

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

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

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

**ABSENT:** Commissioner Sullins

**ALSO PRESENT:** Lance Malina, Village Attorney and Sean Gascoigne, Village Planner

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the May 8, 2013 meeting. Commissioner McMahon motioned to approve the minutes of May 8, 2013. Commissioner Cashman seconded. The motion passed unanimously.

**Findings and Recommendations**

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

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Cashman motioned to approve the findings and recommendations for 12 Salt Creek – Site Plan/Exterior Appearance Approval for Exterior Modifications and Façade Improvements. Commissioner Crnovich seconded. The motion passed unanimously.

**Scheduling of Public Hearings**

**A-18-2013 – Village of Hinsdale – Text Amendment to Section 11-103 (Plan Commission), as it relates to Term Limits.**

**A-22-2013 – 201-205 S. Vine - Zion Lutheran – Map Amendment from IB, Institutional Buildings to R-4, Single-Family Residential.**

**A-26-2013 – 333 W. 57<sup>th</sup> – AT&T – Special Use Permit for Wireless Antennas and Site Plan/Exterior Appearance Approval.**

Chairman Byrnes stated these public hearings would be scheduled for September 11, 2013.

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**Exterior Appearance/Site Plan Review**

**46 Village Place – Café LaFortuna – Site Plan/Exterior Appearance Approval for Façade Improvements**

Patrick McCarty, architect for the applicant, introduced himself and provided a history and background of the owners and the business. He then summarized the requested changes which included an awning, planters, gooseneck lighting and some general painting to improve the color scheme of the business.

General discussion ensued regarding the changes and the Commission was complimentary of the improvements.

Commissioner Johnson motioned for Site Plan Approval for Exterior Modifications and Façade Improvements at 46 Village Place – Café LaFortuna. Commissioner Cashman seconded. The motion passed unanimously.

Commissioner Cashman motioned for Exterior Appearance Approval for Exterior Modifications and Façade Improvements at 46 Village Place – Café LaFortuna. Commissioner Johnson seconded. The motion passed unanimously.

**Public Hearing**

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

Chairman Byrnes introduced the case and summarized the discussions that took place at the May meeting.

Bob O'Donnell, attorney for the Historical Society, introduced himself and indicated that he had yet to be sworn in for the public hearing since he had not attended the previous meeting.

Chairman Byrnes asked that anyone intending on speaking, be sworn in.

Mr. O'Donnell proceeded with his presentation and summarized his understanding from the previous meeting. He then indicated that the Society had the unique benefit of a track record for understanding how the proposed uses would affect the area since many of the uses have been in place for several years. He then went on with his presentation, summarizing the specific standards for Special Uses and how he felt the requested proposal met those standards, specifically in regards to parking. He then discussed the Society's protocol for dealing with parking, with respect to special events. Mr. O'Donnell referenced a traffic study done in 2004 and various Police reports they had obtained, to suggest a lack of impact in with regards to traffic and parking in the area.

Mr. O'Donnell touched on alcohol consumption and the noise generated at special events and how the Society addresses issues within the rental agreement to manage them. He then introduced the changes they were proposing to the existing ordinance. He

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summarized where changes were made and how those changes to the language were arrived at.

General discussion ensued regarding the changes that were made to the existing ordinance and how uses were reorganized, including the proposed number of permitted events within a given year.

Mr. O'Donnell stated his justification for the requested number of events and how they arrived at it.

Commissioner Stifflear questioned specific language in the proposal with regards to the types of uses that would be permitted with the proposed language.

Discussion ensued regarding the proposed language and how the revisions could potentially affect the current usage of the facility in terms of types of the uses and their frequency. Further discussion ensued regarding the deletion, addition and reorganization of specific uses within the existing ordinance and how the applicant defined some of the terms and uses within the revised language. The Commission expressed concerns regarding some of that revised language and requested some additional clarification from Mr. O'Donnell regarding the Society's proposed intent.

Commissioner Johnson expressed concern that she did not see any of the requirements contained within the Society's rental agreement, memorialized within the revised language of the Special Use request.

Mr. O'Donnell continued with his presentation and summarized the proposal's applicability to the remaining Special Use standards and then stated why he felt the Society provided a public benefit describing the various levels of involvement the community had in the organization.

General discussion ensued regarding the public benefits and how the proposed uses would affect those existing public benefits.

Loretta Summers introduced herself and provided a presentation establishing why she felt that the uses at Immanuel Hall, both existing and proposed, do not impact the property values of the surrounding community, citing examples and values of several residential areas that surround other institutional uses.

Ruth Anderson introduced herself and expressed her support for the request. She explained that after understanding the intent of the Society, made a sizeable contribution in hopes that the Society could convert the existing use and continue to operate.

Ann Smith and Maria Banks introduced themselves and expressed their concerns regarding the proposal and the actions of the Society from the last meeting to this one. They responded to some of the comments made by Mr. O'Donnell and provided their position on some of his statements, including adverse impacts on the neighborhood relative to parking

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and property values. They presented a petition signed by the neighbors and confirmed that all Commissioners had received it.

Chairman Byrnes confirmed that Ms. Banks and Ms. Smith, along with all their neighbors wanted things to remain status quo.

General discussion ensued regarding the deed restriction that was controlled by the adjacent neighbor.

Mr. Gascoigne confirmed that he had received a message from that neighbor and indicated that the message left established that the neighbor would also like to see things remain status quo.

General discussions continued regarding responses from neighbors and the proposed uses.

Mark Alder introduced himself, thanked the applicant for their presentation and shared his concerns to the Commission regarding the proposal and Mr. O'Donnell's presentation. He indicated that many of the larger events were a concern, especially when they gravitate outdoors and impact the neighborhood. He summarized some of the information he was able to locate on the internet regarding the financials for the Historical Society.

Bill Hensley introduced himself and confirmed support for much of what had already been presented by the neighbors. He summarized the efforts that were put forth by the volunteers and the neighbors to establish the Historical Society in this location, but didn't agree with what was being presented in the revised language. He expressed his interest in seeing the uses remain as is and asked the Commission to consider all the impacts before making a decision.

Maria Baksay introduced herself and indicated her desire to keep everything as is and not allow anything to change.

Several neighbors including Christina Richards, Linda Saunders and Doug Bemiss also expressed their objections and thoughts regarding the proposal.

Cindy Klima, President of the Hinsdale Historical Society, responded to several of the comments and concerns raised by the neighbors.

General discussion ensued regarding the possibility of the Society continuing to operate under the existing Special Use permit and Ms. Klima indicated that the Historical Society could not financially operate without hosting the special events.

Chairman Byrnes asked the Village Attorney to address how the application came to be and Mr. Malina provided an explanation as to the events that led up to the request before the Commission.

General discussion ensued regarding the existing Special Use permit and the types of programs that would be permitted under that language.

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Commissioner Stifflear asked Mr. Malina about the restrictive deed on the adjacent property and Mr. Malina explained what role that document played in this request. General discussion ensued regarding the document, conversations the Society and staff had with the affected neighbor and the neighborhood's thoughts on the Special Use language in terms of what should be permitted.

Ross Anderson introduced himself and offered his thoughts regarding the proposal and his understanding of what the neighborhood wanted.

General discussion ensued regarding Mr. Anderson's comments and the neighborhood's feelings regarding Immanuel Hall.

Chairman Byrnes interjected and offered some thoughts regarding keeping things moving forward and accomplishing the task the Commission is charged with.

Commissioner Johnson motioned to close the public hearing. Commissioner Cashman seconded.

Mr. O'Donnell requested to offer some final thoughts before a vote was taken and Chairman Byrnes accommodated the closing remarks.

Mr. O'Donnell touched on aspects of the approving ordinance and the intent of the Historical Society.

Chairman Byrnes acknowledged the motion made to close the public hearing and the motion passed unanimously to close the public hearing.

Chairman Byrnes offered his thoughts on Immanuel Hall and the proposal.

General discussion ensued amongst the Commissioners and a consensus was reached that the request put forward was too severe and too far reaching to support.

Commissioner Johnson indicated that she agreed with most of what was being presented, however she believed the Society needed to be able to have certain events within strict guidelines to be viable as an organization. She suggested leaving the ordinance as written, with the recommendation that they be able to use the facility for a very limited number of events with a restricted number of attendees and specific guidelines, to be outlined in a revised Special Use ordinance. She also suggested that additional approval could be sought, with the approval of the Village Board, should the applicant need to exceed that number.

General discussion ensued and while the Commission appreciated the recommendation, they felt that it was up to the applicant to come up with reasonable parameters that could be worked out in communications with the neighbors before coming back with revised language. The Commissioners offered some final closing thoughts as to why the generally could not support the request.

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Commissioner Cashman made a motion to *deny* case A-04-2013 – 302 S. Grant Street – Hinsdale Historical Society – Amendment to Special Use Ordinance. Commissioner Stifflear Seconded. The motion passed unanimously and the request was denied.

**Adjournment**

Commissioner Brody moved to adjourn. Commissioner Crnovich seconded and the meeting adjourned at 10:20 p.m. on July 10, 2013.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
SEPTEMBER 11, 2013  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, September 11, 2013 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

**ABSENT:** Commissioner Sullins

**ALSO PRESENT:** Sean Gascoigne, Village Planner

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**Approval of Minutes**

Chairman Byrnes stated that there were no minutes to approve and that they would approve the minutes of July 8 and September 11, 2013, at the October meeting.

**Findings and Recommendations**

**46 Village Place – Café LaFortuna – Site Plan/Exterior Appearance Approval for Exterior Modifications and Façade Improvements.**

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner McMahon motioned to approve the findings and recommendations for Site Plan/Exterior Appearance Approval at 46 Village Place – Café LaFortuna for Exterior Modifications and Façade Improvements. Commissioner Johnson seconded. The motion passed unanimously.

**Findings and Recommendations**

**302 S. Grant – Immanuel Hall/Hinsdale Historical Society – Amendment to Existing Special Use Ordinance**

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. The Commissioners offered suggestions for several changes specific to the discussions that took place at the July meeting. Commissioner Cashman motioned to approve the findings and recommendations for an Amendment to Existing Special Use Ordinance at 302 S. Grant – Immanuel Hall/Hinsdale Historical Society, as amended. Commissioner Crnovich seconded. The motion passed unanimously.

**Plan Commission Minutes**

**September 11 2013**

**Scheduling of Public Hearings**

**A-26-2013 – 333 W. 57<sup>th</sup> Street – AT&T – Exterior Appearance/Site Plan Review and Amendment to Special Use for the Installation of Antennas on the Water Tower.**

Chairman Byrnes stated this public hearing would be scheduled for October 9, 2013.

**Signage**

**421 E. Ogden – Adventist Hinsdale Hospital – Comprehensive Sign Package**

Chairman Byrnes introduced the case and asked if the applicant was present. John George, attorney for the applicant, introduced himself and summarized the request, which included the several variations that were unanimously approved at the Zoning Board of Appeals.

Kevin Harney, Architect for the applicant introduced himself and presented the details of the signs they were requesting, including the types of signs and there locations. He described the materials that were being proposed and how they tied in with the actual architecture of the cancer center. He explained how the Commission could relate the exhibits with the Variations that were approved and where those signs were located within the site plan.

Commissioner Stifflear asked the applicant why they didn't consider internally illuminating the signs rather than ground illumination.

Mr. Harney indicated that the predominant reason was cost. He then continued with his presentation and identifying the specifics of each sign.

General discussion ensued regarding the welcome sign for Hinsdale and the applicant confirmed that as part of the site plan/exterior appearance review, they agreed to provide a space at the southeast corner of the site for the sign, but weren't willing to pay for the actual sign.

Mr. George suggested that one of the subjects that should be discussed as the office park is developed further is the possibility of each development sharing the cost of a new "Welcome" sign.

General discussion ensued regarding the hospital's willingness to allocate land for the welcome sign. Mr. George indicated that they were happy to accommodate and acknowledge that willingness in whatever way would satisfy the Commission, whether it be written or verbal.

Commissioner Stifflear requested clarification on his understanding of the Variations that were granted.

Mr. George clarified the Variations that were approved.

General discussion ensued regarding the variations and why the applicant felt they needed a sign at the height requested for the Adventist logo on the building. Mr. Harney explained that it was a function of the distance from Ogden as well as the need for the patients to



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locate the facility due to the large canopy on the building. Discussion continued regarding the size of the sign and the applicant indicated it was approximately 85 square feet.

Commissioner Johnson expressed concern with the height, size and illumination of the proposed wall sign and whether it was necessary.

Discussion ensued regarding the size of the proposed wall sign and the Commission's discomfort with the issues raised by Commissioner Johnson. The Commission agreed that they were fine with the rest of the request however they were really concerned with the size and height of the proposed Adventist logo and they couldn't support that request.

Chairman Byrnes questioned if there was anything the applicant could do to reduce the impact of the sign.

Discussion ensued and the commissioner's agreed that they were not in support of the size, location or brightness of the sign and asked how the Variations played into their approval.

Mr. Gascoigne indicated that this request was slightly different from the First and Garfield example that was used earlier in the discussion. He explained that while it was ultimately recommended to not allow the signs above the second story on that request, it was the Village Attorney's position that they could recommend that under the standards of exterior appearance, since it could be argued that it affected the appearance of the building. Mr. Gascoigne went on to explain that in this situation, the Variations had already been granted in terms of the size, location, etc., and this was simply a sign approval rather than exterior appearance approval, which involved a different set of standards. He indicated that he would be happy to consult the Village Attorney regarding the Commission's authority in these situations, but could not definitively confirm these questions tonight.

Discussion ensued regarding the Commission's authority regarding signage when Variations had already been granted and the involvement of the Board in those requests.

Mr. Gascoigne indicated that he does not staff the Zoning Board of Appeals and therefore was not completely aware of those processes, but that he would speak to Robb McGinnis to find out which variation requests, if any, continue to the Board of Trustees for final approval.

Discussion continued regarding the wall sign and the concerns the commissioners had and the applicant's reasoning behind the requested sign.

Mr. Gascoigne encouraged the Commission to be specific in terms of what they did or didn't like about the sign so that when he was able to talk to the Village Attorney, he could verify if any of those concerns would take precedence over the approved Variations.

Commissioner Johnson indicated that she was fine with the rest of the request, but would like to see this sign removed in its entirety.

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Discussion continued regarding the specifics of the sign including the size, construction and the ability for the Zoning Board of Appeals to render final decisions on certain Variations.

Mr. Gascoigne stated that he is not directly involved with the Variations or the process, so he would have to double check with Mr. McGinnis to verify if any of the signs were expected to continue onto the Village Board for final approval.

The Commission confirmed aspects of the landscaping as well as the scale of certain information contained on the directional ground signs and confirmed that the inclusion of the additional signage was part of an agreement the hospital had with the other owner.

Discussion ensued regarding the Commission's authority and different options for how to handle the request until staff had the opportunity to provide the Village Attorney's position on the Commission's authority. The Commission expressed different concerns with the possibility of removing and continuing the specific sign and moving the rest of the sign package forward, while the applicant expressed concerns with continuing the whole sign package another month. The applicant indicated that while the construction of their sign was not critical, there were directional signs within the package that required approval to move forward with the final approval of the cancer center. The Commission continued discussion, expressing additional concerns with the sign.

Mr. George indicated that he did not want the concerns with this sign to hold up the approval of the others, so he opted to remove this sign from the application at this time, also indicating that they would make the same request to the ZBA.

The Commission confirmed that the applicant would also withdraw the sign from there ZBA request and were comfortable approving the package without the inclusion of the Adventist logo on the building.

Commissioner Cashman motioned to approve the sign package at 421 E. Ogden, subject to the applicant removing from the request, the large Adventist logo on the west elevation, as well as confirmation that area would be provided by the applicant for a welcome sign in the future. Commissioner McMahon seconded. The motion passed unanimously.

### **119 E. Ogden – Hinsdale Management – One Ground Sign**

Chairman Byrnes introduced the case and asked if the applicant was present. Dan Hussey introduced himself as the representative for the applicant and summarized the request.

The Commission complemented the applicant on the sign and confirmed the setback and specifics regarding landscaping.

Commissioner Stifflear motioned to approve the monument sign at 119 E. Ogden. Commissioner Cashman seconded. The motion passed unanimously.

**Plan Commission Minutes**

**September 11 2013**

**Exterior Appearance/Site Plan Review**

**35 E. First Street – Fuller's Tap and Grill – Site Plan/Exterior Appearance**

**Approval for Façade Improvements**

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

Doug Fuller introduced himself and summarized the request which included, amongst other façade improvements, accordion style bi-fold doors on the south elevation, a new two story balcony on the east elevation and two new wall signs.

Chairman Byrnes confirmed the process and the number of motions the Commission would be considering.

Commissioner Stifflear summarized his concerns regarding the bi-fold doors, garbage and screening for the dumpster, as well as striping and circulation for the existing hardware store.

Jim Carlstrom addressed the concerns and explained how they planned to manage these areas.

General discussion ensued regarding the proposal, including outdoor seating and the previous requests for a temporary tent at Dips n' Dogs.

Commissioner Stifflear expressed concerns with the façade of the south elevation and the bi-fold doors.

General discussion ensued regarding the doors and there function, including the idea of leaving the limestone knee wall in place.

Commissioner Cashman indicated that he was fine with its removal and expressed his excitement and support for the project as a whole, including the bi-fold doors and the balcony as it was his goal to see a more vibrant First Street.

General discussion ensued regarding the proposed changes along First Street and the trash collection.

The applicant confirmed that they could go to a seven day pick-up, double the size of the collection dumpster and screen the enclosure with vines.

Discussion ensued regarding the material and appearance of the seasonal enclosures and hours of the patio.

The Commission then confirmed that the loading/deliveries and the circulation of the existing parking lot would remain the same as it currently is.

Discussion ensued including the hours of operation, signage and the general layout of the restaurant.

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General discussion ensued regarding the changes and the Commission was complimentary of the improvements.

Commission Stifflear suggested that any motion for approval include vines on the trash enclosure and conditions for the balcony that mirrored those of the Fox's approval. He also requested that due to the concerns raised with the bi-fold doors, the record reflect that his comfort with them as proposed was due to the seven foot recess in front of the building.

Discussion ensued regarding the circulation within the parking lot and a more permanent seasonal enclosure around the first floor of the balcony. While most Commissioners agreed that a more permanent enclosure would look better, they generally agreed that it may be cost prohibitive and suggested that the applicant explore the possibility in the future as it would be in their best interest to make it look as good as possible.

Commissioner Cashman motioned for Exterior Appearance Approval for Exterior Modifications and Façade Improvements at 35 E. First Street – Fuller's Tap and Grill, subject to the applicant providing vines on the trash enclosure. Commissioner McMahon seconded. The motion passed unanimously.

Commissioner Cashman motioned for Site Plan Approval for Exterior Modifications and Façade Improvements at 35 E. First Street – Fuller's Tap and Grill, with the condition that the conditions for the balcony, mirror those at Fox's. Commissioner McMahon seconded. The motion passed unanimously.

Commissioner Cashman motioned to approve the two wall signs at 35 E. First – Fuller's Tap and Grill. Commissioner Crnovich seconded. The motion passed unanimously.

### **Public Hearing**

Chairman Byrnes indicated he would switch the last two items to accommodate the applicants that were waiting for the last item.

**A-22-2013 – 201-205 S. Vine - Zion Lutheran – Map Amendment from IB, Institutional Buildings to R-4, Single-Family Residential. (Transcript of the following Public Hearing on file).**

Keith Larson introduced himself and summarized the request. He explained that this is the last step in completing the process recommended by the Plan Commission about a year ago, to remove the two lots from the Planned Development and converting them back to single-family residential.

Mr. Gascoigne clarified why the two lots would be non-conforming lots when they were rezoned.

Commissioner Crnovich motioned to approve case A-22-2013 – 201-205 S. Vine - Zion Lutheran – Map Amendment from IB, Institutional Buildings to R-4, Single-Family Residential. Commissioner Cashman Seconded. The motion passed unanimously.

**Plan Commission Minutes**

**September 11 2013**

**A-18-2013 – Village of Hinsdale – Text Amendment to Section 11-103 (Plan Commission), as it relates to Term Limits. (Transcript of the following Public Hearing on file).**

Chairman Byrnes introduced the case and provided a summary of the request.

Commissioner Cashman made a motion to approve case A-18-2013 – Village of Hinsdale – Text Amendment to Section 11-103 (Plan Commission), as it relates to Term Limits. Commissioner Stifflear Seconded. The motion passed unanimously and the request was approved.

**Adjournment**

Commissioner Crnovich moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 9:37 p.m. on September 11, 2013.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

## **HINSDALE PLAN COMMISSION**

**RE: 35 E. First Street – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: September 11, 2013**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: September 23, 2013**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. Doug Fuller (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 35 E. First Street (the “Subject Property”).
2. The Subject Property is located in the B-2 Central Business District and is improved with a multiple-story commercial building.
3. The applicant is proposing a new two-story restaurant in the existing building on the subject property where the restaurant would occupy a portion of the south half of the existing hardware store.
4. The applicant summarized the request which included bi-fold according style doors on the south elevation, the construction a new second story balcony on the east elevation for outdoor dining, which would also function as an open-aired canopy or shelter for customers on the patio at Dips n’ Dogs and two new wall signs. Both the open aired shelter and the south elevation also contained approval for seasonal enclosures as part of this request.
5. The Commission discussed how garbage will be managed and the applicant indicated they would double the size of the trash receptacle and provide vines on the existing enclosure to soften the appearance.
6. While certain Commissioners expressed concerns with the proposed bi-fold doors on the north elevation allowing unrestricted flow between First Street and the restaurant, they eventually agreed that it was acceptable.
7. The Commission discussed the idea of a more permanent style enclosure for the area under the proposed balcony however ultimately agreed that they would simply encourage the applicant to look into it in the future.
8. Certain Commissioners expressed concerns with the noise on the second story balcony and suggested that the same regulations that were applied to Fox’s balcony, be applied to this application as well.
9. The Plan Commission approved the two new wall signs.
10. The Plan Commission was complimentary of the site plan, elevations and the proposal as a whole.
11. 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.

12. 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 one (1) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 35 E. First Street, subject to the following conditions:

- The applicant provides four season vines to the Garfield side of the dumpster enclosure to soften the appearance.
- The applicant be required to mirror the requirements for Fox's outdoor seating area, which stipulated that:
  - All Live Entertainment involving instrumental, electronic or mechanical accompaniment shall take place within the confines of the building rather than on the outdoor patio or other exterior areas of the tenant space comprising the Subject Property.
  - No speakers may be placed on the outdoor patio or in other exterior areas of the tenant space comprising the Subject Property.

THE HINSDALE PLAN COMMISSION

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

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

## **HINSDALE PLAN COMMISSION**

**RE: Case A-18-2013 – Applicant: Village of Hinsdale – Request: Text Amendment to Section 11-103 (Plan Commission), as it relates to Term Limits.**

**DATE OF PLAN COMMISSION REVIEW:** September 11, 2013

**DATE OF ZONING & PUBLIC SAFETY REVIEW:** September 23, 2013

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. The Applicant, the Village of Hinsdale, submitted an application to Section 11-103 (Plan Commission), as it relates to Term Limits.
2. The Plan Commission heard testimony from Village Staff regarding the proposed text amendment at the Plan Commission meeting of September 11, 2013.
3. The Commission understood the need for the amendment and expressed support.
4. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

#### **II. RECOMMENDATIONS**

The Village of Hinsdale Plan Commission, by a vote of six (6) "Ayes", zero (0) "Nays" and one (1) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed.

THE HINSDALE PLAN COMMISSION

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

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



## **HINSDALE PLAN COMMISSION**

**RE: Case A-22-2013 - 201-205 S. Vine Street – Zion Lutheran Church – Map Amendment**

**DATE OF PLAN COMMISSION REVIEW: September 11, 2013**

**DATE OF COMMITTEE REVIEW: September 23, 2013**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. Zion Lutheran Church, (the “applicant”), represented by Keith Larson submitted an application to the Village of Hinsdale for the property located at 201 and 205 S. Vine Street (the “subject property”).
2. The subject properties are currently zoned IB, Institutional Buildings and are currently being occupied by two single-family homes that were part of a Planned Development.
3. On July 16<sup>th</sup>, 2013, the Village Board approved a Major Adjustment to the Planned Development, for the removal of these two lots from the Planned Development, including all necessary waivers, subject to the approval of the requested Map Amendment.
4. The applicant is proposing to rezone the two properties from IB, Institutional Buildings District to R-4 Single-Family Residential.
5. The Plan Commission heard a presentation from the applicant which included testimony that the Plan Commission had previously suggested their desire to see these two lots removed from the Planned Development and returned to R-4 single-family.
6. The Commission agreed that this request was appropriate given the surrounding zoning classification and confirmed that they would prefer to see these two lots rezoned to R-4 single-family residential, as indicated by the applicant. As such the Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

#### **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of six (6) “Ayes”, zero (0) “Nays”, one (1) “absent”, recommends to the President and Board of Trustees of the Village of Hinsdale to approve the map amendment at 201 and 205 S. Vine Street – Zion Lutheran Church.

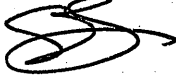
THE HINSDALE PLAN COMMISSION

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

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

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Sean Gascoigne, Village Planner 

**Cc:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

**Date:** October 9, 2013

**Re:** 125 W. Second Street – Exterior Appearance and Site Plan Review

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## **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 125 W. Second Street. The site is improved with a two and a half-story structure being used as offices, in the O-1 Specialty Office District.

## **ZONING HISTORY/CHARACTER OF AREA**

The site is located in the O-1 Specialty Office District. The properties to the east and north are zoned O-2 Limited Office District, the property to the west is zoned IB, Institutional Buildings and the property to the south are zoned R-4, Single-Family Residential.

The applicant is proposing to construct a new surface parking lot for 5 vehicles and a small addition on the north side of the existing structure, at the northeast corner of Second and Grant Streets. In addition to these improvements, the applicant is also proposing to install extensive landscaping and make several exterior improvements to the existing building and site. While several minor cosmetic improvements are proposed, some of the more substantial improvements include:

- Construction of a small surface parking lot for 5 vehicles (includes 1 h/c space), which also includes removal/replacement of certain sections of pavement and installation of row hedges to visually screen the area.
- Construction of a small addition, including a cantilevered portion, off of the north side of the existing structure.
- Conversion of two existing hip roofs, to gable roofs.
- Necessary repair and replacement of existing stucco.

Additional façade improvements are outlined in the attached applications and shown in the attached plans.

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 addition is just under the 10% permitted and as such, even though the proposal includes five spaces, the construction of the cantilevered addition would not typically require any additional parking. It should be noted that while the application indicates 2 spaces are required, the applicant inadvertently miscalculated the net square footage as it relates to off-street parking requirements and has provided the attached addendum identifying the proper calculations for parking.

In addition to the site plan and exterior appearance approvals, the applicant has also applied for variations. All but one of the variations (which applies to the north setback of the structure) are related to either the parking lot setback or its associated landscape/buffering requirements. The applicant has identified these requests by starring them in the General Plan Commission application. The public hearing regarding these variations is scheduled to take place at the Zoning Board of Appeals on October 16, 2013. The requested variations are as follows:

- Section 9-107(A)(1) to allow less than the required 10'-0" landscape buffer, along the corner side (west) and front (south) yards of the proposed parking lot.
- Section 9-101E which refers to Section 6-111 to allow the proposed parking lot to have:
  - A rear (north) parking lot yard/setback of 19'-6", in lieu of the 25'-0" required
  - A corner side (west) parking lot yard/setback of 4'-0", in lieu of the 35'-0" required
  - A front (south) parking lot yard/setback of 5'-6", in lieu of the 35'-0" required
- Section 6-111D to allow a rear (north) yard setback of 19'-6", in lieu of the 25'-0" required.

#### Other

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

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

Attachment

Cc: President Cauley and Village Board of Trustees



September 18, 2013

**Steil Office: 125 W. 2<sup>nd</sup> Street**  
**Supplemental Information: NET AREA**

**Existing Structure**

- Existing Upper Level: 238 sqft
- Existing Main Level: 1,227 sqft
- Existing Lower Level: 1,178 sqft

**Total: 2,643 sqft**

**Proposed Addition**

- Existing Upper Level: 68.5 sqft
- Existing Main Level: 193 sqft
- Existing Lower Level: 0 sqft

**Total: 261.5 sqft**

---

**Net Area Ratio:  $261.5 / 2,643 = .098$**   
**Parking Spots Required = 0**



September 9, 2013

**Steil Office: 125 W. 2<sup>nd</sup> Street**

**Supplemental Information: Plan Commission - Standards for Approval**

**Exterior Appearance Criteria**

1. Open Spaces: The quality of the open space between buildings and in setback spaces between streets and facades.
  - a. The proposed addition is situated such that the north side yard (corner lot) is reduced by 7'-10." All things considered, the newly proposed structure still complies with all of the village setback requirements and optimizes the amount of open space between the streets, neighboring structures, and facades of our building
2. Materials: The quality of materials and their relationship to those in existing adjacent structures.
  - a. The facades of our altered building retain some of the materials that are characteristic of the existing building's 1930's bungalow style; mainly the use of natural materials such as stucco. At the same time, neighboring and adjacent structures use materials that emit a traditional craftsman style. The addition of vinyl shingle shakes and painted wood decorative brackets appeal to this sense and help our building maintain a harmonious relationship with the surrounding community.
3. General Design: The quality of the design in general and its relationship to the overall character of the neighborhood.
  - a. In order to introduce a style that is more in sync with that of the surrounding neighborhood, changes were made to the elevations that bring them in tune with the "craftsman" style. This includes adding gable ends at the front and rear elevations (highlighting the entry at the rear), adding shingle shake, and providing decorative trims and brackets. All materials used will be neutral in color so as to not conflict with the natural splendor of the building's massing and the texture of materials themselves.
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 or shrubs to the maximum extent possible.
  - a. The site is being altered to include landscaping, pedestrian access, and parking (pending zoning variance). These implementations will improve

the quality of the site and in addition to making it more useable.

5. Height: The height of the buildings and structures shall be visually compatible with adjacent buildings.
  - a. The height of the proposed building remains the same as the existing building at (2.5) stories. The neighboring buildings maintain similar heights and the continuity will remain unimpeded.
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 the building is visually related.
  - a. The width and height of the building will remain unchanged. However the front elevation's existing hip roof will be changed into a gable roof. This will give the building a more prominence and bring it into uniformity with the neighboring buildings.
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.
  - a. The heights of the windows (sill and head heights) are relatively unchanged and coincide not only with standard "craftsman" styles, but also with neighboring buildings.
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.
  - a. The rhythm of solids and voids along the front facades (corner lot); considering both windows and building massing alike; remains rather consistent. The only change in rhythm will occur at the building's north end where a cantilevered mass will add a visual "solid." This not only aids in anchoring the building's visual identity (south and north elevations), but will also serve in highlighting the building's main entrance.
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.
  - a. The distance between the building and its neighbor to the east will remain unchanged. The open space between the building and its northerly neighbor will however be decreased by 7'-10." This amounts to a very small percentage of the overall space between the two buildings, a space which is visually obscured by trees and plantings to begin with.
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.

- a. The only additional entrance to the sidewalk that is being made is one that leads from a newly created parking drive aisle. While this adds another access to the "double-wide" site, the rhythm with which these driveways occur along the property line mimics that of the surrounding "single-wide" lots.
11. Relationship of material 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.
- a. The materials that are being used are similar to those found throughout the neighborhood and to those used often in the "craftsman" style. These include shingle shake siding (vinyl), stucco, and decorative wood trim and brackets, and asphalt shingle roofing.
12. Roof Shapes: The roof of a building shall be visually compatible with the buildings to which it is visually related.
- a. Two of the existing building's hip roofs are being changed to gable's roof so as to emphasize the south and north elevations. The use of gable roofs is appropriate to the architectural style and neighborhood's motif.
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 the street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
- a. Our landscaping is being designed to include a row of hedges and other plantings along the streets to visually screen the newly proposed parking areas.
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
- a. The size of the buildings ancillary features (window and door openings), when compared to the size and mass of the building itself, is within reason and appropriate given the architectural style observed in the neighborhood as a whole.
15. Directional Expression of the 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 is vertical character, horizontal character, or non-directional character.
- a. By definition, the "craftsman" style relates to buildings that are typically short in stature. Design elements have been introduced to aid the building in maintaining its craftsman scale and horizontal directional expression. These elements include, but are not limited to; long eave overhangs, a

wrap-around shed roof overhang, decorative brackets to add horizontal emphasis to (vertical) structural columns, horizontal trim boards, and a horizontal separation of building material at water table height.

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

- a. Attention has been paid to the existing buildings style and detailing and every effort made to support the preservation of said styles.

### **Exterior Appearance Criteria**

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.
  - a. The property is located in the O-1 Specialty Office District. The building is being renovated to be used as a small scale medical office in compliance with the district's proposed use.
2. The proposed site plan interferes with easement and rights of way.
  - a. All easements and/or rights-of-way will be preserved as they exist on the site prior to alteration.
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.
  - a. While the inclusion of the parking spaces does alter the existing site, the area that the parking spaces are intended to occupy was formerly an open lawn with very little natural, topographical, or physical significance. Every attempt will be made to restore the landscaping significance of the areas surround the new parking space.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of the surrounding property.
  - a. The proposed site plan in no way infringes upon (or aesthetically disrupts) the activity of the surrounding properties. Landscaping and the site's natural topography will visually conceal the majority of any and all traffic circulation.
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 and inefficient pedestrian or vehicular circulation paths on or off site.
  - a. The new parking drive aisle empties traffic onto 2<sup>nd</sup> Street. However, this does not impede pedestrian or vehicular traffic and is far enough removed



from the intersection of 2<sup>nd</sup> Street and Grant, to whereas it will not create a backup of vehicles stopped at the intersection.

6. The screening of the site does not provide adequate shielding from or for nearby uses.
  - a. The site's natural topography and perimeter landscaping will serve in providing the necessary obscurity for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
  - a. See Appearance Review Criteria for the proposed structure's compatibility with nearby structure and uses. Landscaping will be selected with the desire to use plants that are indigenous to the area and that visually correlate with the surrounding areas.
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.
  - a. N/A
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.
  - a. Site drainage and the minimizing of rain water runoff are of the utmost concern when re-grading the site for parking aisle and drive aisle inclusion.
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 system serving the Village.
  - a. The alterations made to the site and/or building do not increase the burden on any of the utilities serving the site.
11. The proposed site plan does not provide for required public uses designated on the Official Map
  - a. N/A
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.
  - a. The proposed site plan has no negative influence on the public's health, safety, or general welfare.



VILLAGE  
OF HINSDALE

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**PLAN COMMISSION APPLICATION**  
**FOR OFFICE DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: Kolbrook Design, Inc. (Attn: Steven Kolber)

Address: 828 Davis St., Suite 300

City/Zip: Evanston, IL 60201

Phone/Fax: (847) 492-1992 / (312) 453-0699

E-Mail: skolber@kolbrook.com

**Owner**

Name: Christina Steil

Address: 949 Cleveland Road

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 640-0867

E-Mail: cmgsteil@sbcglobal.net

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

Name: Eriksson Engineering Assoc, Ltd (attn: Chris Keppner)

Title: Civil Engineer (Project Manager)

Address: 601 W. Randolph St., Suite 500

City/Zip: Chicago, IL 60661

Phone/Fax: (312) 219-8859

E-Mail: ckeppner@eea-ltd.com

Name: Bergfeld Studio Ltd. (Attn: Jeff Bergfeld)

Title: Landscape Architect

Address: 911 Edward Street

City/Zip: Henry, IL 61537

Phone/Fax: (815) 303-3996

E-Mail: jeff@bergfeldstudio.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) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 125 W. 2nd Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09-12-115-007

**Brief description of proposed project:**

Renovation of existing 2 story wood framed structure; previously used as office space.

Approx. 8'-0" addition being added to the north.

Interior remodel of space to accomodate new office function.

New exterior finishes to include shingle siding and stucco.

**General description or characteristics of the site:**

(Pending Zoning Variation) The existing site included a wrap-around drive aisle with 1 parking stall; and is being altered to include a new parking area to the building's west. Landscaping will be modified to visually screen said parking lot while introducing a "residential" feel to the property.

Existing zoning and land use: O-1 Office District (Existing Law Office)

**Surrounding zoning and existing land uses:**

North: Adjacent Property (O-1 Specialty Office District); Beyond (O-2 Limited Office District)

South: R-4 Single Family Residential District

East: O-2 Limited Office District

West: IB Institutional Building District

Proposed zoning and land use: O-1 Specialty Office District (Medical Office)

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

☒ <sup>REVIEW</sup> Site Plan Disapproval 11-604  
(Concurrent Zoning Variance(s); See Attached)

☐ 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: 125 W. 2nd Street, Hinsdale, IL 60521

The following table is based on the O-1 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)	8,500	25,000	20,000	8,730 SQ FT (EXIST.)
Minimum Lot Depth	125	125	125	100.39 FT (EXIST.)
Minimum Lot Width	60	100	80	87.27 FT (EXIST.)
Building Height	30	40	60	28'-4" FROM AVG ADJ "GRADE"
Number of Stories	2.5	3	5	2-1/2 STORIES
Front Yard Setback	35	25	25	19' 8-1/2" (EXIST.)
Corner Side Yard Setback	35	25	25	46' 5-1/4" (EXIST.)
Interior Side Yard Setback	10	10	10	12' 4-3/4" (EXIST.)
Rear Yard Setback	25	20	20	21' 10" **
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	.395 (3,445 SQ FT)
Maximum Total Building Coverage*	35%	N/A	N/A	.018 (1,573 SQ FT)
Maximum Total Lot Coverage*	80%	80%	50%	.746 (6,518 SQ FT)
Parking Requirements	2 STALLS			5 STALLS
Parking front yard setback	35'-0"			5'-6" **
Parking corner side yard setback	35'-0"			4'-0" **
Parking interior side yard setback	10'-0"			N/A
Parking rear yard setback	25'-0"			19'-6" **
Loading Requirements				
Accessory Structure Information				N/A

\* Must provide actual square footage number and percentage.

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

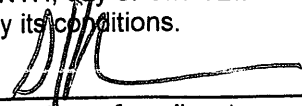
Note: (\*\*) The following requirements are concurrently being proposed for Zoning Variance with this submission for the Plan Commission.

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

  
Signature of applicant or authorized agent

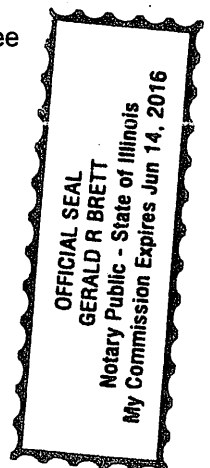
STEVEN KOLBER  
Name of applicant or authorized agent

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

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

SUBSCRIBED AND SWORN  
to before me this 9TH day of  
September, 2013.

  
Notary Public



**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:** Kolbrook Design, Inc. (Attn: Steven Kolber)

**Owner's name (if different):** Christina Steil

**Property address:** 125 W. 2nd Street

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

**Present zoning classification:** O-1, Specialty Office District

**Square footage of property:** 8,730 sq ft

**Lot area per dwelling:** 8,730 sq ft

**Lot dimensions:** 100' x 87'

**Current use of property:** Specialty Office

**Proposed use:**

- ☐ Single-family detached dwelling  
☒ Other: Specialty Office (Medical)

**Approval sought:**

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

**Brief description of request and proposal:** Seeking Variance for Parking Setbacks and Rear Yard Setback as it relates to the building footprint.

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

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

**Yards:**

<b>front:</b>	19' 8-1/2"	35' 0"
<b>interior side(s)</b>	12' 4"	10' 0"

	Provided:	Required by Code:
corner side	46' 5-1/4"	35' 0"
rear	21' 10"	25' 0"
<b>Setbacks (businesses and offices): PARKING</b>		
front:	5' 6"	35' 0"
interior side(s)	N/A	10' 0"
corner side	4' 0"	35' 0"
rear	19' 6"	25' 0"
others:	_____	_____
Ogden Ave. Center:	_____	_____
York Rd. Center:	_____	_____
Forest Preserve:	_____	_____
<b>Building heights:</b>		
principal building(s):	28' 4"	30' 0"
accessory building(s):	_____	_____
<b>Maximum Elevations:</b>		
principal building(s):	2.5 Stories	2.5 Stories
accessory building(s):	_____	_____
Dwelling unit size(s):	_____	_____
Total building coverage:	18%	35%
Total lot coverage:	74.6%	80%
Floor area ratio:	39.5%	40%
Accessory building(s): N/A		
Spacing between buildings: [depict on attached plans]		
principal building(s):	_____	_____
accessory building(s):	_____	_____
Number of off-street parking spaces required: 0 Required; 5 Provided (pending variance)		
Number of loading spaces required: _____		

**Statement of applicant:**

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

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

Applicant's signature

STEVEN KOLBER

Applicant's printed name

Dated: SEPTEMBER 9, 2013.



September 9, 2013

**Steil Office: 125 W. 2<sup>nd</sup> Street**

**Supplemental Information: Property Legal Description**

**Legal Description:**

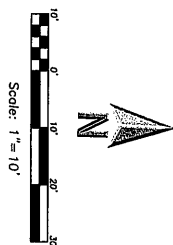
The west 1/2 of Lots 7 and 10, in Block 2 in J.L. Case's addition to Hinsdale, being a subdivision in the northwest 1/4 of Section 12, Township 38 North, Range 11, east of the third principal meridian, according to the plat thereof recorded August 13, 1872 as document 15440, in Du Page County, Illinois

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C-2


[illegible][illegible]

Find out what's new in a collection of leading lists, from labor and management to the environment, from the arts to the sciences. The book is a must for anyone who wants to stay on top of the latest news and trends in the world. It's a great resource for anyone who wants to stay on top of the latest news and trends in the world. It's a great resource for anyone who wants to stay on top of the latest news and trends in the world.

At Each Station to be installed in Approved Area. Shall Have  
Neck R2304-D From A/C Cuts or Pinned Aged.  
These Structures are Seen along the Carbon, Unless  
Specifically Stated Otherwise. It is Intended That the Frame  
of the Structure is to be Fast within the Frame of the Coffer or  
of the Permanent Edge with the Detail.  
All Members Shall Have Moment R1712-B From a Rigid or  
Approved Joint, with Moment or Secondary Supported or  
Applicable.  
For All Member Structures to be Adjusted, Initial or Remove  
Neckings, Repairs, New Core Section or the Detail Section As  
Necessary.  
All Secondary Members Shall Include a Drawing Sheet.

**STEIL OFFICE  
PARKING LOT EXPANSION**

**125 W. 2nd Street  
Hinsdale, IL 60521**



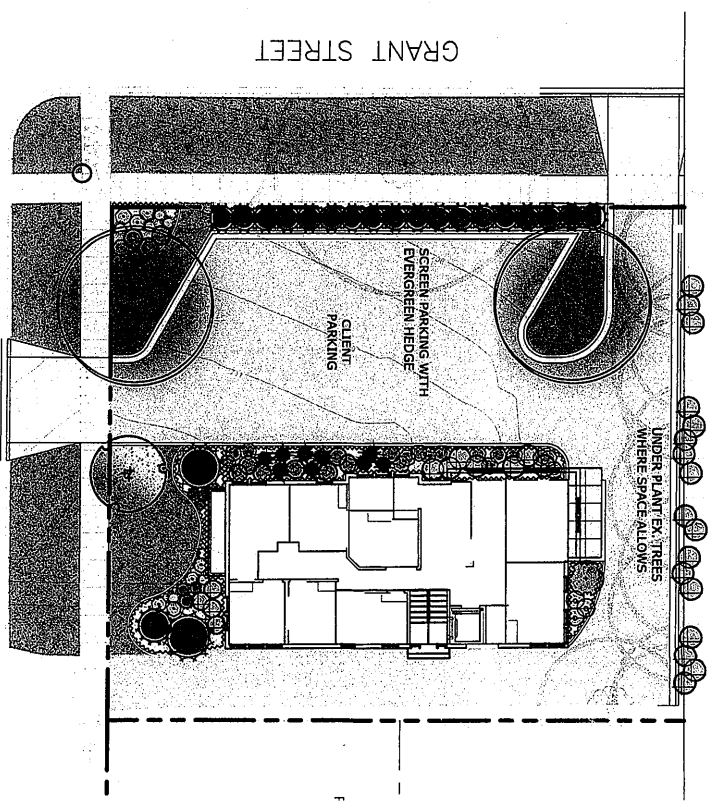
**ERIKSSON**  
**ENGINEERING**  
**ASSOCIATES, LTD.**

145 COMMERCIAL DRIVE, SUITE A  
DANFORTH, ONTARIO M1N 1V5  
Canada (416) 723-4800  
Fax (416) 723-4804  
Telex 0600 10000  
PROFESSIONAL DESIGN FIRM  
LICENSED IN 194-COUNTRIES  
ENR/ENR/00/20/3

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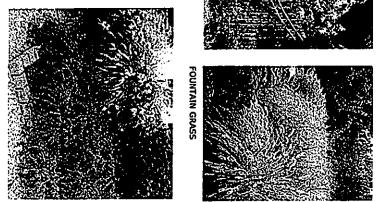
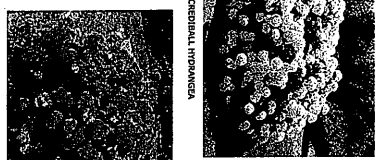
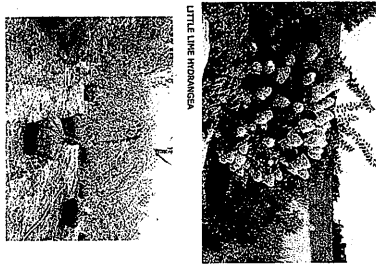
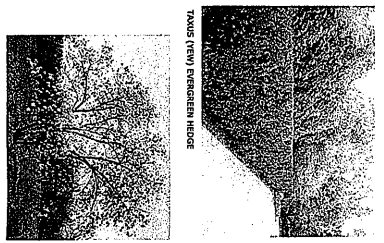


- ### PLANT LEGEND
- ① Tachyba Hydrangea, #3
  - ② Incehball Hydrangea, #3
  - ③ Carol Ditt Rose, #3
  - ④ Little Lime Hydrangea, #3
  - ⑤ Colomester o., #3
  - ⑥ Pennesulum 'Hornell' Fountain Grass, #1
  - ⑦ Buus Green Velvet/Green Min.
  - ⑧ Size Vories
  - ⑨ Juniperus Kairo, #3
  - ⑩ Thuja o. 'Wintergreen', 10-14' BB
  - ⑪ Touns m. 'Hickst', 4-5' BB
  - ⑫ Acer p. 'Tombeyama', 2' BB (Heavy)
  - ⑬ Magnolia l. 'Leonard Messel', 9-10' BB
  - ⑭ Quercus imbricaria, Shingle Oak 2.5' BB



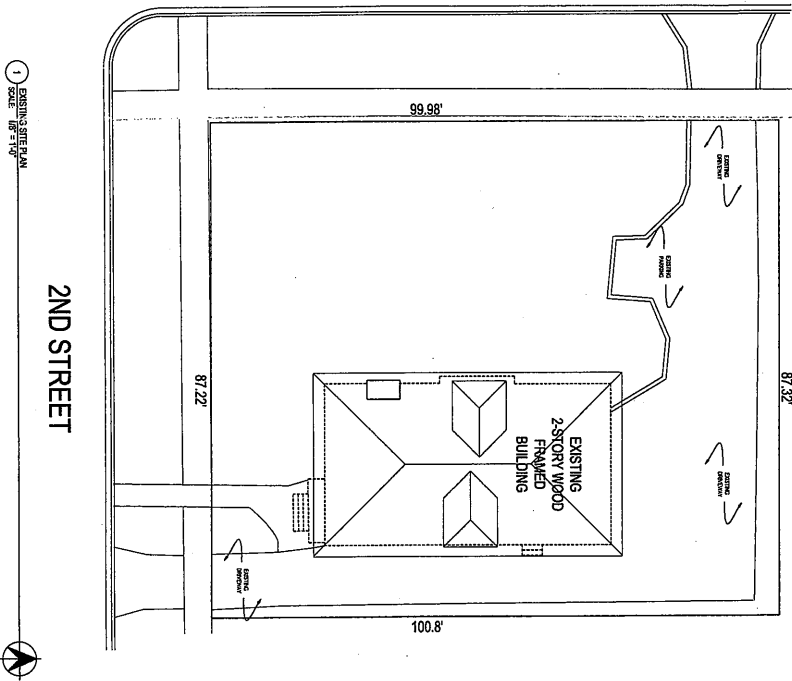
1 LANDSCAPE PLAN  
SCALE: 1"=1'-0"

2nd STREET



<b>BERGFELD</b> LANDSCAPE ARCHITECTURE STUDIO 911 Edward Street, Henry, IL 61531 Tel: 815.303.3976 Fax: 815.303.364 www.bergfeldstudio.com info@bergfeldstudio.com	PROJECT: <b>STEIL OFFICE</b> PROPOSED ADDITION & RENOVATION 125 W 2ND ST. HINSDALE, IL 60521	PREPARED BY: DATE:	CHECKED BY: DATE:	DESIGNED BY: DATE:
	SCALE: 1"=1'-0"	DRAWN BY: DATE:	CHECKED BY: DATE:	DESIGNED BY: DATE:

GRANT STREET

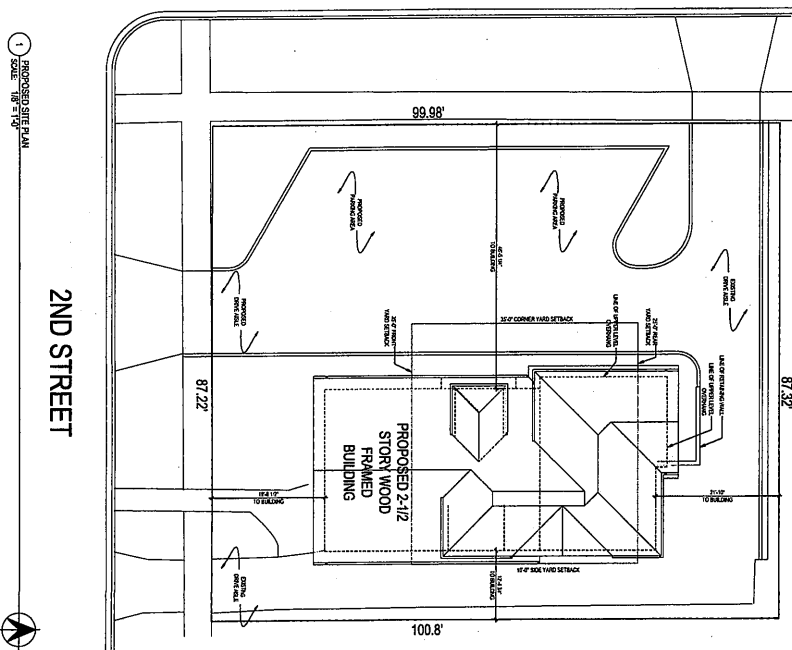


2ND STREET

1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



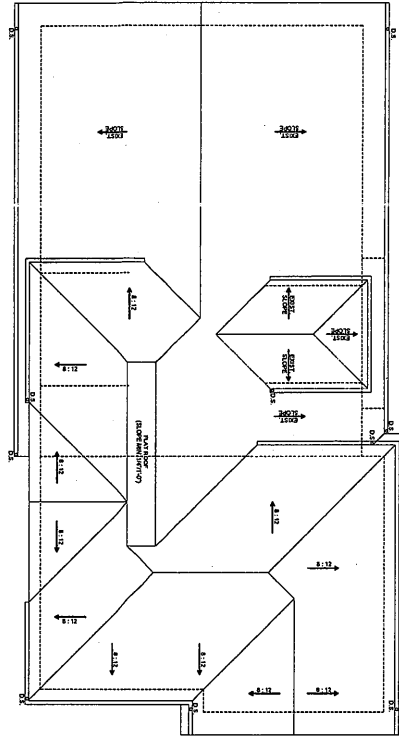
GRANT STREET



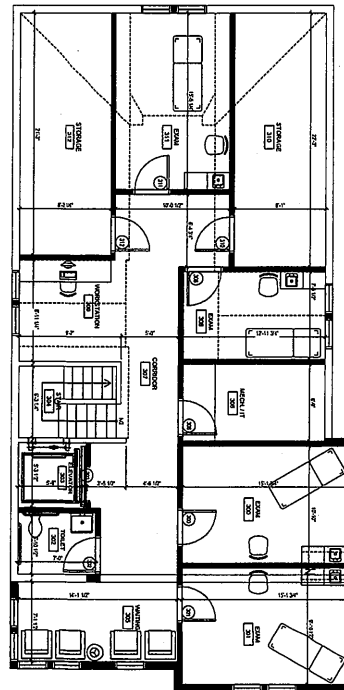
2ND STREET

1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

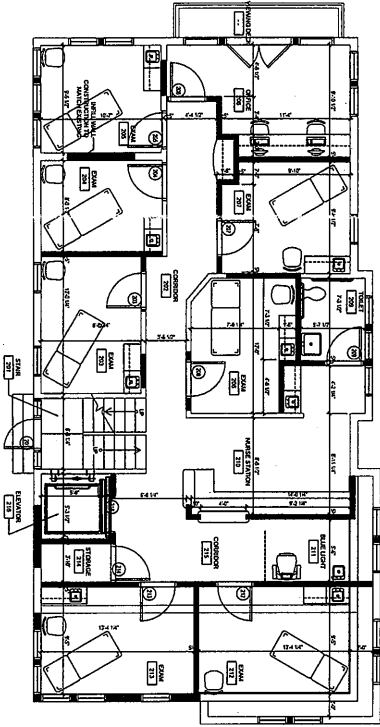
[illegible][illegible]



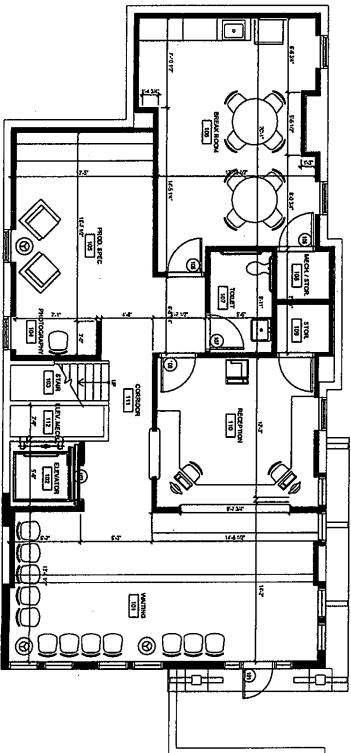
4 ROOF PLAN  
SCALE: 1/8" = 1'-0"



3 UPPER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 LOWER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 LOWER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

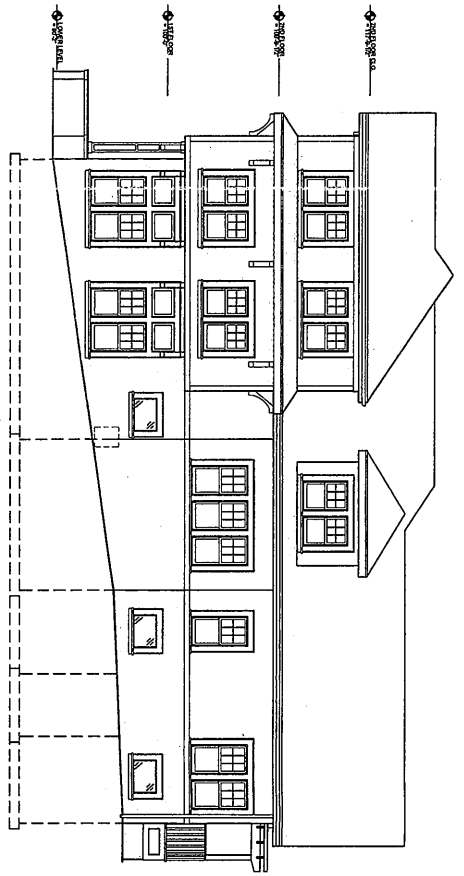
**NOTES:**  
1. EXISTING ROOF SHALL BE DEMOLISHED AND REPLACED WITH A NEW ROOF.  
2. EXISTING ROOF SHALL BE DEMOLISHED AND REPLACED WITH A NEW ROOF.  
3. EXISTING ROOF SHALL BE DEMOLISHED AND REPLACED WITH A NEW ROOF.  
4. EXISTING ROOF SHALL BE DEMOLISHED AND REPLACED WITH A NEW ROOF.

**kolbrook design**

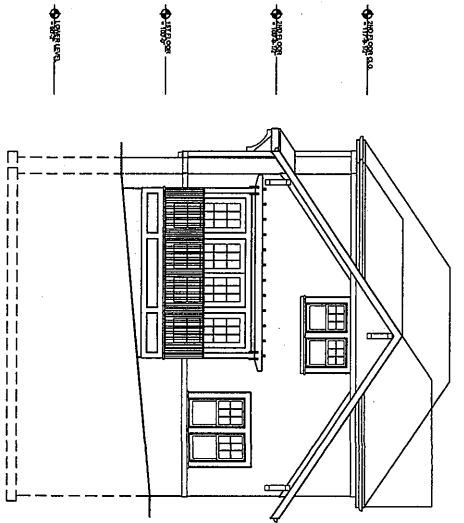
603 DAVIS ST., SUITE 300  
EVANSTON, IL 60201  
OFFICE: 847.492.1992 - FAX: 847.493.0629

**PROJECT:**  
**STEEL OFFICE**  
**PROPOSED ADDITION & RENOVATION**  
125 W 2ND ST.  
HINSDALE, IL 60521

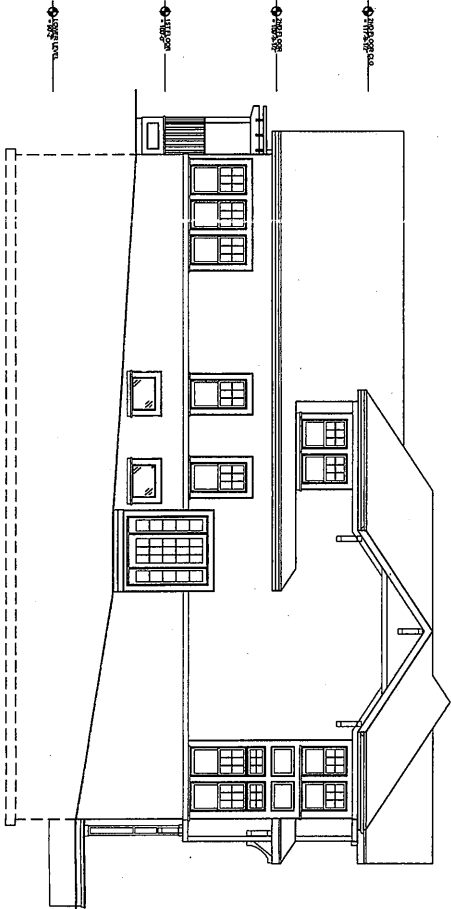
**FLOOR PLAN, ROOF PLAN**  
**A01-01**



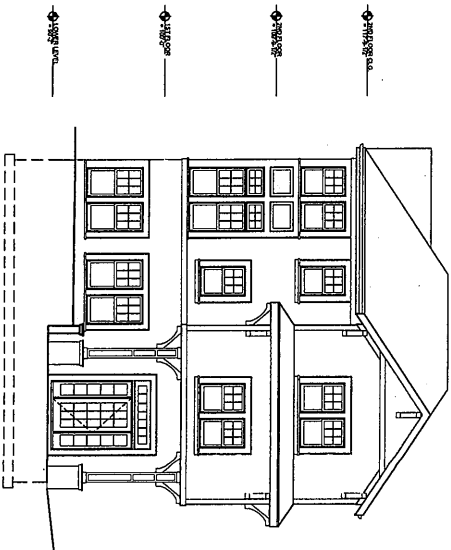
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

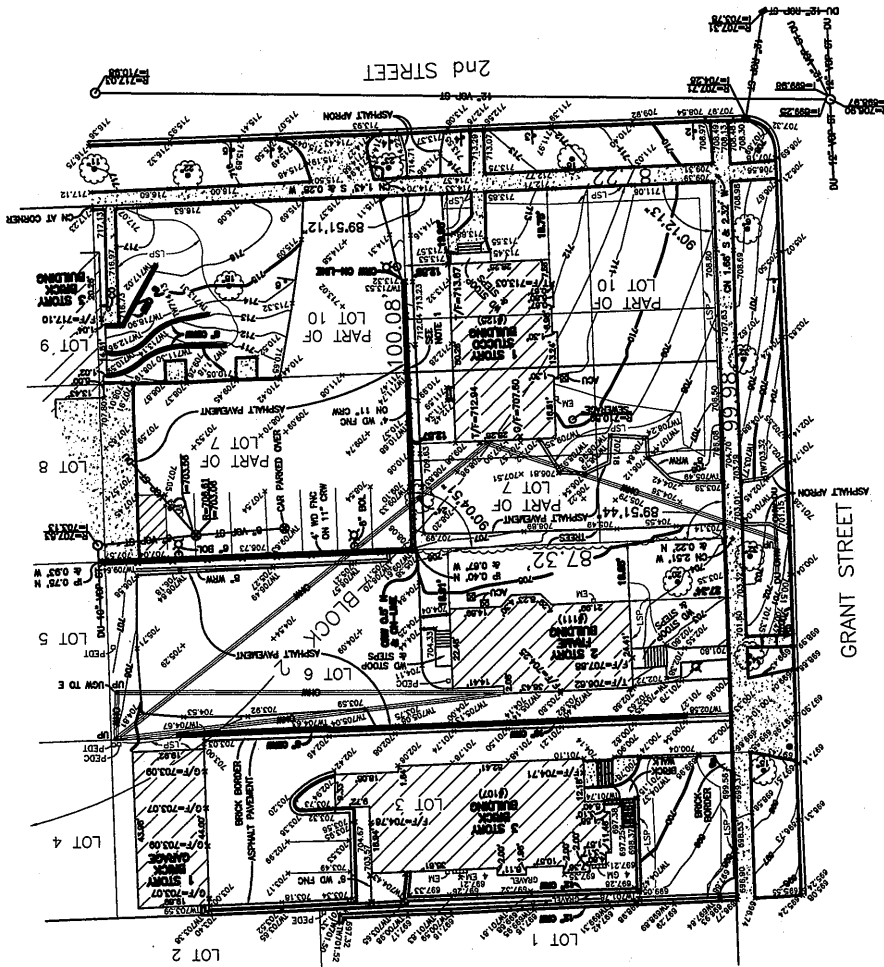


[illegible]

TOTAL AREA OF TRACT SURVEYED = 8,730 SQUARE FEET OR 0.2004 ACRES

[illegible]

DATE: JULY 25, 2013  
ORDER NO: 130728  
PROJ NO: 1748  
FOR: ERICKSON ENGINEERING ASSOC. LTD.  
PROJ NAME: CASE'S ADDITION TO HINSDALE  
Copyright © 2013 by Erickson Engineering, Inc. 2013. All rights reserved.  
Erickson Engineering, Inc. 1748-0000



NOTE 1:  
EAST LINE OF THE WEST 1/2 OF  
LOTS 7 AND 10.

[illegible]

SIGN NOTES:

1. "SPEED LIMIT 20" AND "2 HR PARKING"
2. STOP SIGN
3. "2 HR PARKING"
4. "NO PARKING BETWEEN SIGNS"
5. "PERMIT PARKING ONLY"
6. "PRIVATE PROPERTY AHEAD PARKING ONLY"

[illegible]

0 SURVEYING 1 TOPGRAPHIC MAPPING 2 COMPREHENSIVE LAYOUT  
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# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Robert McGinnis, Director of Community Development/Building Commissioner  
Kathleen Gargano, Village Manager  
**Date:** October 9, 2013  
**Re:** Public Hearing for Case A-26-2013  
Applicant: AT&T  
Location: 333 W. 57<sup>th</sup> Street – Hinsdale Central High School  
Request: Special Use Permit for a Wireless Antenna and Site Plan/Exterior Appearance

---

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. 57<sup>th</sup> 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.

## **ZONING HISTORY/CHARACTER OF AREA**

The site currently contains the Villages' water tower and is adjacent to Hinsdale Central High School's campus on three sides of the existing zoning lot. The property to the south is located in the R-3, Single-Family Residential District and contains both vacant property and single-family homes. Directly north, east and west of the subject property is Hinsdale Central High School.

## **GENERAL STAFF COMMENTS**

Subsection 7-305I of the Zoning Code states that personal wireless services antennas are Special Uses in the IB Institutional Buildings District when the antennas would not otherwise be permitted pursuant to section 7-302. Paragraph 7-309B(4) of the Zoning Code states that panel antennas shall not exceed two feet horizontally and five feet vertically. The applicant has confirmed that none of the proposed antennas exceed these dimensions.

The antennas would be placed on the water tower in accordance with Subparagraph 7-310E3(c)(iii) which states that directional or panel antennas may not extend above the highest point of the building or structure to which they are attached or more than two feet from the exterior of any wall or roof of the building or structure to which they are attached, provided, however, that such antennas may extend up to eight feet above the highest point of any water tower to which they are attached. As depicted in the attached drawings, the proposed antennas would be located below the highest point of the existing water tower.

The Federal Telecommunications Act prohibits local governments from considering environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's

regulations concerning such emissions when reviewing antenna locations. Carriers are responsible for being EMF compliant (electromagnetic field levels) with Federal regulations.

**Review Criteria**

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

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

Cc: President Cauley and Village Board of Trustees



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 57<sup>th</sup> 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](mailto: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

## **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 57<sup>th</sup> 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.

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

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

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

#### Conclusion:

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

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

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

**VILLAGE OF HINSDALE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
19 East Chicago Avenue  
Hinsdale, Illinois 60521-3489  
630.789.7030

**Application for Certificate of Zoning Compliance**

*You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.*

**Applicant's name:** Mastec on behalf of AT & T

**Owner's name (if different):** Village of Hinsdale

**Property address:** 339 West 57th Street

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

**Present zoning classification:** I-B Institutional Building

**Square footage of property:** +/-20,808.92 SF

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

**Lot dimensions:** 129' 7" X 160' 7"

**Current use of property:** Public Water Tank

**Proposed use:** ☐ Single-family detached dwelling  
☐ Other: \_\_\_\_\_

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

**Brief description of request and proposal:**

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

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

**Provided:                      Required by Code:**

**Yards:**

**front:** \_\_\_\_\_

**interior side(s)**      \_\_\_\_\_ / \_\_\_\_\_      \_\_\_\_\_ / \_\_\_\_\_



Provided:

Required by Code:

corner side

rear

**Setbacks (businesses and offices):**

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

**Building heights:**

principal building(s):

accessory building(s):

**Maximum Elevations:**

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

The existing structure will house the equipment and

Spacing between buildings: [depict on attached plans]

its size will not be altered by  
this application.

principal building(s):

accessory building(s):

Number of off-street parking spaces required:

Number of loading spaces required:

**Statement of applicant:**

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

By:



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 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-3 SF 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, 2019, 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.

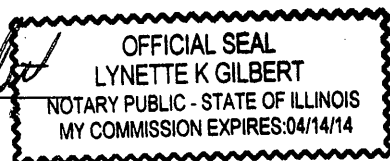
Name of applicant or authorized agent

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

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

SUBSCRIBED AND SWORN  
to before me this 18th day of  
July, 2019.

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

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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

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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

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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

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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

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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

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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

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*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

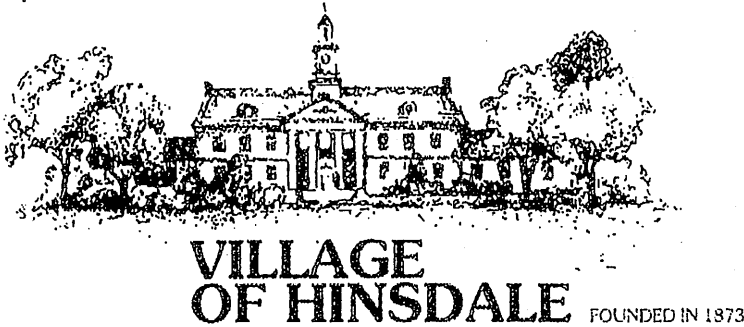
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*Mitigation of adverse impacts.* Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.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

Please see attached Statement of Support

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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.



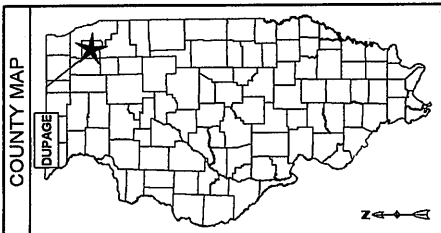
AT&T WIRELESS, INC.  
930 NATIONAL PARKWAY  
SCHAMBOURG, IL 60173

## 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) BRU'S, (4) DCS DEIMARC BOXES  
(1) DC POWER CABINET, (4) ERICSSON CABINETS  
(3) DCB BOTTOM BOXES



**DRIVING DIRECTIONS**

FROM CHICAGO AIRPORT

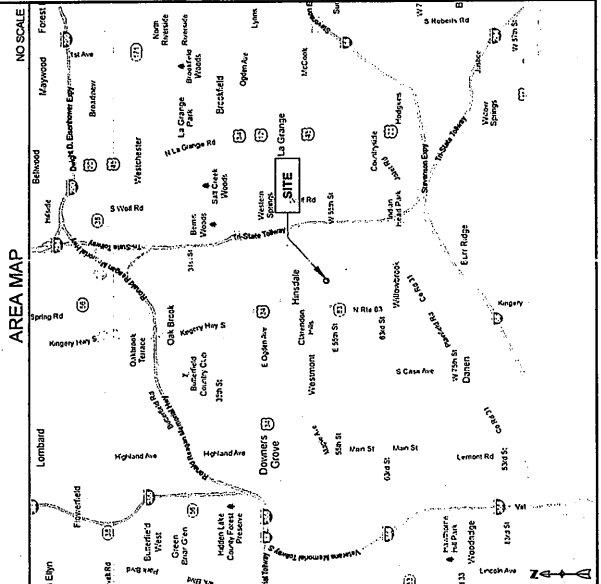
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#### CODE COMPLIANCE

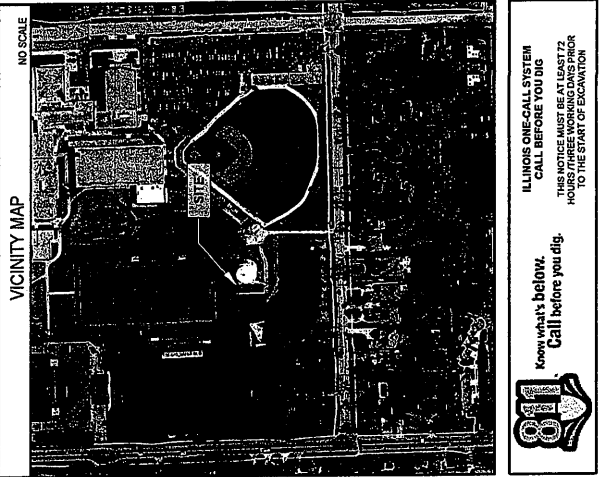
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at&t APPROVALS	DATE
SITE ACQUISITION MANAGER:	SIGNATURE
NSORO CONSTRUCTION MANAGER:	
NSORO SA PROJECT MANAGER:	
NSORO COMPLIANCE MANAGER:	
AT&T PROJECT MANAGER:	

RFDS VERSION: TBD

NO.	SHEET NO.	SHEET TITLE	DRAWING INDEX	TOTAL PAGES: 24
1	1	TITLE SHEET		
2	2	SITE PLAN		
3	3	ANTENNA PLAN		
4	4	ELEVATIONS		
5	5	DETAILS		
6	6	CABLE LAYOUT		
7	7	CABLE LAYOUT DETAILS		
8	8	STRUCTURAL NOTES		
9	9	RF SCHEDULE		
10	10	RF SCHEDULE		
11	11	RF SCHEDULE		
12	12	RF SCHEDULE		
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14	14	RF SCHEDULE		
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20	20	RF SCHEDULE		
21	21	RF SCHEDULE		
22	22	RF SCHEDULE		
23	23	RF SCHEDULE		
24	24	RF SCHEDULE		



### 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 CORP. STE. 444 CTR 1  
NORTH CLIMISTED, OH 44010

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

COUNTY: DU PAGE  
FA #: 12565606

PROPOSED USE: TELECOMMUNICATIONS FACILITY

ZONING CLASS: B9

ZONING JURISDICTION: VILLAGE OF HINSDALE

TELECO: AT&T 888-844-0447

POWER CO: COMED 877-442-8331

ESP: N/A

LATITUDE: 41°47'10.09"N (41.786136°N)

LONGITUDE: 87°56'03.09"W (87.934192°W)

GROUND ELEVATION: 734  
(NGVD 29)

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

### at&t APPROVALS

SITE ACQUISITION MANAGER:

NSORO CONSTRUCTION MANAGER:

NSORO SA PROJECT MANAGER:

NSORO COMPLIANCE MANAGER:

AT&T PROJECT MANAGER:

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AT&T WORLDWIDE COMMUNICATIONS, INC.  
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SCHENECTADY, NY 12301

nsoro  
PARTS COMPANY

forge  
FORGE SERVICES, INC.  
1000 WEST 10TH ST. #210  
CHICAGO, IL 60605

kamry  
KAMRY ELECTRIC, INC.  
1000 WEST 10TH ST. #210  
CHICAGO, IL 60605

FORGE PROJECT NO. 672

DRAWN BY: TL

CHECKED BY: FB

CONSTRUCT ONLY FROM DRAWINGS  
MARKED "ISSUED FOR CONSTRUCTION"

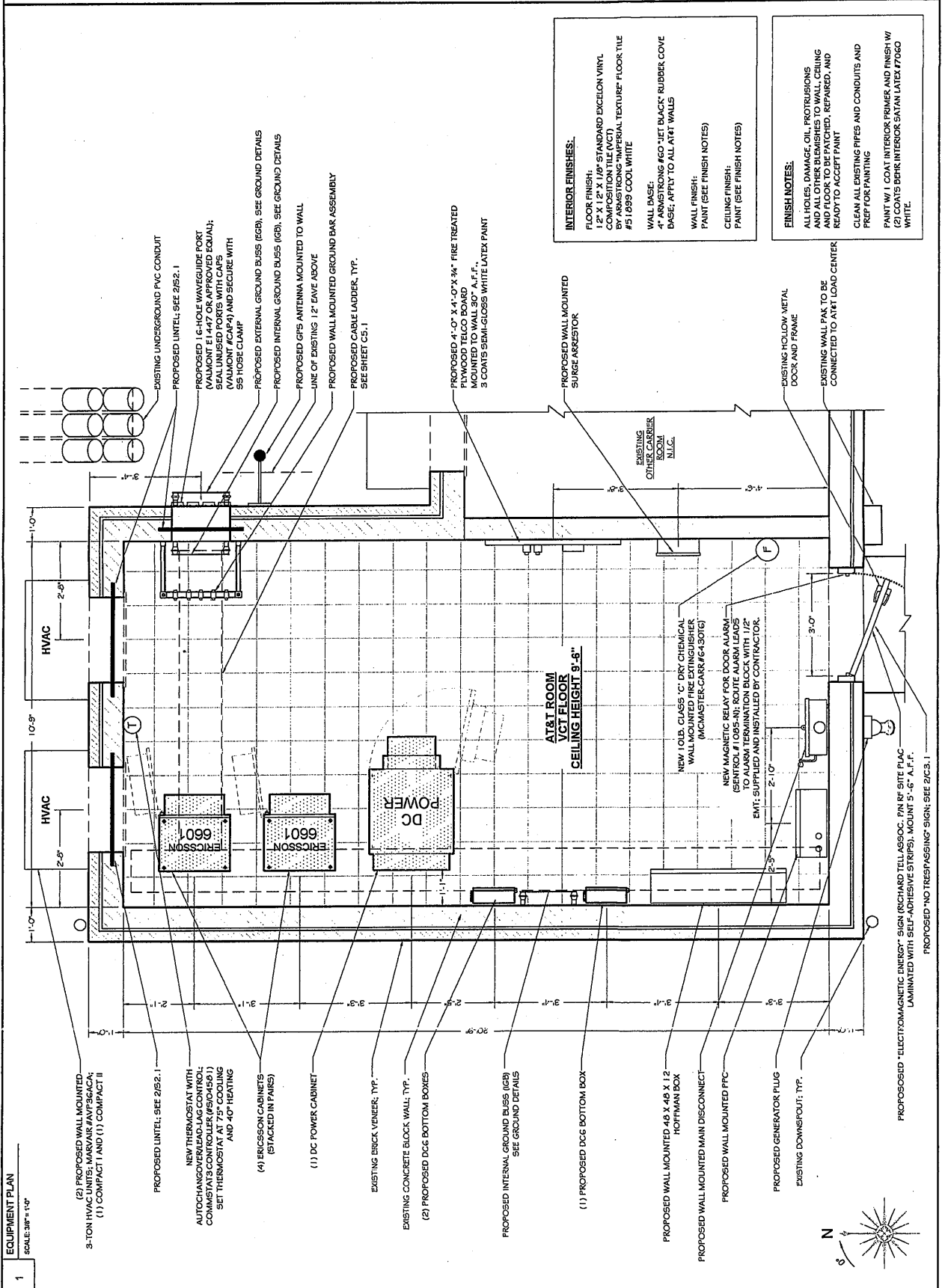
DATE SIGNED: \_\_\_\_\_

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IL0750  
HINSDALE WT  
330 W 57TH ST  
HINSDALE, IL 60521  
WATER TOWER

EQUIPMENT PLAN

C1.2







AT&T  
AT&T WIRELESS, INC.  
655 NATIONAL PARKWAY  
SPRINGFIELD, IL 62761

nsoro  
MARKET RESEARCH

forge  
FORGE SERVICES, INC.  
11111 N. 111TH ST.  
LIBERTYVILLE, IL 62250  
214.345.1111  
WWW.FORGESERVICES.COM

kamry  
KAMRY ENGINEERING, LLC  
11111 N. 111TH ST.  
LIBERTYVILLE, IL 62250  
214.345.1111  
WWW.KAMRYENGINEERING.COM

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

DATE SIGNED: \_\_\_\_\_  
BY: \_\_\_\_\_  
FOR: \_\_\_\_\_

IL0750  
HINSDALE WT  
339W 57TH ST  
HINSDALE, IL 60521  
WATER TOWER

ELEVATIONS

C2.1

CONTRACTOR TO VERIFY CABLE CONNECTION CONFIGURATION, ANTENNA AZIMUTHS  
RECEIPT OF FINAL STUDY, ALL CONNECTIONS, AND CONFORMANCE TO STRUCTURAL DESIGN;  
ALL DEVIATIONS TO BE REPORTED IMMEDIATELY TO AIT PERSONNEL

