Location B)

Sign Type: Ground Sign

Illumination: Externally illuminated with ground lighting.

Overall Size: 20.83 square feet

Overall Height from grade: 7'-10"

Proposed Colors: White, Bronze

Lot/Street Frontage: Fronts on new Spinning Wheel Road

Building/Tenant Frontage: Sign is for new Imaging Center/Cancer Institute and Spinning Wheel Apartments and Offices which are located on to-be-relocated Spinning Wheel Road

8. "Adventist Outpatient Center" and "15 and 21 Spinning Wheel Road"
(Vehicular Directionals – Location C)

Sign Type: Ground Sign

Illumination: Externally illuminated with ground lighting.

Overall Size: 20.83 square feet

Overall Height from grade: 7'-10"

Proposed Colors: White, Bronze

Lot/Street Frontage: Fronts on new Spinning Wheel Road

Building/Tenant Frontage: Sign is for new Imaging Center/Cancer Institute and Spinning Wheel Apartments and Offices which are located on to-be-relocated Spinning Wheel Road

9. "Adventist Imaging Center – Adventist Cancer Institute" (Directional Monument – Location E)

Sign Type: Ground Sign

Illumination: Externally illuminated with ground lighting.

Overall Size: 56 square feet

Overall Height from grade: 5'2"

Proposed Colors: White, Bronze

Lot/Street Frontage: Does not face street. At building entrance.

Building/Tenant Frontage: Sign is for new Imaging Center/Cancer Institute

10. "Adventist Imaging Center" (Canopy – Location F)

Sign Type: Canopy Sign

Illumination: Non-illuminated

Overall Size: 16.15 square feet

Overall Height from grade: 12 feet

Proposed Colors: White, Bronze

Lot/Street Frontage: Does not face street. At building entrance.

Building/Tenant Frontage: Sign is for new Imaging Center.

11. "Adventist Imaging Center" (Canopy – Location G)

Sign Type: Canopy Sign

Illumination: Non-illuminated

Overall Size: 16.79 square feet

Overall Height from grade: 12 feet

Proposed Colors: White, Bronze

Lot/Street Frontage: Does not face street. At building entrance.

Building/Tenant Frontage: Sign is for new Cancer Institute.

12. Adventist Logo (Location H)

Sign Type: Wall Sign

Illumination: Illuminated internally.

Overall Size: 85.22 square feet

Overall Height from grade: 38.84 feet to top of sign

Proposed Colors: Light Blue, Dark Blue

Lot/Street Frontage: Fronts towards Ogden Avenue.

Building/Tenant Frontage: Sign is for new Imaging Center and Cancer Institute

REQUEST FOR SIGN MODIFICATION

The Plan Commission has the authority under Section 11-607(F)(2)(c) of the Zoning Code to modify the maximum number of signs of any functional type allowed. Specifically, Applicant is requesting a total of 3 canopy/wall signs (as opposed to 2 canopy/wall signs).

Pursuant to the Standards for Modifications (Sec. 11-607(F(3))), Applicant states as follows:

(a) General Standard. *Carrying out the strict letter of the provisions of Section 9-106 would create a particular hardship or a practical difficulty not caused by act or omission of the applicant.*

- Carrying out the strict letter of the Zoning Code would create a hardship on Applicant because Applicant would be limited in the numbers of signs allowed for its proposed building and said signs are vital for identification of the various areas (Imaging Center and Cancer Institute) on the campus-style property. Further, the Subject Property is exceptional because it provides for the relocation of Spinning Wheel Road. The relocation of Spinning Wheel Road and the development of a campus-style outpatient center is not the result of action or inaction of the Applicant or any predecessors in title. The relocation of Spinning Wheel Road is highly desired by the Illinois Department of Transportation and the Village of Hinsdale because it will greatly improve traffic conditions as cars exit from the I294 expressway and merge onto Ogden Avenue. Additionally, the agreement with the owner of Spinning Wheel Road to relocate the road is contingent upon approval of the requested signage so that the properties that currently use Spinning Wheel Road for access can continue to be identified and

found from Ogden Avenue. The signage that is the subject of this application will ensure that there is no confusion as to the location of the relocated Spinning Wheel Road or those properties that use it for access and it will also allow for campus-style signage to be erected, giving a uniform and dignified look to the signage to be erected on the Subject Property.

(b) Unusual physical limitations. *The subject property or the structure on which the sign is proposed to be located is burdened with an unusual physical limitation, such as an irregular shape, unusual geographic locagion, exceptional topographical feature, or other extraordinary physical condition, that is peculiar to the subject property and that is more than merely an inconvenience or cost consideration to the applicant.*

- The relocation of Spinning Wheel Road has created an extraordinary physical condition that is unique to the Subject Property. Spinning Wheel Road has been in existence for many years and numerous well-known properties gain access to and from Ogden Avenue from it. The relocation of Spinning Wheel Road is desirable to the Village of Hinsdale and the Illinois Department of Transportation from a traffic and safety perspective. This relocation creates a unique condition and extraordinary opportunity that will require the presence of additional signage in order to ensure there is no confusion as to the road's new location and no confusion as to the location of those properties that have been accessed from Spinning Wheel Road for many years. Additionally, the construction of a new campus-style Cancer Institute and Imaging Center on the Subject Property creates a condition not considered in the Zoning Code – campus-style signage.

(c) Adverse impacts. *The modification, if granted, would have no adverse impact on any abutting or adjacent property and no adverse impact on the essential character of any part of or all of the neighborhood of the subject property.*

- The allowance of 3 (instead of 2) canopy/wall signs will not cause any adverse impact on any abutting or adjacent property nor will it cause any adverse impact on the essential character of the neighborhood.

(d) Public health and safety. *The modification, if granted, would have no adverse impact on, and would not endanger, the public health or safety.*

- The allowance of 3 (instead of 2) canopy/wall signs will not have an adverse impact on, or endanger, the public health or safety.

(e) Compliance with permit standards. *The application satisfies the standards of Subsection E of this Section.*

- *Visual Compatibility.* Applicant believes that the proposed signs will be visually compatible with the building on which the signs are proposed to be located and also are visually compatible with the surrounding buildings.

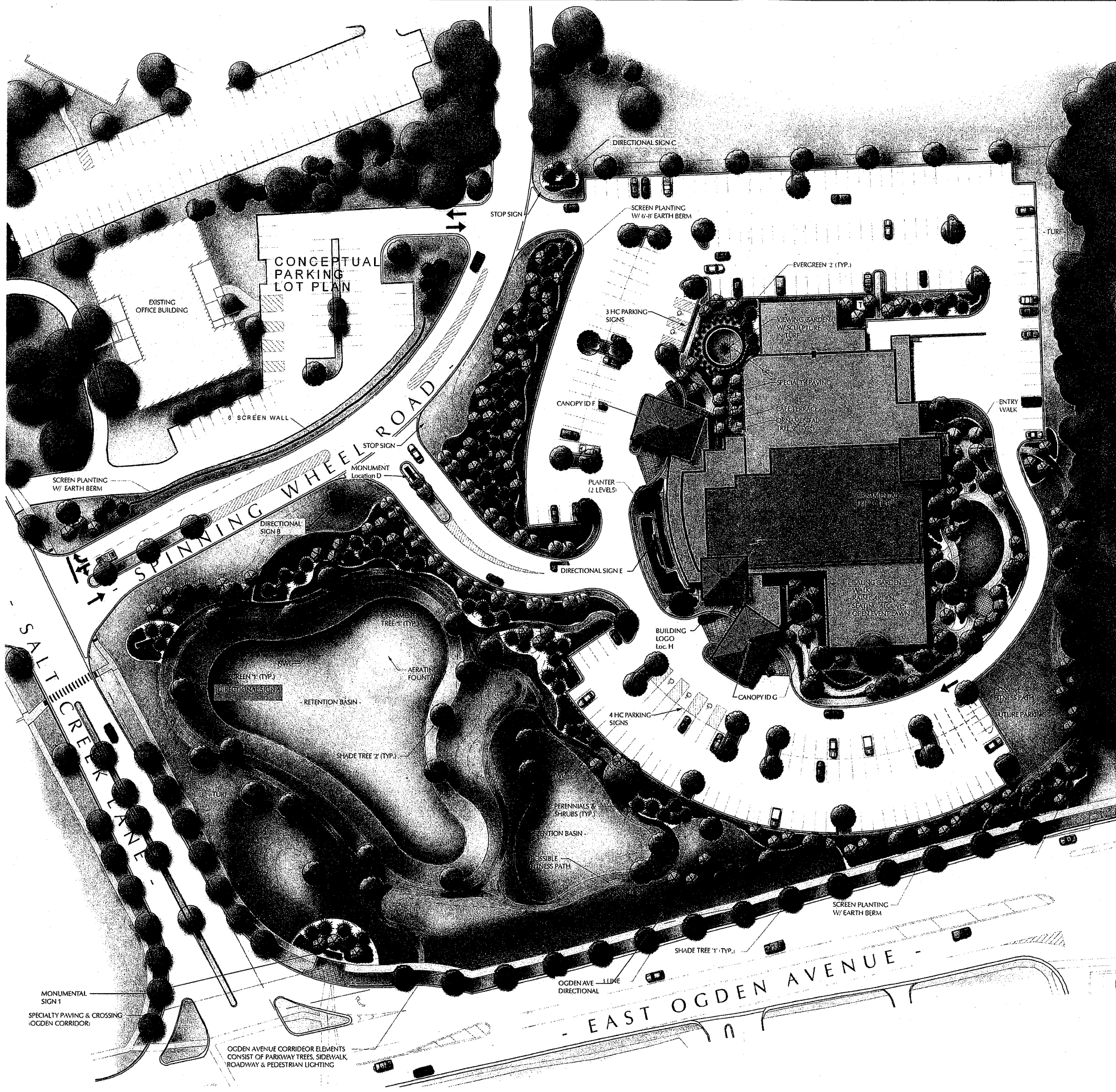
- *Quality of design and construction.* The proposed signs will be constructed and maintained with a design and materials of high quality and good relationship with the design of the new building and of the surrounding neighborhood.

- *Appropriateness to activity.* The proposed signs are appropriate and necessary for the Imaging Center and Cancer Institute as well as for identification of those properties off of Spinning Wheel Road.

- *Appropriateness to site.* The proposed signs will be appropriate to the site in terms of design, landscaping and orientation on the site

and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

3/14/2013 5:30:17 PM X:\Earl Swenson Associates\Hinsdale\Adventist\CAD\03 DESIGN DEV\ESA-AC120130314.dwg



ADVENTIST CANCER INSTITUTE CONCEPT PLANTING SCHEDULE

TREES:

- SHADE TREE 1" (3" cal., B&B):** Approx. Qty. 18
Ginkgo biloba 'Autumn Gold' / Maidenhair Tree
Ostrya virginiana 'Shademaster' / Shademaster Thornless Honeylocust
Cymocladus dioica 'Espresso' / Espresso Kentucky Coffeetree
Ulmus carpinifolia Regal / Regal Smoothleaf Elm
- SHADE TREE 2" (3" cal., B&B):** Approx. Qty. 71
Acer freemanii 'Mammoth' / Mammoth Freeman's Maple
Aesculus octandra / Yellow Sweet Buckeye
Catalpa speciosa / Northern Catalpa
Cymocladus dioica 'Espresso' / Kentucky Coffeetree
Nyssa sylvatica / Black Gum
Quercus bicolor / Swamp White Oak
- ORNAMENTAL TREE 1" (4" cal., B&B):** Approx. Qty. 22
Crataegus crusgalli 'intermis' / Thornless Cockspur Hawthorn
Pyrus calleryana 'Chanticleer' / Chanticleer Pear
Syringa reticulata / Japanese Tree Lilac
- ORNAMENTAL TREE 2" (8-10 feet in height, B&B):** Approx. Qty. 8
Acer triflorum / Three Flower Maple
Amelanchier laevis 'Cumulus' / 'Cumulus' Serviceberry
Cercis canadensis / Eastern Redbud
- ORNAMENTAL TREE 3" (8-10 feet in height, B&B):** Approx. Qty. 4
Acer triflorum / Three Flower Maple
Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry
Cercis canadensis / Eastern Redbud
- ORNAMENTAL TREE 4" (6-8 feet in height, B&B):** Approx. Qty. 140
Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry
Cornus mas / Cornelian Cherry Dogwood
Crataegus crusgalli 'intermis' / Thornless Cockspur Hawthorn
Magnolia x soulangeana / Saucer Magnolia
Malus x 'Donald Wyman' / 'Donald Wyman' Crab Apple
Ostrya virginiana / American Hopbarnum
Parrotia persica / Persian Parrotia
Viburnum prunifolium 'Blackhaw' / Blackhaw Viburnum
- EVERGREEN 1" (10 to 14 feet in height, B&B):** Approx. Qty. 104
Abies concolor / White Fir
Picea abies / Norway Spruce
Picea pungens / Colorado Spruce
Pinus strobus 'Vanderwolf's Pyramid' / 'Vanderwolf's' Limber Pine
- EVERGREEN 2" (8 feet in height, B&B):** Approx. Qty. 26
Juniperus chinensis 'Mumihatten' / Mountbatten Juniper
Thuja occidentalis / Eastern Arborvitae

SHRUBS & PERENNIALS:

- SHRUBS (3-5 feet in height, B&B, 4" O.C.):** Approx. Qty. 1,671
Cotoneaster acutifolius / Peeling Cotoneaster
Cotoneaster apiculatus / Cranberry Cotoneaster
Ilex verticillata / Winterberry Holly
Juniperus sabina 'Broadmoor' / Broadmoor Juniper
Myrica pensylvanica / Northern Bayberry
Ribes alpinum / Alpine Currant
Ribes alpinum 'Green Mound' / Green Mound Alpine Currant
Sorbaria scortchiana 'Semi' / Semi False Spirea
Spiraea betulifolia 'Tor' / Tor Birchleaf Spirea
Syringa meyeri 'Palibini' / Dwarf Korean Lilac
Syringa vulgaris 'Charles Joly' / Charles Joly Common Lilac
Taxus x media 'Everlow' / Everlow Yew
Viburnum plicatum tomentosum 'Maricet' / Maricet Double File Viburnum
- PERENNIALS (1 gal. cont., 18" O.C.):** Approx. Qty. 3,961
Mixed Perennials to be determined

TURFGRASS & DETENTION BASIN SEED MIXES:

- TURFGRASS SEED MIX:** Approx. Qty. 2.64 acres
Kentucky Bluegrass - Fescue Blend
- DETENTION BASIN SEED MIX:** Approx. Qty. 0.95 acres
Fescue - Ryegrass Blend
Include: Erosion Control Blanket for slopes 3:1 or greater.

ESa
Earl Swenson Associates, Inc.
richard l. miller, architect
2100 West End Avenue, Suite 1200
Vanderbilt Plaza
Nashville Tennessee 37203
615-328-9445
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Scale

**PRELIMINARY
NOT FOR CONSTRUCTION**

Adventist Cancer Institute - Ogden Campus

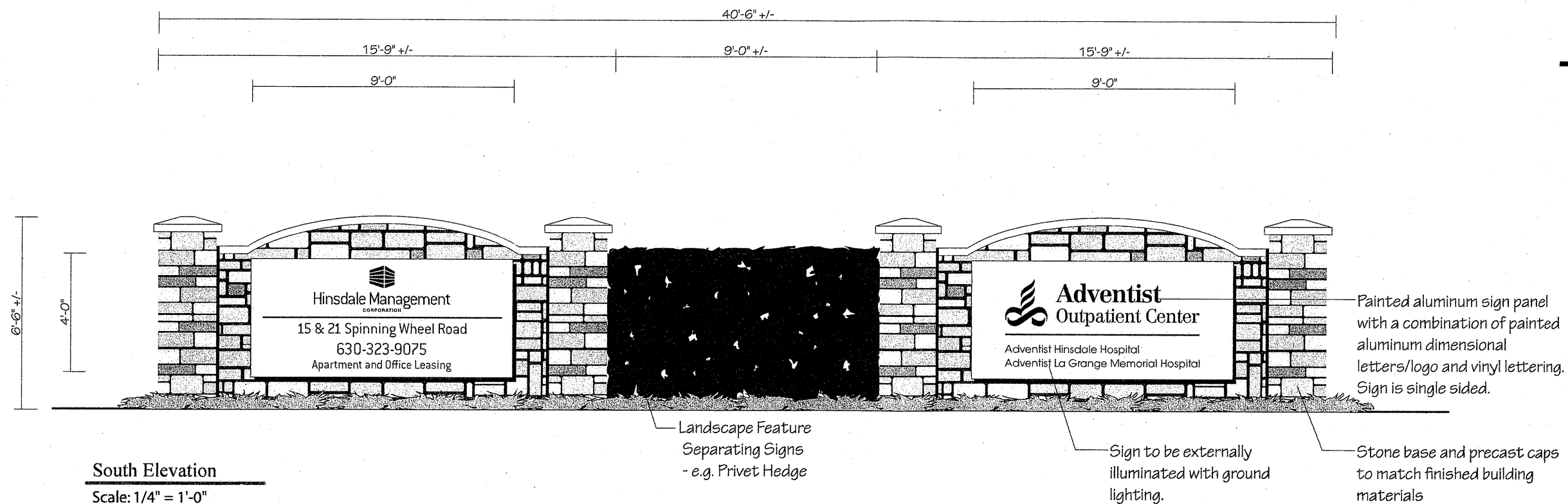
HINDSDALE, ILLINOIS

Revisions	No.	Date	Description

Drawn By: JSM
Check By: NP
Date: 03-14-13
Project No: 12054.00

signcraft
designing your way
11111 Highway 100, Suite 100
Nashville, TN 37214
Phone: 615-888-8888
Fax: 615-888-8888
EXTERIOR SIGN LOCATION PLAN
REV. 06/17/2013
Sheet Number

G2.0



Date: 03/21/13

Revised: 07/18/13

Drawn by: JTB

Scale: 1/4" = 1'-0"

File Name: Monuments 01_07.18.2013.ai

File Folder: A> Adventist Cancer Institute> Shop Drawings> Exterior

Project Manager: CRF

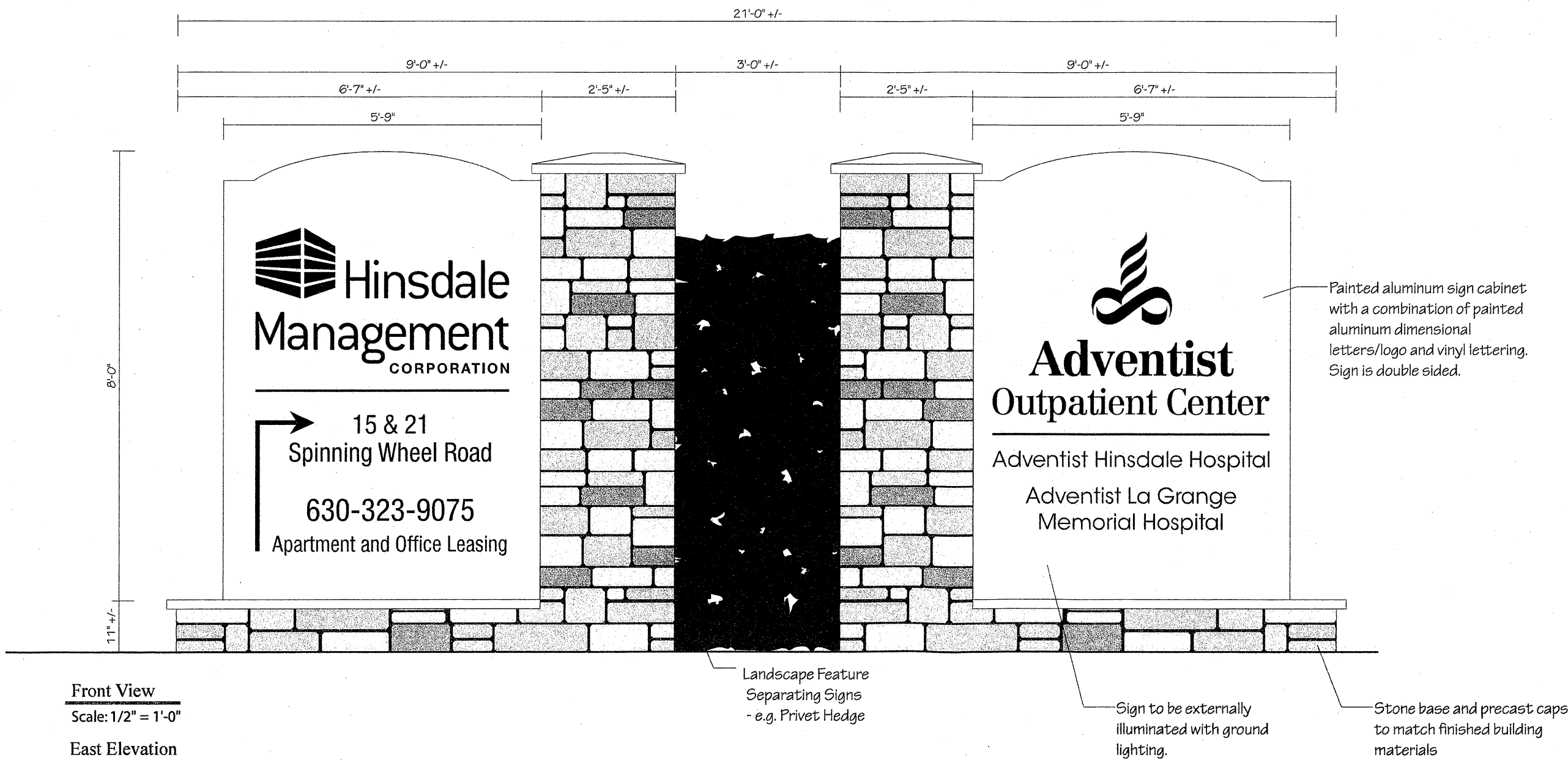
Approved: _____

Sign Type: Exterior
Exterior - Monument
Location 01



1301 Antioch Pike
Nashville, TN 37211
p. 615-885-2900
f. 615-885-2989

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Front View
Scale: 1/2" = 1'-0"
East Elevation



Date: 04/25/13

Revised: 07/24/13

Drawn by: JTB

Scale: 1/2" = 1'-0"

File Name: Directionals_Ogeden Ave_07.24.2013

File Folder: Adventist Cancer Institute> Shop Drawings> Exterior

Project Manager: CSF

Approved: _____

Sign Type: Exterior
Ogden Avenue Directional



1301 Antioch Pike
Nashville, TN 37211
p. 615-885-2900
f. 615-885-2989

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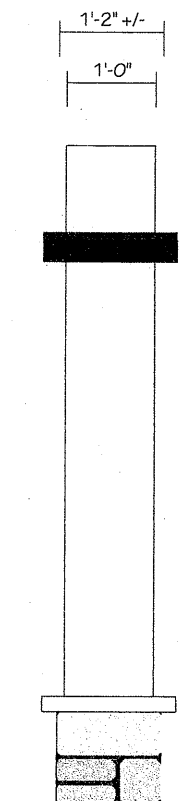


Front View
Scale: 1/2" = 1'-0"

Sign to be externally illuminated with ground lighting.

Stone base and precast cap to match finished building materials

Painted aluminum sign cabinet with a combination of painted aluminum dimensional letters/logo and vinyl lettering. Sign is double sided.



Side View
Scale: 1/2" = 1'-0"



Date: 05/29/13

Revised: 07/09/13

Drawn by: JTB

Scale: 1/2" = 1'-0"

File Name: Monument Loc D
-06.28.2013_opt01.ai

File Folder: Adventist Cancer
Institute> Shop
Drawings> Exterior

Project Manager: CSF

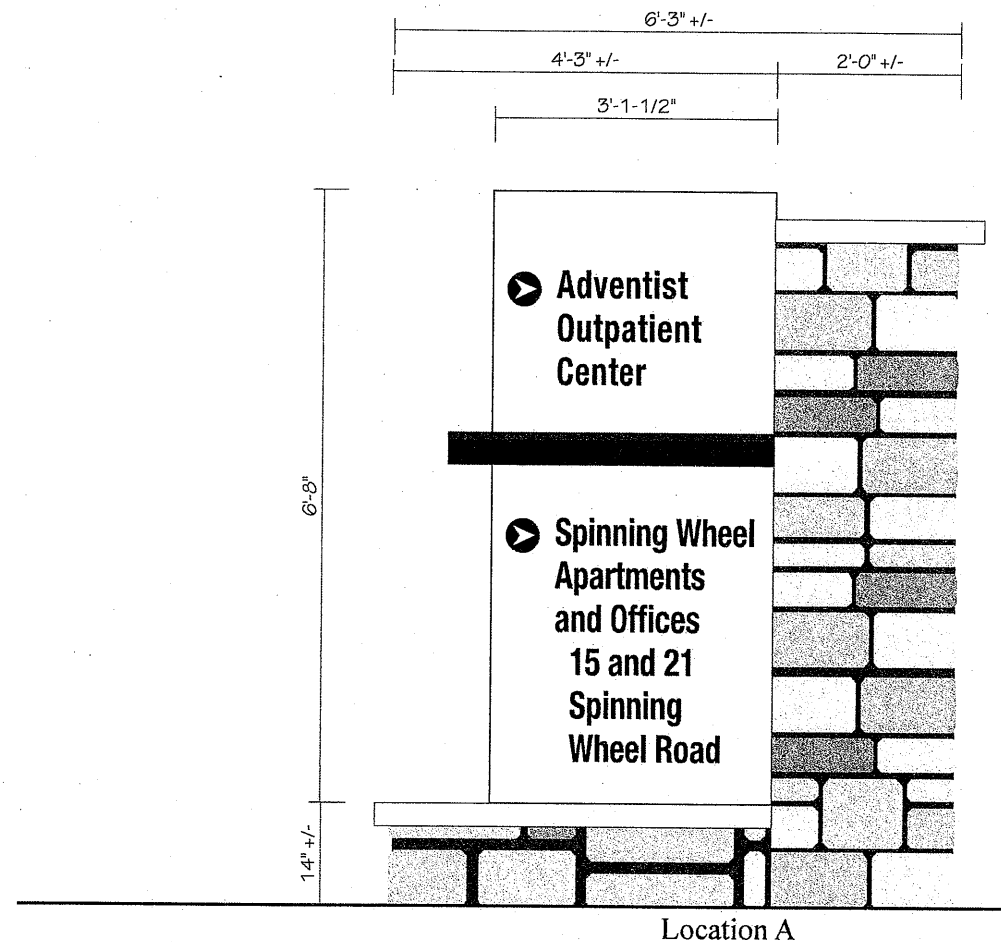
Approved: _____

Sign Type: Exterior
*Entrance Monument
Location D Option 01*

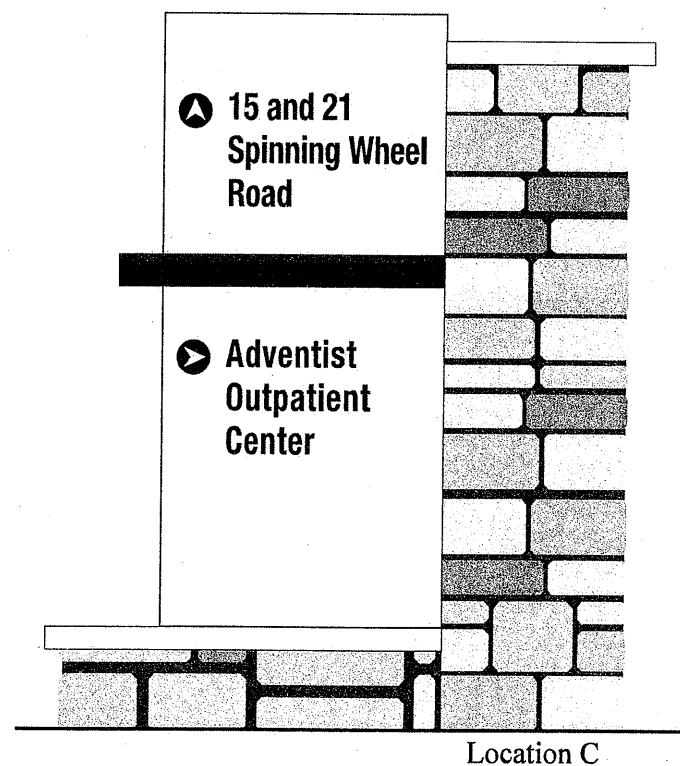
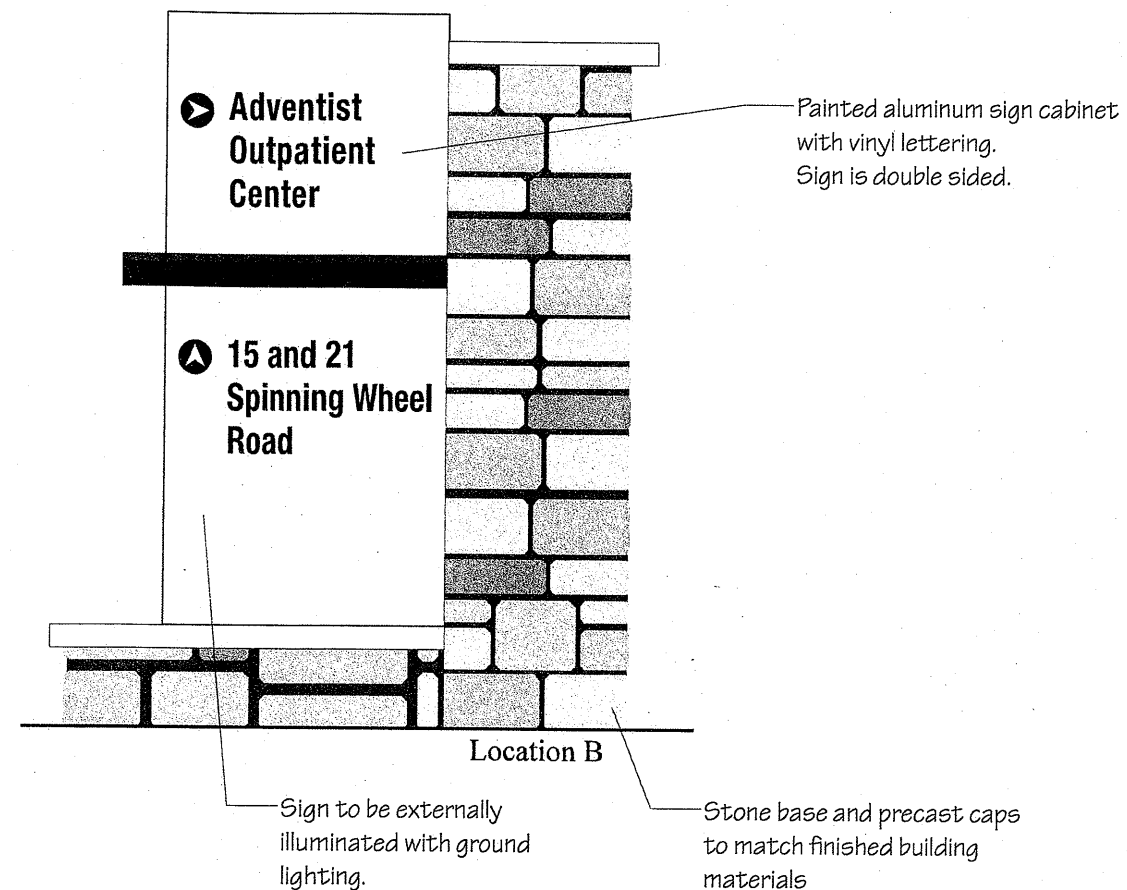


1301 Antioch Pike
Nashville, TN 37211
p. 615-885-2900
f. 615-885-2989

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Front View
Scale: 1/2" = 1'-0"



Date: 02/25/13

Revised: 07/22/13

Drawn by: JTB

Scale: 1/2 actual size

File Name: Directionals
07.22.2013.ai

File Folder: A-C> Adventist Cancer
Institute> Shop
Drawings> Exterior

Project Manager: CSF

Approved: _____

Sign Type: Exterior
Vehicular Directionals
Locations A-C



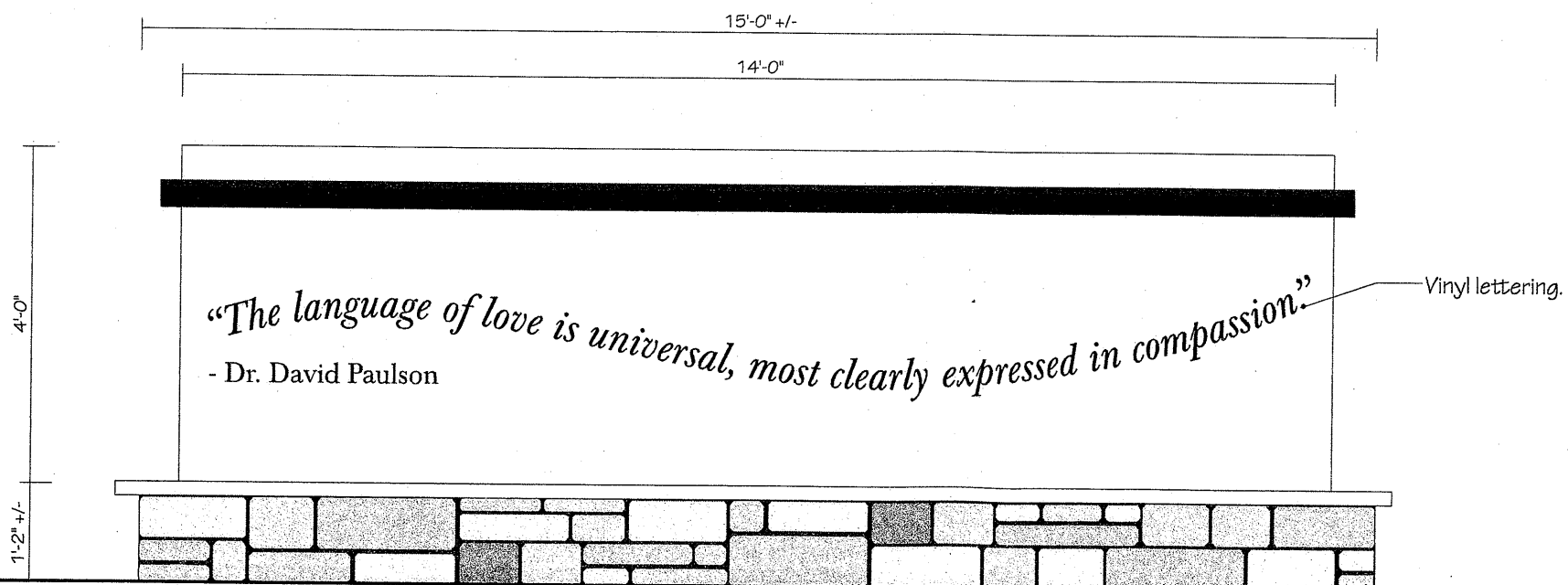
1301 Antioch Pike
Nashville, TN 37211
p. 615-885-2900
f. 615-885-2989

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Front View - Side A

Scale: 1/2" = 1'-0"



Front View - Side B

Scale: 1/2" = 1'-0"



Date: 02/25/13

Revised: 07/09/13

Drawn by: JTB

Scale: 1/2" = 1'-0"

File Name: Directional Loc E.ai

A-C> Adventist Cancer Institute> Shop Drawings> Exterior

Project Manager: CSF

Approved:

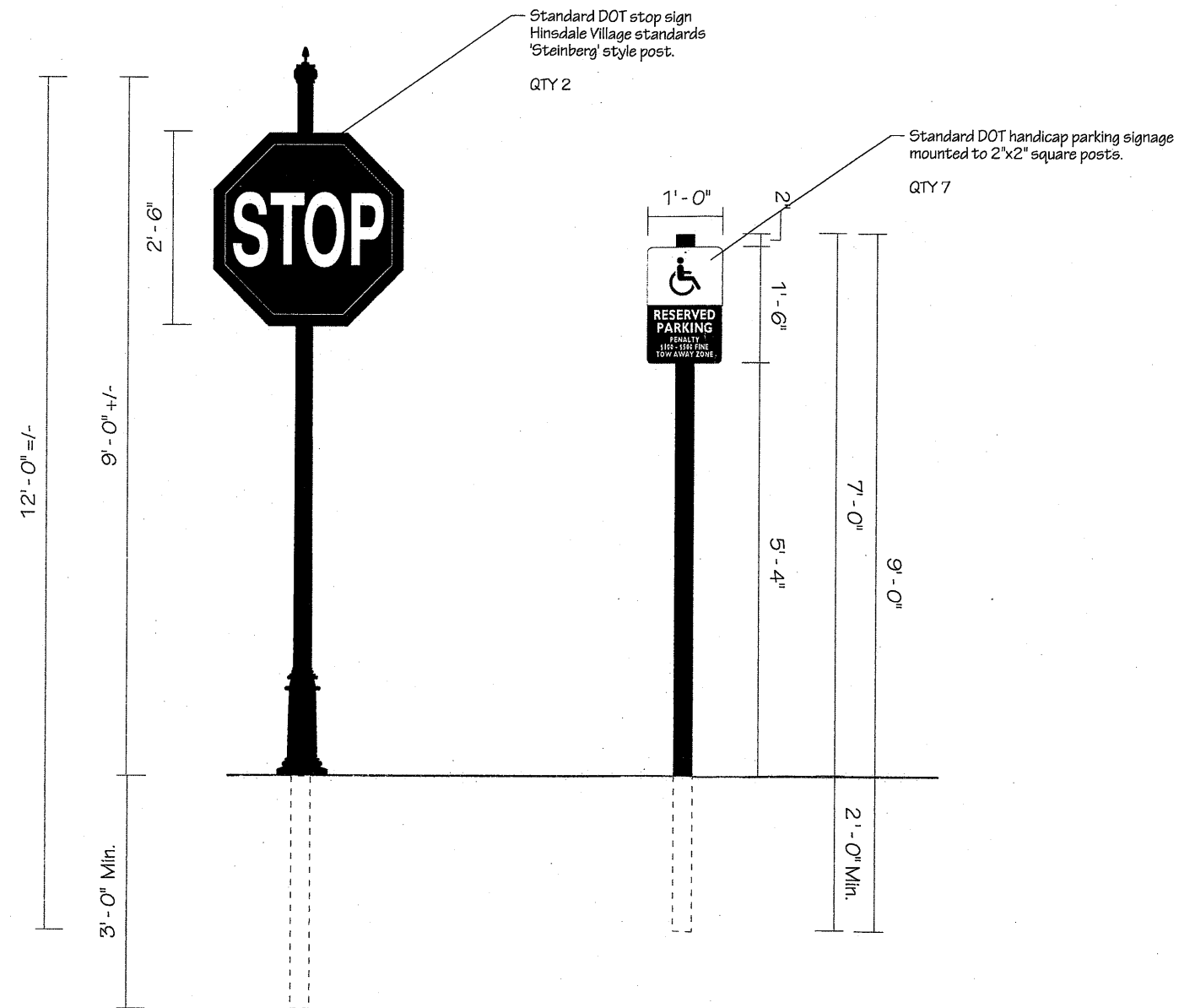
Sign Type: Exterior

Directional Monument
Location E



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f. 615-885-2989

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Front View
Scale: 1/2" = 1'-0"



Date: 02/25/13

Revised: 05/29/13

Drawn by: JTB

Scale: 1/2" = 1'-0"

File Name: DOT signage.ai
A-C> Adventist Cancer
Institute> Shop
File Folder: Drawings> Exterior

Project Manager: CSF

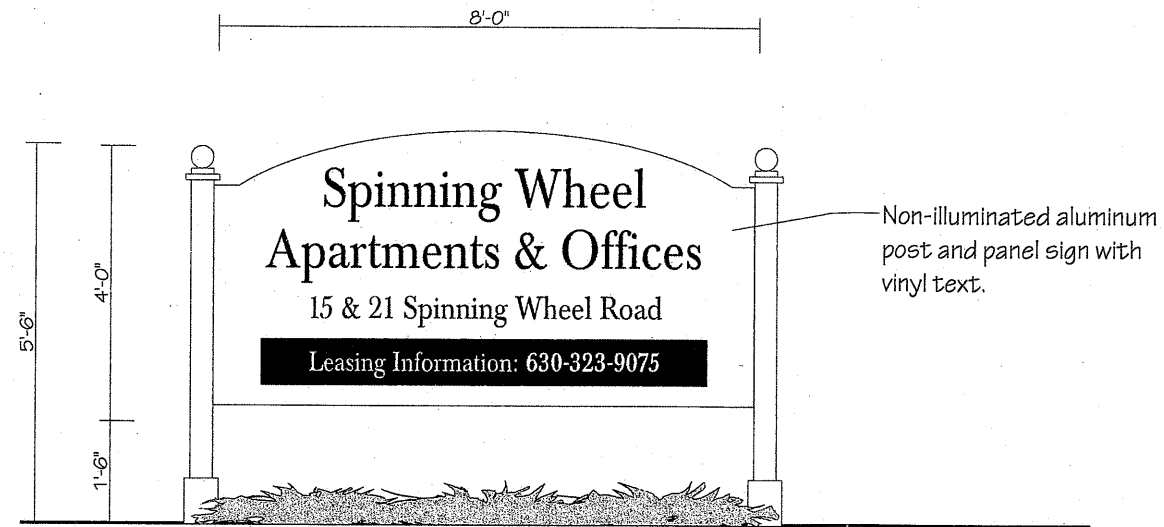
Approved: _____

Sign Type: Exterior
DOT signage



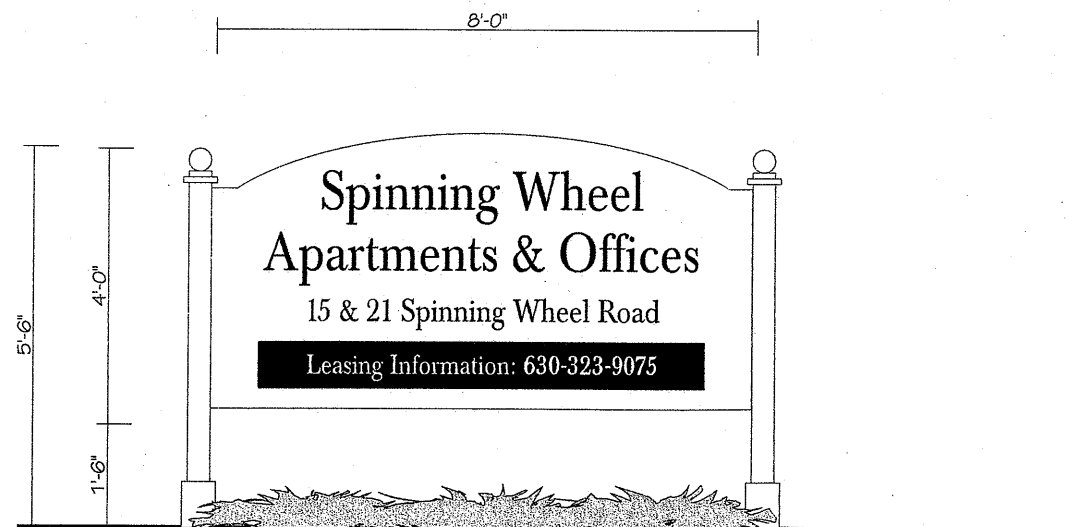
1301 Antioch Pike
Nashville, TN 37211
p. 615-885-2900
f. 615-885-2989

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West Elevation

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



East Elevation

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



Date: 04/10/13

Revised: 07/09/13

Drawn by: JTB

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

File Name: Kop_Temp.ai

A> Adventist Cancer
Institute> Shop

File Folder: Drawings> Exterior

Project Manager: CRF

Approved: _____

Sign Type: Exterior

Temporary Sign


Location 01



2510 Perimeter Place Dr.
Nashville, TN 37214
p. 615-885-2900
f. 615-885-2989

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Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Cc: Darrell Langlois, Assistant Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner
Date: September 11, 2013
Re: Sign Review – 119 E. Ogden Avenue – Hinsdale Management

The applicant is proposing a ground sign at the property located at 119 E. Ogden. The site is located in the O-2, Limited Office District and is developed with a two-story office building.

Ground Sign

The applicant is proposing a new ground sign located 12'-0" feet from the south property line on Ogden Avenue. According to the application, the sign would be brick, have a limestone cap with raised letters, as illustrated on the attached drawings. It should be noted that if the Commission approves the overall ground sign based on its design, the remaining tenants would not be required to return for approval of a replacement tenant panels, provided they are the same size and design.

Subsection 9-106J of the Zoning Code provides the requirements for ground signs in the O-2, Limited Office District and allows a maximum of 50 square feet per sign face and an overall height of 8 feet. In addition, the sign is required to maintain a 10'-0" setback. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

Cc: President Cauley and the Village Board of Trustees



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Dan Hussey
Address: 15 Spinning Wheel Rd.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 740-5531 N.A.
E-Mail: dhussey@comcast.com
Contact Name: Dan Hussey

Contractor

Name: Hinsdale Management Corp.
Address: 21 Spinning Wheel Rd
City/Zip: Hinsdale, IL
Phone/Fax: (630) 323-9075
E-Mail: cpalmer@hinsdalemanagement.com
Contact Name: Caroline Palmer

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One O-2

SIGN TYPE: Please Select One GROUND MONUMENT

ILLUMINATION Please Select One GROUND ILLUMINATION - SPOT3

Sign Information:

Overall Size (Square Feet): 50 (5'-0" x 10'-0")

Overall Height from Grade: 5'-0" Ft.

Proposed Colors (Maximum of Three Colors):

- ① RED BRICK
- ② White
- ③ Black (Letters)

Site Information:

Lot/Street Frontage: 132'-0"

Building/Tenant Frontage: 82'-0"

Existing Sign Information:

Business Name: HINSDALE MANAGEMENT

Size of Sign: 20 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.

Dan Hussey
Signature of Applicant

7/30/13
Date

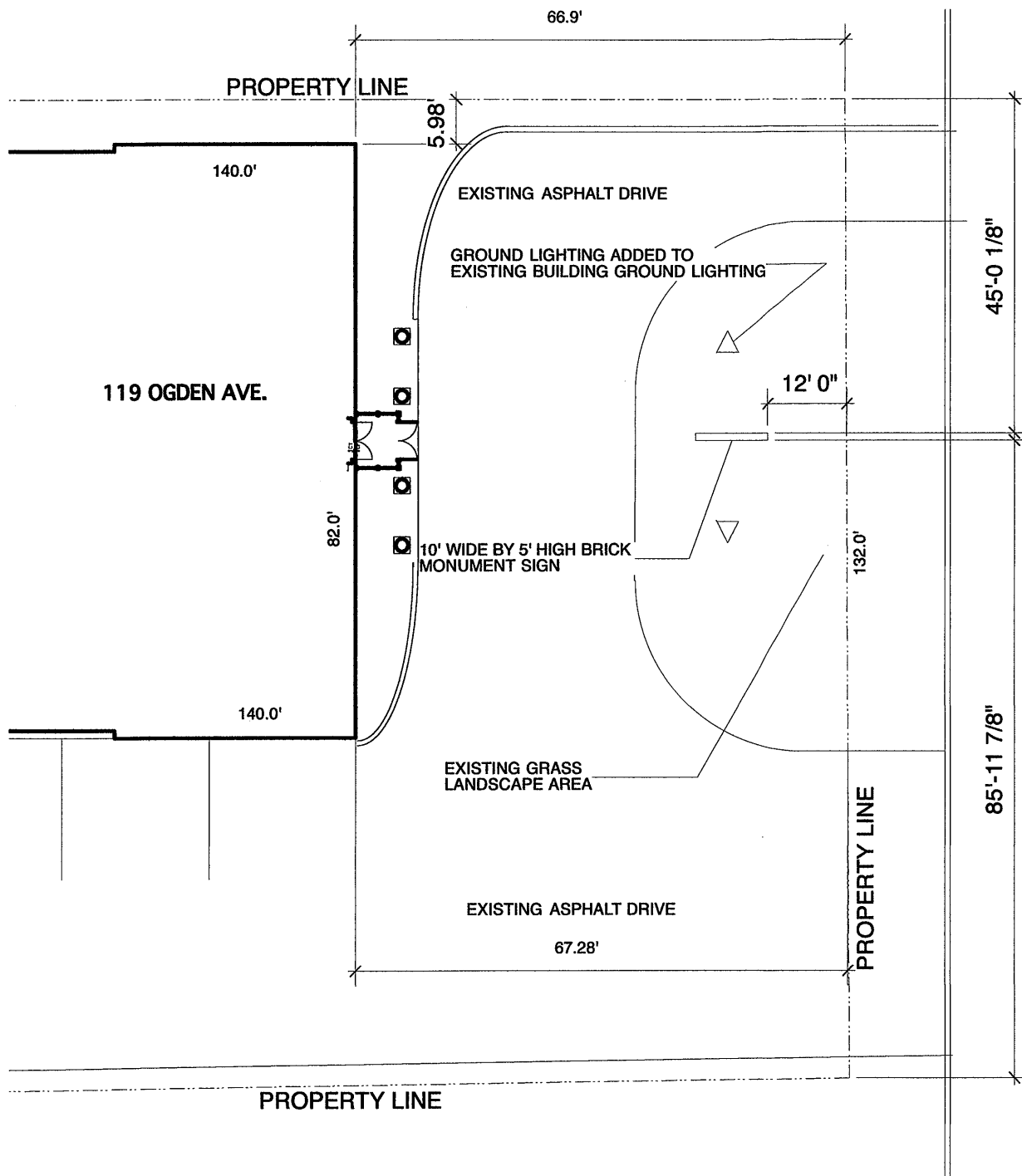
Caroline Palmer
Signature of Building Owner

7/30/13
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

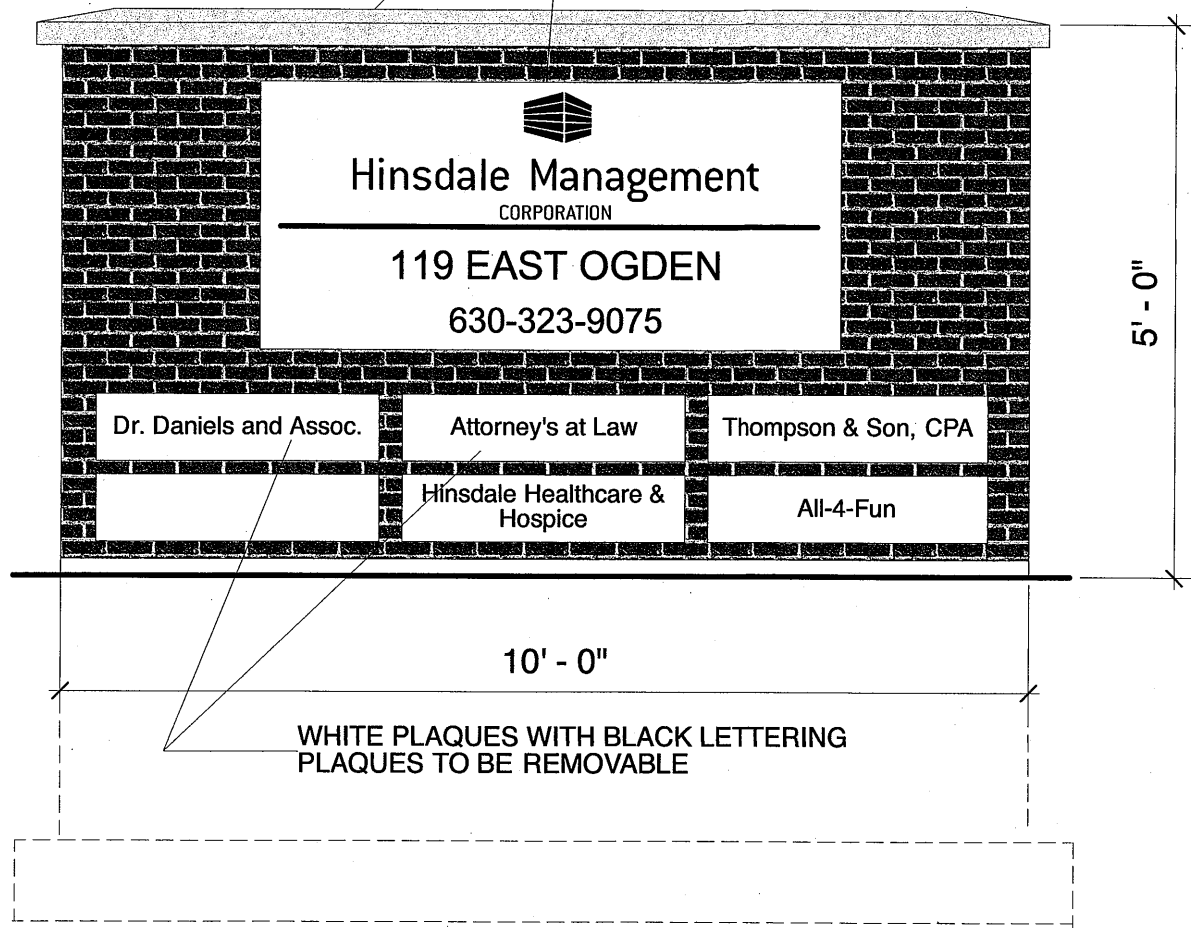
Plan Commission Approval Date: _____ Administrative Approval Date: _____



119 OGDEN AVE.
PATIAL SITE PLAN
SIGN LOCATION DIAGRAM
7/30/13

RAISED BRASS/METAL LETTERS

BRICK W LIMESTONE CAP




TOTAL SQ. FOOTAGE OF EACH SIGN FACE IS
MAX. 50 SQ. FT.

LIGHTING ON EITHER SIDE FROM EXISTING
GROUND MOUNTED SPOTLIGHT.

Signage Example for 119 Ogden Ave., Hinsdale

8/8/2013

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Darrell Langlois, Assistant Village Manager
Robert McGinnis, Director of Community Development/Building Commissioner
Date: September 11, 2013
Re: 35 E. First Street – Fuller's Tap and Grill - Exterior Appearance and Site Plan Review for Exterior Modifications and Façade Improvements

REQUEST

The applicant is requesting approval of exterior appearance and site plans to allow for exterior modifications and facade improvements to the existing building at 35 E. First Street. The site is improved with a two-story commercial building in the B-2 Central Business District.

The applicant is proposing a new two-story restaurant in the existing building on the subject property. The restaurant would occupy a portion of the south half of the existing hardware store. Based on the information provided by the applicant, the building is a total of 19,262 square feet. Approximately 10,410 square feet will remain as a hardware store, leaving 8,851 square feet devoted to the new restaurant. The exterior modifications include a new outdoor balcony for seating, new accordion style doors on the south elevation and two new wall signs. The largest change would be the construction a new second story balcony on the east elevation for outdoor dining, accessed by a new door proposed in this same location, as depicted on the attached illustrations. In addition to providing outdoor dining for the restaurant on the second floor, the balcony would also function as an open-aired canopy or shelter for customers on the patio at Dips n' Dogs. The applicant intends to install a seasonal enclosure during the inclement months, to provide a conditioned seating area for customers. As many will recall, this was accomplished in previous years with a temporary use permit for a tent that the applicant applied for annually. The applicant feels that by enclosing the shelter, it provides a cleaner look without having to come back year after year for approval of a tent. It should also be noted that the only first floor access to the restaurant would be on First Street and there would be no access to the restaurant from the Dips n' Dogs patio.

Section 9-104D(1) provides exceptions for minor additions and establishes that an applicant can increase square footage of a building by up to 10% before additional parking is required. Based on the numbers provided by the applicant's architect, the aggregate increase of the balcony is well under the 10% permitted and as such, the addition of the second floor balcony would not require additional parking.

Signage

The applicant is also proposing to install two new wall signs for the restaurant. The first would be along the First Street entrance and would actually be a modification of the existing sign. The "home and hardware" portion would be replaced with 'Tap & Grill' and it would be illuminated with the gooseneck lighting already in place. The overall size of the sign would be 44.4 feet (2'-0" x 22'-2"). The second sign would be located below the balcony on the east elevation as depicted in the attached illustrations. It would be 14.4 square feet (1'-2" x 13'-0") and would be an internally illuminated sign box with a darker background and lighter letters. The total square footage for the two new signs would be 58.8 square feet. Including the existing hardware sign,

all three signs would total approximately 99 square feet, which is still short of the 100 square foot permitted for all signs.

Subsection 9-106J of the Zoning Code provides the requirements for wall signage in the B-2 District and permits a total of two wall signs allowing "one square foot per foot of building frontage, up to a maximum of 100 square feet" for the entire building. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.

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

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS

I. GENERAL INFORMATION

Applicant

Name: Fuller's Tap & Grill
Address: 35 E First St
City/Zip: Hinsdale 60521
Phone/Fax: (630) 841 1054
E-Mail: da.fuller@yahoo.com

Owner

Name: Douglas Fuller
Address: 35 E. First St
City/Zip: Hinsdale
Phone/Fax: (630) 841.0054/
E-Mail: DA. FULLER AT YAHOO.COM

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

Name: Steve Klumpp
Title: Designer/Architect
Address: ARK-TEKS 300 N. Eleventh St.
City/Zip: Wheeling IL 60090
Phone/Fax: (847) 215 1924
E-Mail: arkteks@comcast.net

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

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

- 1) None
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 35 E First St Hinsdale

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 012

Brief description of proposed project: Put A family-style restaurant and sports-themed bar in existing hardware store building; hardware store and the second floor to be downsized (but remain) in reconfigured building

General description or characteristics of the site: Existing two-story commercial building at southeast corner of the central business district

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: B-2

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

☒ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E

Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property:

35 E. First St.

** Existing building
no change **

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

	Minimum Code Requirements			Proposed/Existing Development (approx.)
	B-1	B-2	B-3	
Minimum Lot Area	6,250	2,500	6,250	<u>B-2</u> <u>13,200 SF</u>
Minimum Lot Depth	125'	125'	125'	<u>148'</u>
Minimum Lot Width	50'	20'	50'	<u>50'</u>
Building Height	30'	30'	30'	<u>30'</u>
Number of Stories	2	2	2	<u>2</u>
Front Yard Setback	25'	0'	25'	<u>0'</u>
Corner Side Yard Setback	25'	0'	25'	<u>0' / 50' REAR/SIDE OF L-SHAPED LOT</u>
Interior Side Yard Setback	10'	0'	10'	<u>0'</u>
Rear Yard Setback	20'	20'	20'	<u>< 20'</u>
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	<u>≈ 1.5</u>
Maximum Total Building Coverage*	N/A	80%	N/A	<u>0.75 (75%)</u>
Maximum Total Lot Coverage*	90%	100%	90%	<u>100%</u>
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'	<u>N/A</u>

* 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.

Donald A. Fuller

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 22nd day of

July, 2013.

Christine M. Bruton

Notary Public

4



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

Must be accompanied by completed Plan Commission Application

Address of proposed request: 35 E First St Hinsdale 60524

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.

Yes - with upper deck above steps + large brick patio; small addition will be compatible in appearance to existing building + neighbors

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.

None

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?

No significant changes that would alter character; new accordion doors will be compatible in appearance and bring fresh/open air dining to the restaurant but in private space

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.

No it will not hurt any building if removed; improvements will be cosmetic and maintain exterior integrity

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.

No demolition will be caused to the building's exterior so it's appearance will be saved/preserved.



COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 35 E First St 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. Not to be affected by project
2. Materials. The quality of materials and their relationship to those in existing adjacent structures. Physical improvements to building to enable restaurant will be high quality and in keeping with neighboring buildings
3. General design. The quality of the design in general and its relationship to the overall character of neighborhood. Proposed project will enhance the building and respect surrounding structures
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. No landscape/streetscape will be affected by the proposed building improvements
5. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. Existing building; no change to height

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. Front facade/elevation to remain in tact except for small two level patio, which will be proportionate to adjacent 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. New accordion-style windows on First Street will be compatible to rest of the building and surrounding ones
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. New replacement windows will protect rhythm of building facade and allow fresh air in for "outdoor" dining
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. Building will remain unchanged except for cosmetic enhancements
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. New patio will sensitively meet existing building and address First Street in compatible fashion
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. Building materials to remain mostly unchanged; new windows and patio will be constructed of compatible materials
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. Existing building; patio addition does not have a roof
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. Two-level patio will feature decorative safety railings
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. Existing building; new windows will relate to others in building and neighbors
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. Existing building; enhancements will not change directional

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.

Minimal alterations will be made to existing building; when made changes will be compatible (new windows/door & two-level patio)

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. Uses in building meet zoning code standards

2. The proposed site plan interferes with easements and rights-of-way. Existing building no interference with right of way

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.

Existing building that does not affect the site

4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property. Commercial use of building is similar to those around it

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.

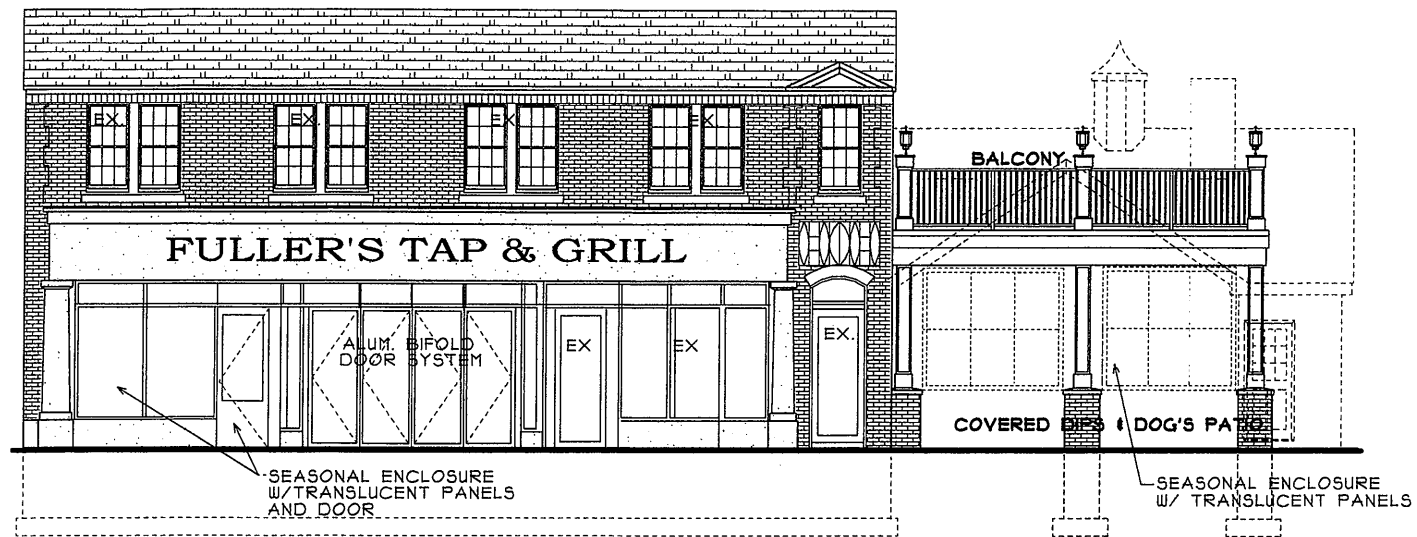
Existing building with uses similar to neighboring properties

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

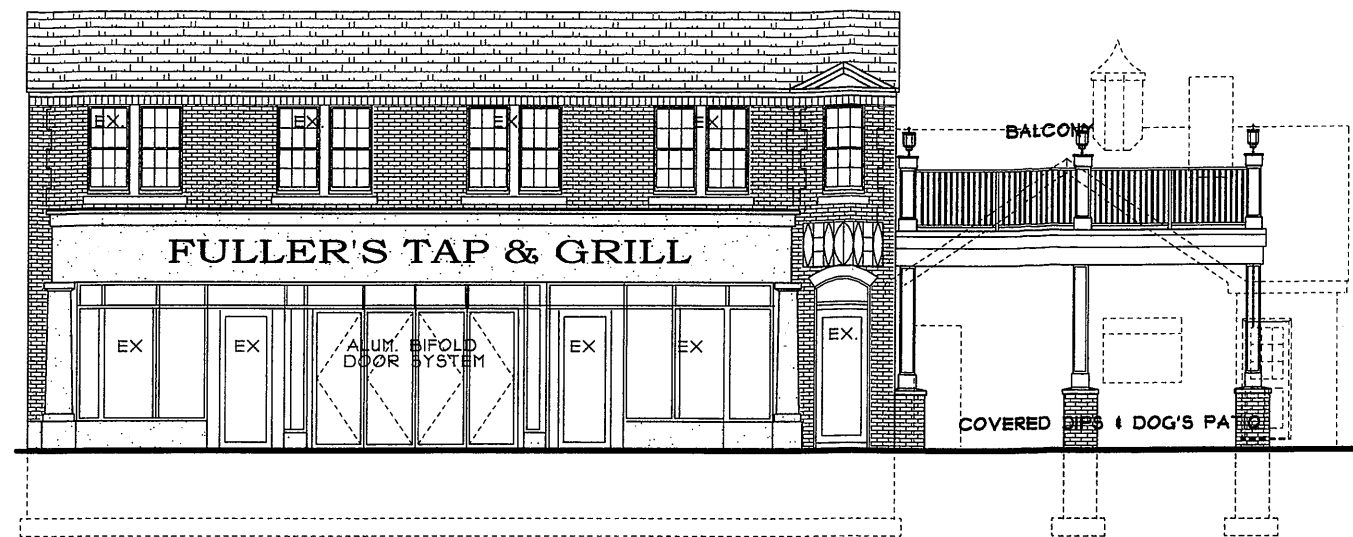
Existing building + site with neighboring buildings

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. Existing building that's

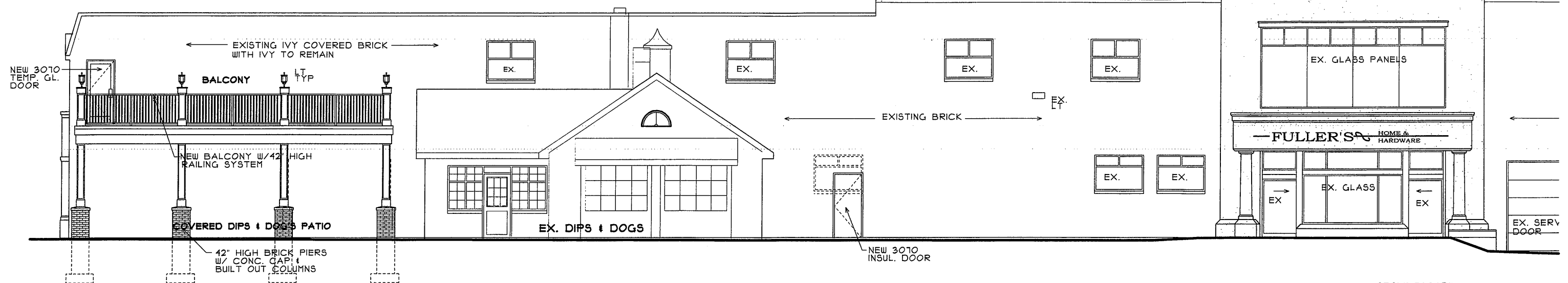
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance. Existing building in CBD with established neighbors; no open space can be provided
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. Existing building & site with no change to drainage
10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. Existing building, infrastructure and utilities
11. The proposed site plan does not provide for required public uses designated on the Official Map. Existing building & site
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare. Existing building & site



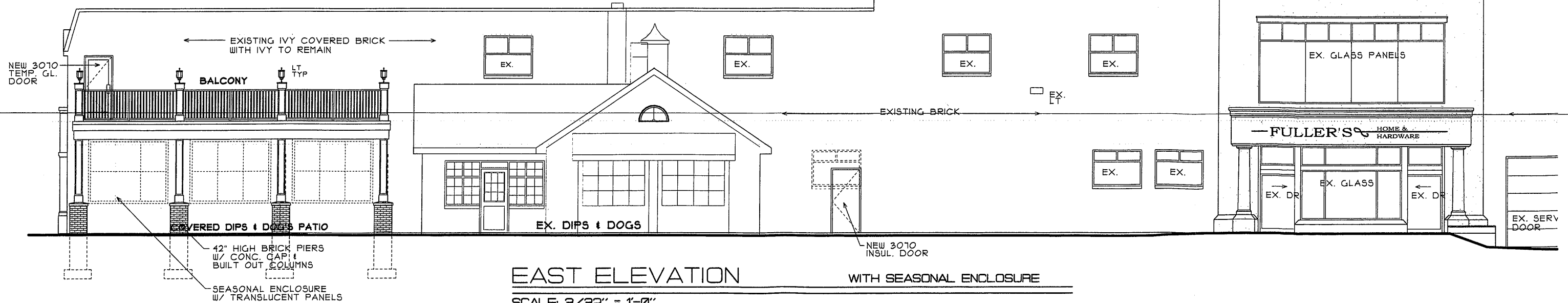
SOUTH ELEVATION
WITH SEASONAL ENCLOSURE
SCALE: 3/32" = 1'-0"



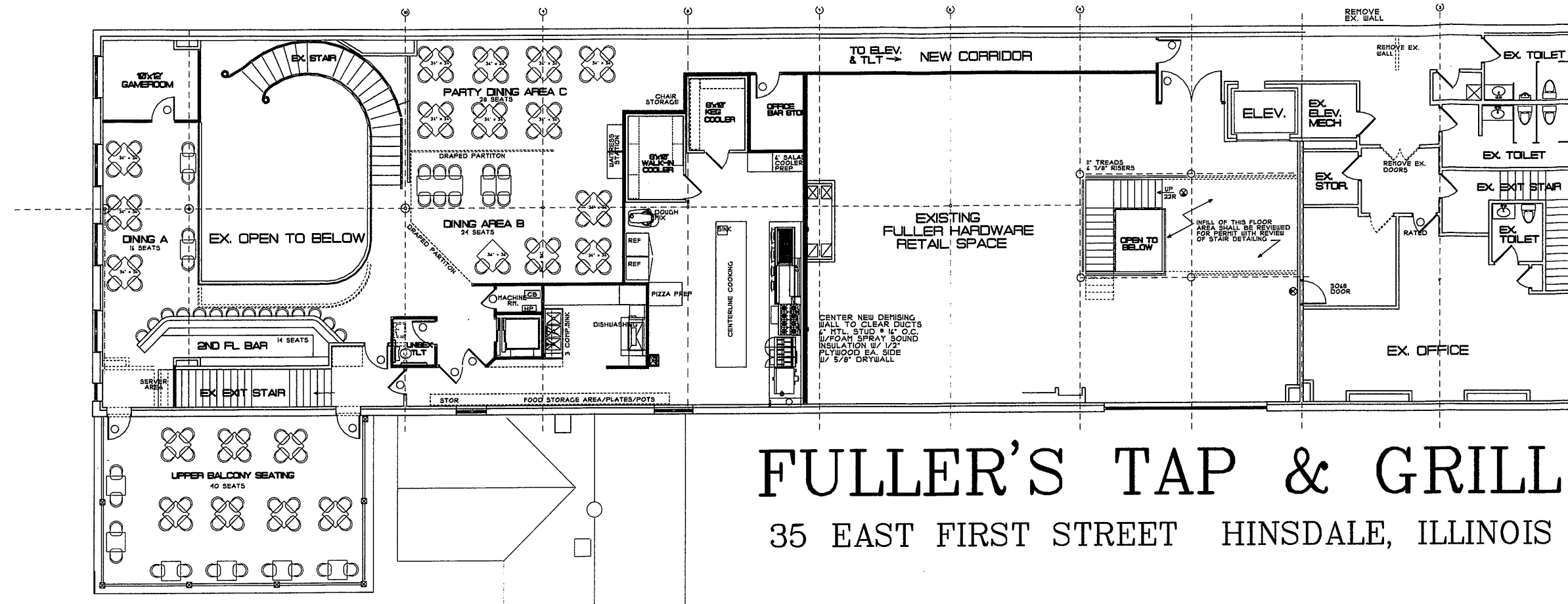
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

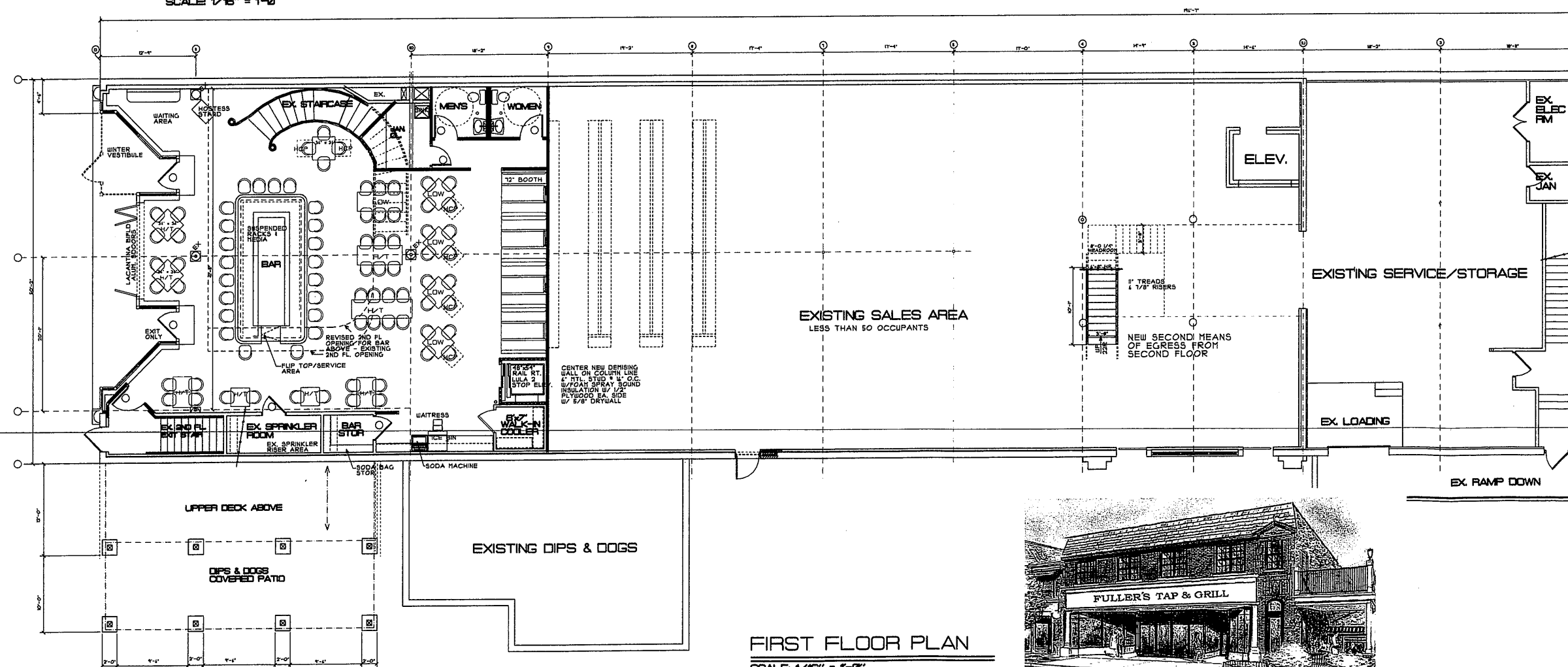


EAST ELEVATION
WITH SEASONAL ENCLOSURE
SCALE: 3/32" = 1'-0"



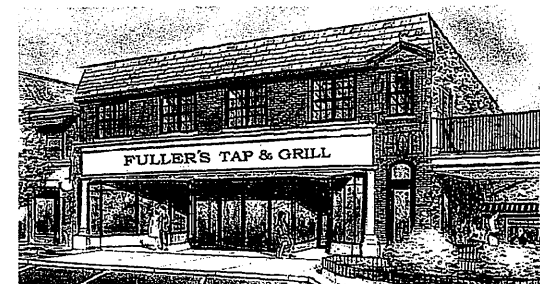
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

SCALE 1/16" = 1'-0"



Jim Carlstrom 847-912-8127

Fuller's Tap & Grill
 Fuller's Home Hardware
 35 East First Street
 Hinsdale, Illinois

DATE REVISION:

email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com

300 N 11th St

DATE OF ISSUE:

7/26/13
JOB NUMBER:

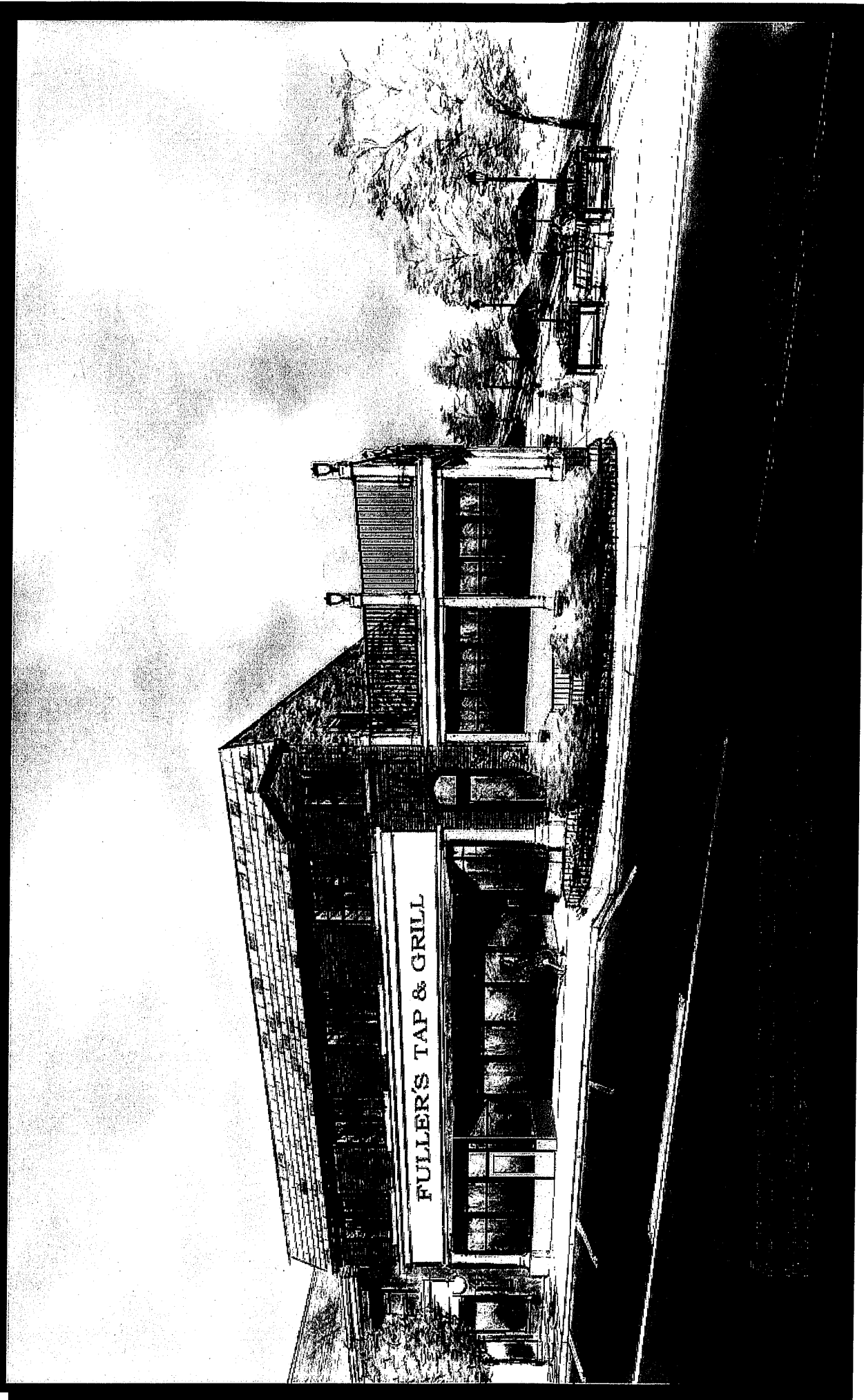
PA2HINSO
DRAWN: CHECKED:

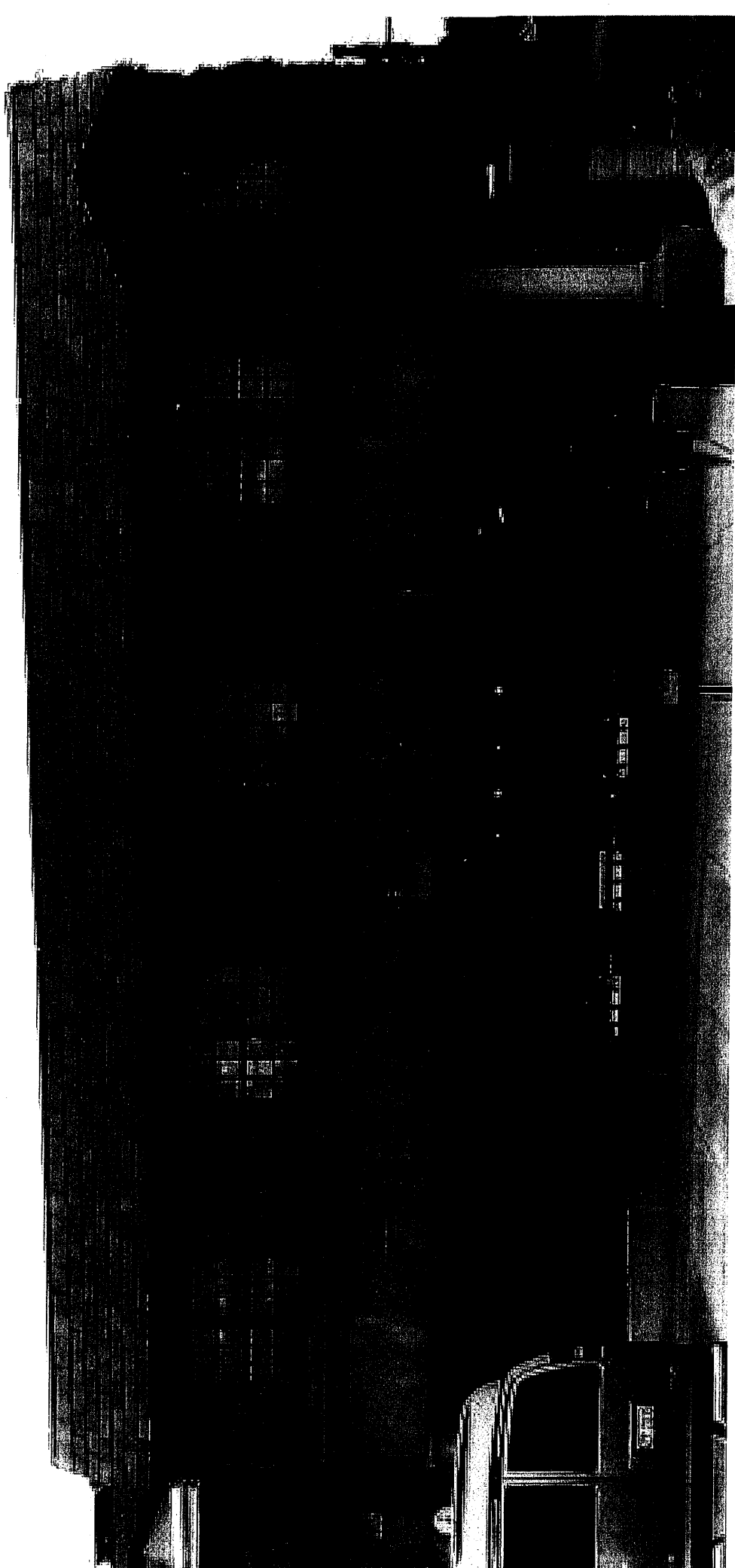
ITEM : SPK

SHEET
A-1

ARVINKY INVESTED, LP







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

Applicant

Name: FULLER'S TAP & GRILL
Address: 35 E. FIRST ST.
City/Zip: HINSDALE, IL
Phone/Fax: (630) 841 1054 (DOLLERMAN)
E-Mail: hjlago@yahoo.com / da.fuller@yahoo.com
Contact Name: JACK LAGESCHULTZ / DAVE FULLER

Contractor

Name: OLD COLONY BUILDINGS, INC.
Address: 689 SHORELINE ROAD
City/Zip: LAKE BARRINGTON 60060
Phone/Fax: (847) 381 1043
E-Mail: HJLAGO@YAHOO.COM
Contact Name: JACK LAGESCHULTZ

ADDRESS OF SIGN LOCATION:

35 E. FIRST ST.

ZONING DISTRICT:

B-2

Sign Type:

- ☐ Permanent ☐ Temporary
☐ Ground Sign
☒ Wall Signs (2)
☐ Pole Sign

Sign Information: (A) FIRST ST (B) GARFIELD

Overall Size (Square Feet): 44.4 (2' x 22'-2")
14.4 (1'-2" x 13'-0")

Overall Height from Grade: _____ Ft.

Proposed Colors (Maximum of Three Colors): ONE LINE

(A) DARK GRAY LETTERS (B) _____

(C) LIGHT BACKGROUND WITH DARK LETTERS (TYPICAL)

Type of Illumination: (A) EXISTING GOOSENECKS

Foot Candles: (B) INTERNALLY-ILLUMINATED SIGN BOX

Site Information:

Lot/Street Frontage: 250'

Building/Tenant Frontage: 250'

Existing Sign Information:

Business Name: FULLER'S HOME & HARDWARE

Size of Sign: 40.25 Square Feet

Business Name: TOTAL BUILDING SIGNAGE

Size of Sign: 99.05 Square Feet

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

Signature of Applicant: [Signature]

Date: 8/16/13

Signature of Building Owner: [Signature]

Date: 8/16/13

FOR OFFICE USE ONLY:

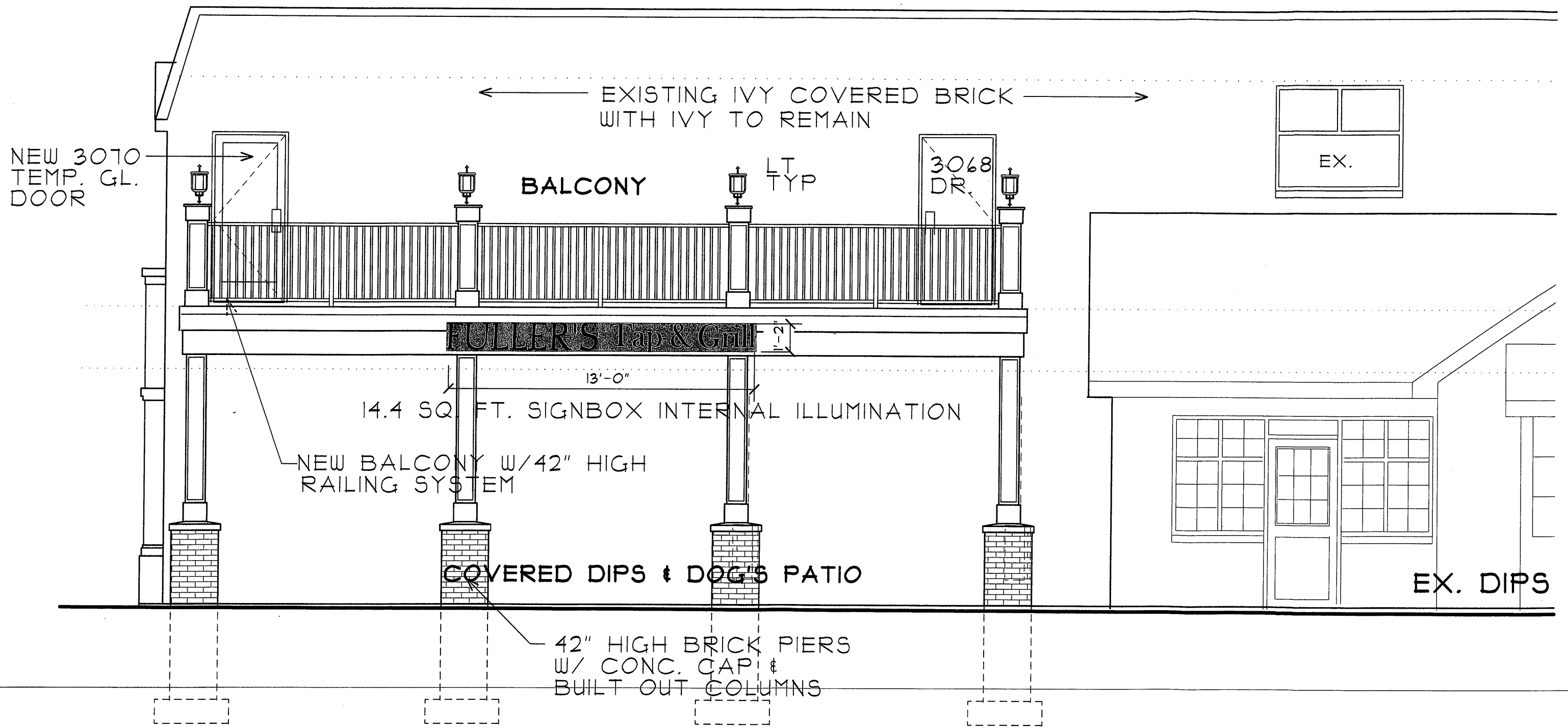
Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

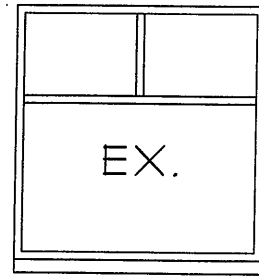
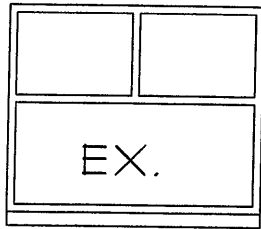
Plan Commission Approval Date: _____



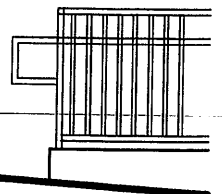
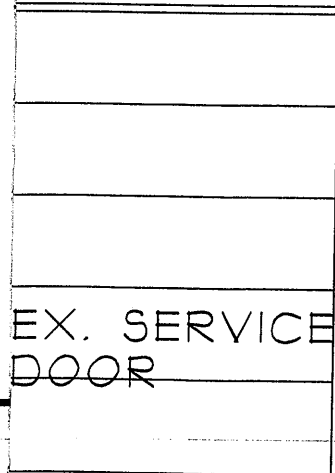
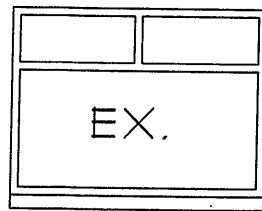
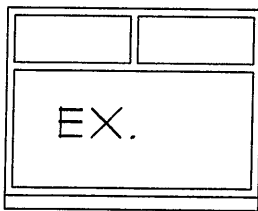
FIRST STREET ELEVATION




GARFIELD ELEVATION



← EXISTING BRIC



Memorandum

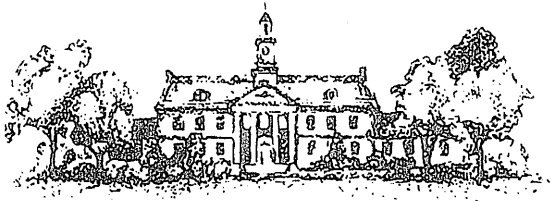
To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Robb McGinnis, Director of Community Development/Building Commissioner
Darrell Langlois, Assistant Village Manager
Date: September 11, 2013
Re: Public Hearing for Case A-18-2013
Applicant: Village of Hinsdale
Request: 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 the following amended language for the removal of term limits for its Commission:

A. Creation; Membership: The plan commission shall consist of nine (9) members appointed by the president and board of trustees, voting jointly. All members shall be residents of the village. All members appointed by the president and board of trustees on or before May 1, 2001, shall serve for a term of four (4) years and until their successors have been appointed and have qualified for office. Of the four (4) appointments scheduled to be made in the year 2003, three (3) shall be for a term of three (3) years and one shall be for a term of four (4) years. Of the five (5) appointments scheduled to be made in the year 2005, two (2) shall be for a term of two (2) years and three (3) shall be for a term of three (3) years. Commencing in the year 2012, all appointments of successors upon the expiration of any term of any member shall be for a period of three (3) years and until a successor has been appointed and has qualified for office. In all such cases, such terms shall continue until a successor has been appointed and has qualified for office. A vacancy that may occur shall be filled for the balance of the unexpired term by appointment of the president and board of trustees, voting jointly. A member shall be eligible for reappointment; provided, however, that no member shall serve more than the greater of: 1) two (2) consecutive terms that were full terms at the time of service or 2) six (6) years. Service of a portion of an unexpired term shall not be counted toward the two (2) term limit. All members of the commission shall serve without compensation.

Attachment

Cc: President Cauley and Village Board of Trustees



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 07 day of August, 2013, 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 8th day of

August

OFFICIAL SEAL
CHRISTINE M BRUTON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/30/14

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, Building Commissioner
Darrell Langlois, Assistant Village Manager
Date: September 11, 2013
Re: 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. On July 16th, 2013, the Village Board approved the Major Adjustment to the Planned Development, with all necessary waivers, subject to the approval of the Map Amendment by the Plan Commission.

Attachment

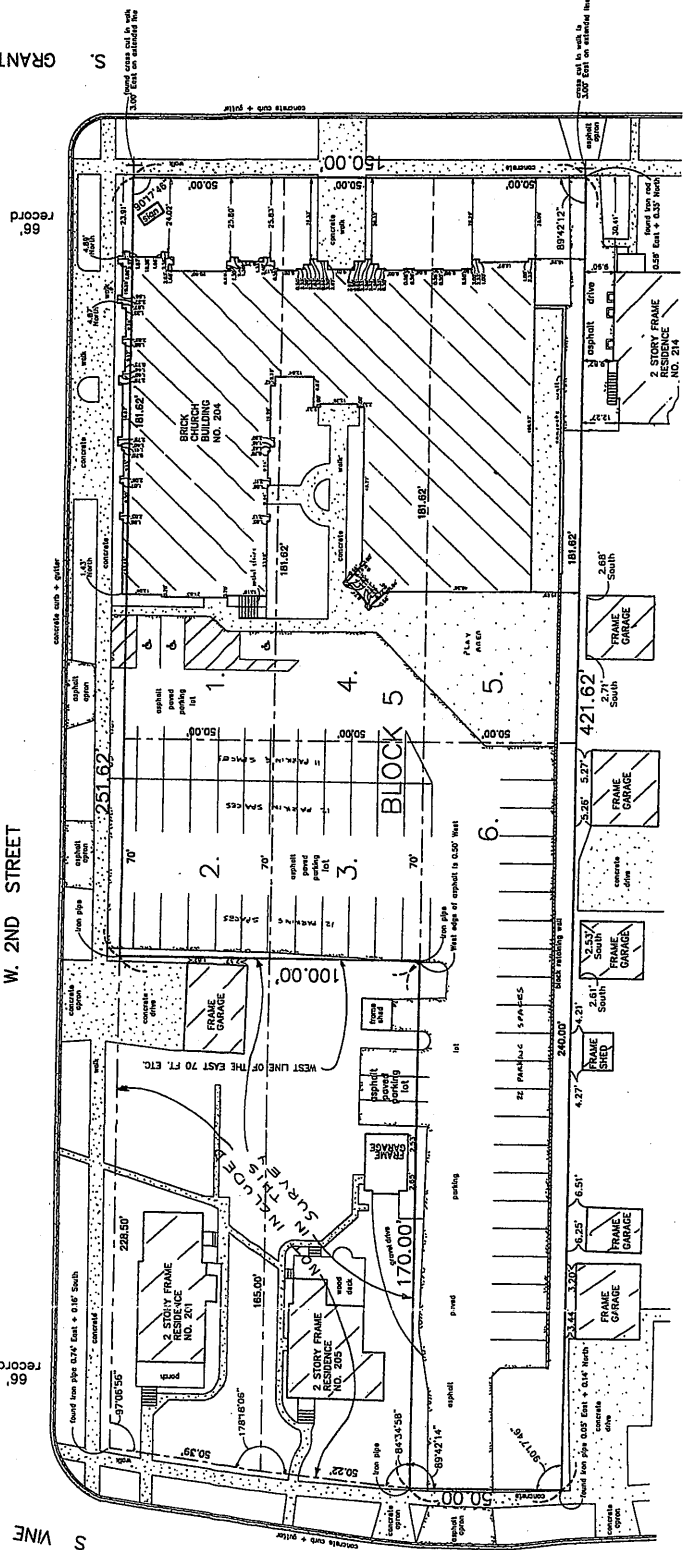
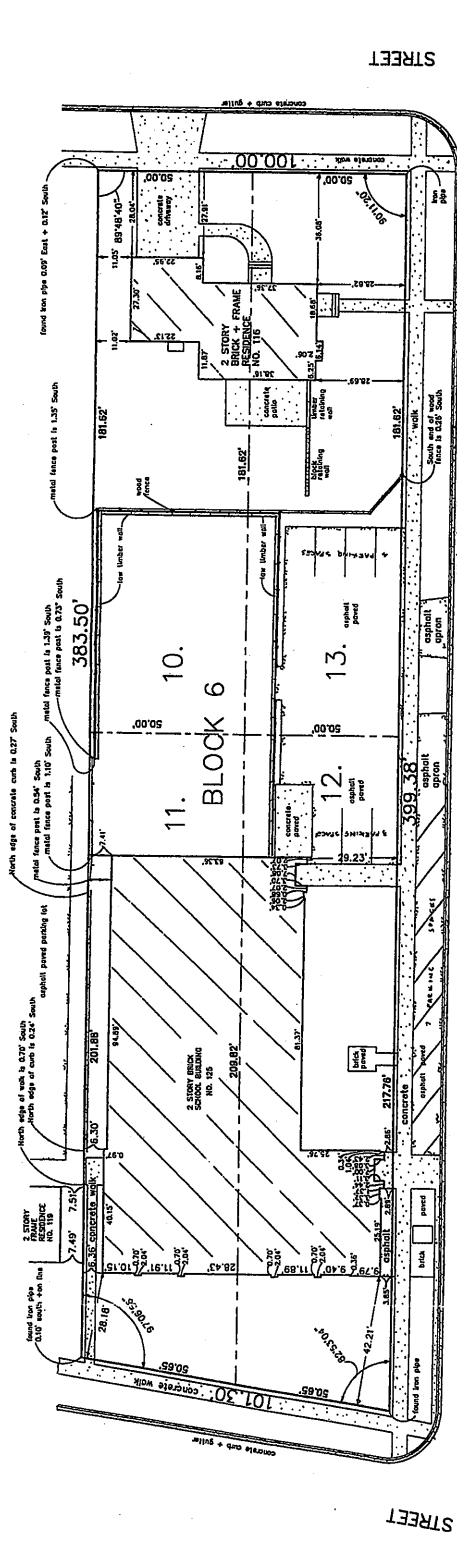
Cc: President Cauley and Village Board of Trustees

Plat of Survey

LOT 1, THE EAST 20.00 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. JONES' ADDITION TO 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 13440, IN DUPAGE COUNTY, ILLINOIS.

JOSEPH A. DE CROMBIE
SURVEYOR
870 SYLVAN DRIVE
NAPERVILLE, ILL. 60563
TEL. 331-0337
FAX 331-785-0597

1"=200'
BLOCK 5
45242 S. 24
BLOCK 6
39144 S. 24



THIS PLAT OF SURVEY, BEING A PART OF THE PLAT 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 13440, IN DUPAGE COUNTY, ILLINOIS.

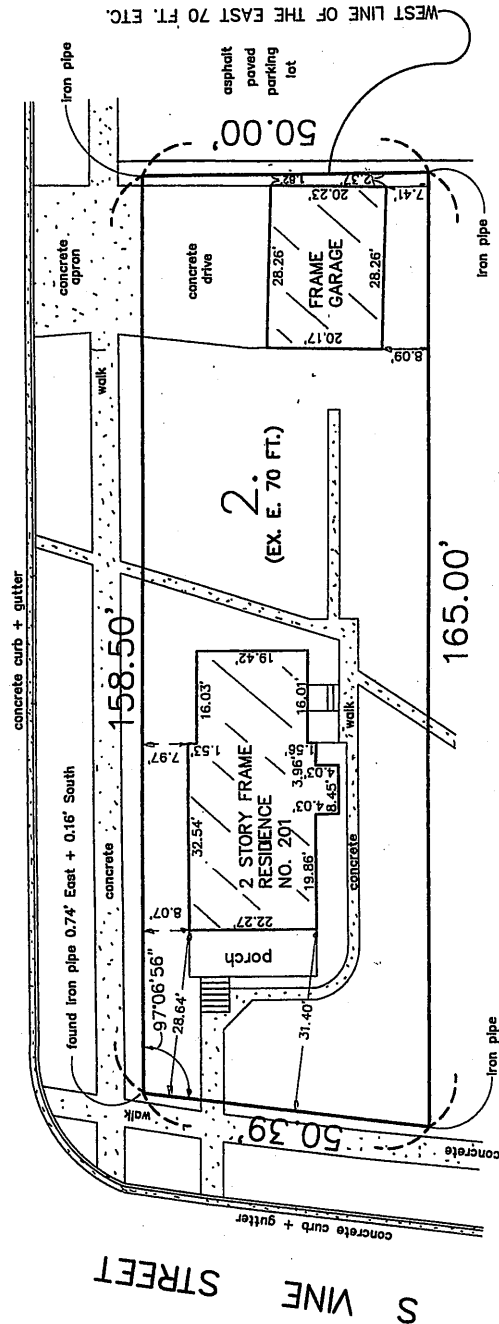
JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60527
PHN 630-789-0898
FAX 630-789-0897

Plat of Survey

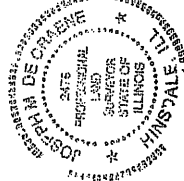
LOT 2 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 IN J. L. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

1"=20'
8087 Sq.ft.

W. 2nd STREET



NOTES:
- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY.
- THIS PLAT HAS BEEN MADE BY INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.
- SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
- CONSULT WITH SURVEYOR PRIOR TO CONSTRUCTION OF ANY BUILDING.
- DO NOT ASSUME THAT PROPERTY CORNERS ARE AT PROPERTY CORNERS.
- SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.



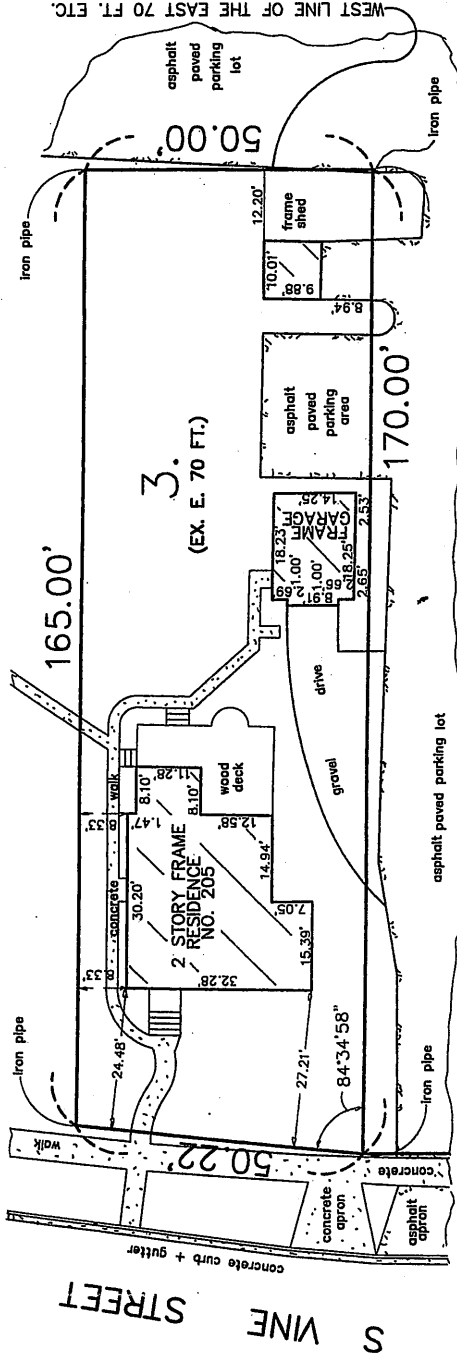
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATE: APRIL 5, 2014
ILLINOIS LAND SURVEYOR NO. 2476
LIC. EXP. 11-30-2014
ORDERED BY: LARSON
ORDER NO.: 130205-201 VINE
© COPYRIGHT 1"=20' JOSEPH M. DE CRAENE

Plat of Survey

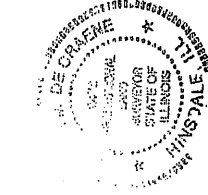
JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 SKYLINE DRIVE
HINSDALE, IL 60527
PHN 630-789-0886
FAX 630-789-0697

LOT 3 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 IN J. L. 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:
- CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR RESEARCH FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, OR ANY OTHER FACTS THAT COULD AFFECT THE SURVEY. SURVEYOR'S OFFICE MAY DISCLOSE.
- SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.
- CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY PURPOSE.
- DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE.
- SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL 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. 2476
LIC. 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: Nonnan V. Chimenti
Title: Attorney
Address: 2100 Manchester Road, Suite 1700
City/Zip: Wheaton, IL 60187
Phone/Fax: (630) 668 / 9100
E-Mail: nchimenti@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. / <i>zero eld</i>
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:

- 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

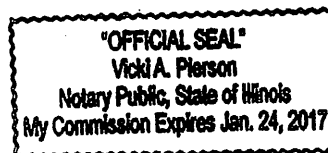
KEITH R. LARSEN
Name of applicant or authorized agent

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.

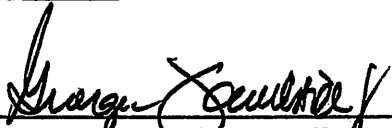
PASSED this 6th day of April 2004.

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

NAYS: NONE

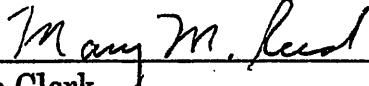
ABSENT: NONE

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.

159
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.

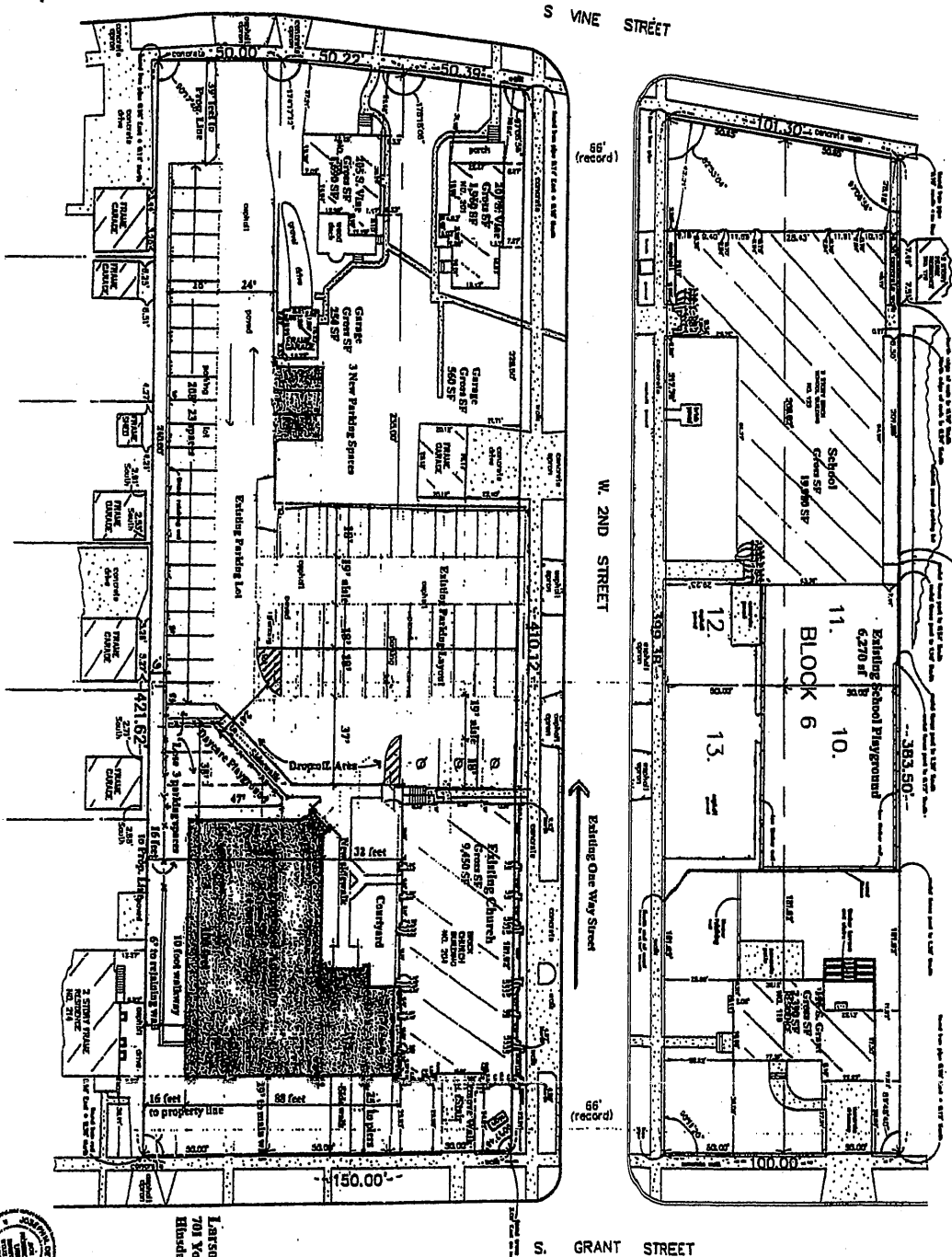
Exhibit B Detailed Plan Site Plan

440

NOT TO SCALE
SEE LEGEND
FOR EXPLANATION
OF SYMBOLS
AND ABBREVIATIONS
USED ON THIS PLAN

Plot of Survey

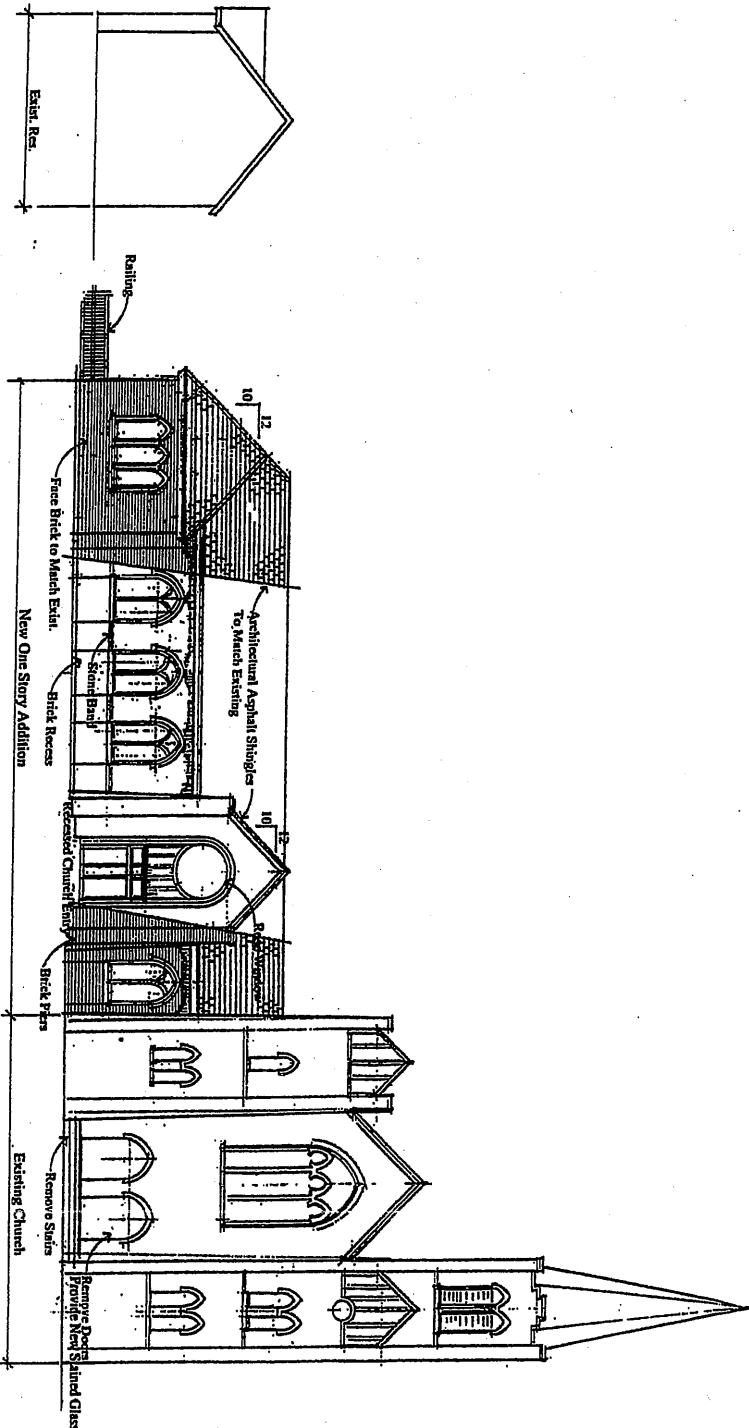
THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HAMILTON, NEW YORK, ON JANUARY 14, 1914, IN BOOK 11, PAGE 11, AND AS AMENDED BY A SUPPLEMENTAL SURVEY MAP AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HAMILTON, NEW YORK, ON JANUARY 14, 1914, IN BOOK 11, PAGE 11, AND AS AMENDED BY A SUPPLEMENTAL SURVEY MAP AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HAMILTON, NEW YORK, ON JANUARY 14, 1914, IN BOOK 11, PAGE 11.



Larson-Kramer & Associates-A
701 York Road
Hinsdale, IL 60521

Surveyed and Plotted by
J. Larson-Kramer & Associates-A
January 16, 2004

EXHIBIT B
SITE PLAN
January 16, 2004



Grant Street Elevation

Exhibit C "2" Exterior Elevations

4/4/2

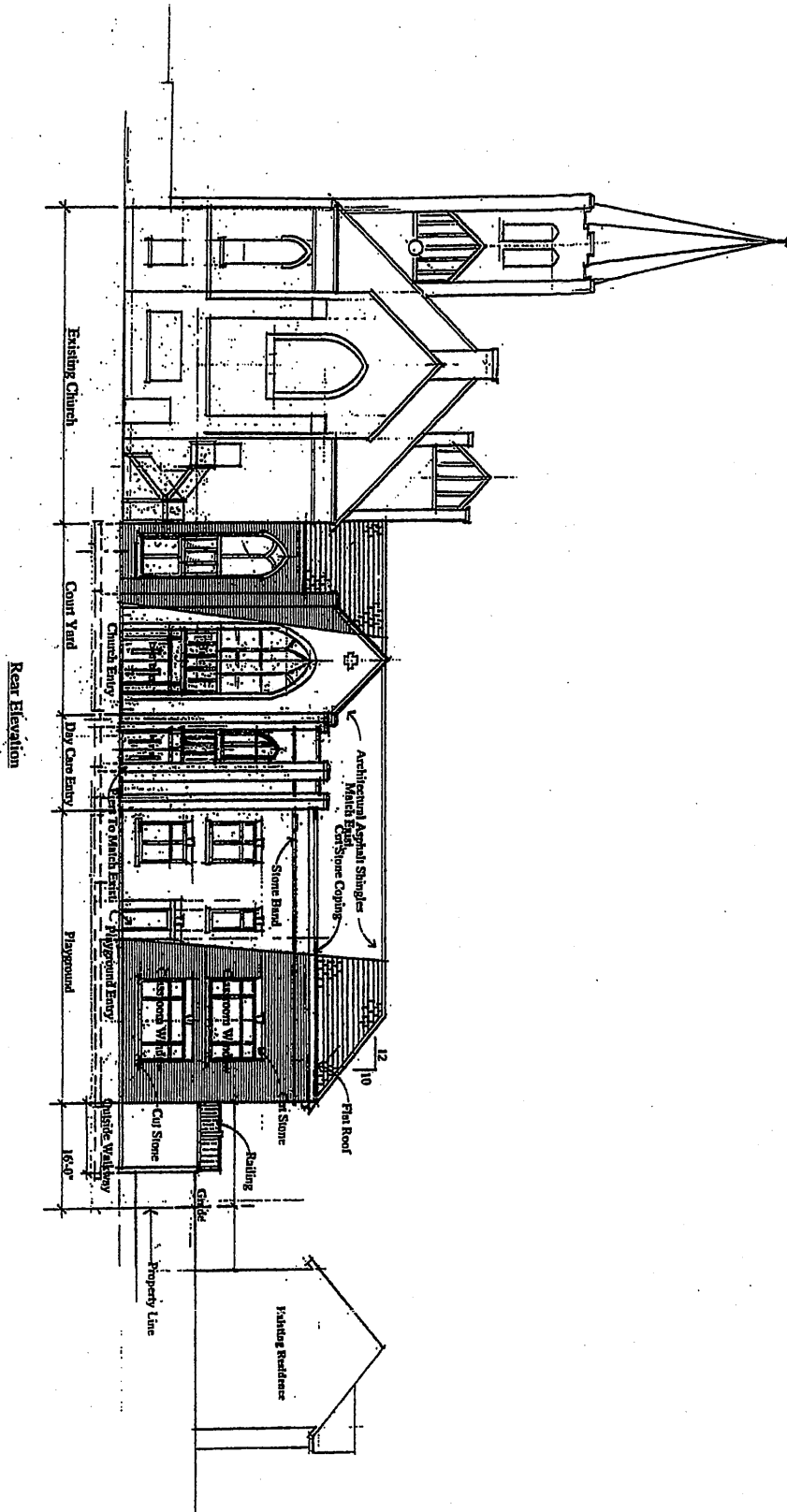
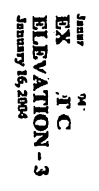


EXHIBIT C
ELEVATION-2

January 16, 2004

44/3.



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 DeCesari
By: Director
Its: Alyssa DeCesari

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.

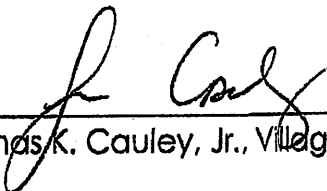
AYES: Trustees Elder, Angelo, Geoga, LaPlaca, Saigh

NAYS: None

ABSENT: Trustee Haarlow

APPROVED this 20th day of November 2012.




Thomas K. Cauley, Jr., Village President


Christine M. Bruton, Village Clerk

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

By: _____

Its: _____

Keith [Signature]
Program 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: NABZman
Chairman

Dated this 14th day of Nov., 2012.