Approved

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION September 9, 2015 MEMORIAL HALL 7:30 P.M.

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, September 9, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT:

Chairman Byrnes, Commissioner Crnovich, Commissioner Ryan and

Commissioner Fiascone, Commissioner Krillenberger and Commissioner

Cashman

ABSENT:

Commissioner Johnson and Commissioner McMahon

ALSO PRESENT: Chan Yu, Village Planner

Applicant Representatives for Cases: A-27-2015, A-20-2015, A-(22-23)-

2015 and A-24-2015

Approval of Minutes

Chairman Byrnes asked the Plan Commission (PC) to review the minutes and for any comments from the July 8, 2015 meeting. With no comments, Chairman Byrnes asked for a motion to approve the minutes. Commissioner Ryan motioned and Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

Case A-20-2015 - 10, 11 & 12 Salt Creek Ln. and 901 & 907 Elm St. - Med Properties/Salt Creek Campus, LLC. - New Ground Signs

Chairman Byrnes reviewed the findings and recommendations of the sign package, summarized the past discussion points and reviewed the conditions for the record. He asked for any comments by the PC. With none, he asked if there is a motion to approve the findings and recommendations.

Commissioner Cashman motioned to approve. Commissioner Fiascone seconded. The motion passed unanimously.

Sign Permit Review

Case A-27-2015 - 114 S. Washington - Baldinelli Pizza - New Awning

Chairman Byrnes asked the applicant to please review the project.

Vince Distasio, introduced himself and explained the proposed awning, text and its dimensions.

Chairman Byrnes asked the PC for any comments.

Commissioner Krillenberger commented that it is nicely put together.

Commissioner Cashman agreed and commented that he likes it.

Commissioner Crnovich asked if the existing signs will stay.

The applicant Vince explained that is a temporary sign and will come down.

Commissioner Crnovich commented that this new proposed sign looks much nicer.

Chairman Byrnes added that it looks fine and asked if there were any other comments. Having none, he asked for a motion to approve the proposed awning.

Commissioner Crnovich motioned to approve. Commissioner Cashman seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

Case A-22-2015 - 12 Salt Creek Ln. - Med Properties - Major Adjustment (referred from BOT 07/30/15) - Trex Mechanical Equipment Screening

Chairman Byrnes asked if the applicant was here to present.

Kent Rehmer introduced himself from Eckenhoff Saunders Architects, representing Med Properties, who own 5 properties on Salt Creek Lane including 10-12 Salt Creek. He reviewed the brief history of the project and explained that nothing on the site plan is changing. However, the application reflects the introduction and changes of the screening materials to be utilized.

Commissioner Cashman commented that he doesn't believe the generator was previously shown on the site plan.

Chairman Byrnes agreed.

Kent replied he could be mistaken, but he thought the enclosure was shown on the initial plan.

Chan, Village Planner commented that the site plan showed a plan for it, but without an elevation view.

Commissioner Cashman reiterated that he does not recall any discussion for a generator. Several other commissioners agreed with this.

Chairman Byrnes asked Kenton to please explain the application.

Kent introduces the proposed use of a synthetic product (Trex) to look like wood. He explained one of the reasons for this is to remain consistent with the other screening in the "campus" area. He recalled the initial screening was approved a year ago, and was presented by Anthony. The Trex is existing at 12 Salt Creek and 907 Elm (as shown in the PowerPoint by Kent). Kent also explains the owner felt that the initially approved aluminum louver was too "industrial looking" and the Trex provided a more "residential feel" to the enclosures. A side-by-side comparison of the aluminum louver and Trex screening was also illustrated in the PowerPoint. Moreover, he reiterated that the masonry columns would remain.

Chairman Byrnes asked what colors were the initial louvers.

Kent responded that he believes white, to match the white trim of the building.

Chairman Byrnes expressed that he believes it was black. He then asked if the Trex shown would be the color used.

Kent replied yes.

Chan explained the exhibit found in the file and attached to the memo showed a metallic silver material.

Commissioner Cashman asked if there was a drawing of the new proposed generator enclosure.

Kent replied no.

Chan responded there's an illustration in the packet, as an attachment.

Chairman Byrnes asked for any comments on the proposed material.

Commissioner Krillenberger expressed that it looks nice, and an improvement compared to the original medal, light colored material.

Commissioner Cashman explained his concern is based on the effort to blend in with the building during the initial review, and now we are introducing a material that has nothing to do with the building material. In addition, he has an issue with the request that changes something that was already approved.

Commissioner Krillenberger asked what the reasons are for the changes (example: material cost, aesthetics?).

Kent replied aesthetics to match existing screening around the site.

Commissioner Krillenberger asked if the examples presented in the PowerPoint are existing.

Kent replied yes, in particular, at the adjacent building 907 Elm St.

Commissioner Cashman explained that he doesn't recall reviewing the screens for 907 Elm St.

Chairman Byrnes and Commissioner Crnovich agreed, and that they don't recall either.

Kent replied the review would have been approximately 18 months ago.

Chairman Byrnes reviewed that the brick columns are there and doesn't have a big problem with the proposed Trex. He is OK with the generator, given the location in the parking lot.

Commissioner Crnovich asked if the generator is indeed in the parking lot, and thus not adding to the lot coverage.

Kent replied that's correct.

Commissioner Ryan expressed it is an improvement, blends in with the building, and looks good.

Commissioner Fiascone asked to confirm if the generator was approved previously.

Chairman Byrnes explained the missing elevation plan would have been part of the review process, so no it was not.

Kent explained a 4 to 5 foot grade change and retaining wall where the generator is. To that end, the enclosure image on the PowerPoint would appear a lot shorter from the pond.

Chairman Byrnes asked if the railing around the grade change will remain.

Kent replied yes, as it is.

Commissioner Cashman asked if the railing would be replaced.

Kent replied it had to be removed to do work in the area and subsequently replaced.

Commissioner Cashman asked what the height is at the top of the generator.

Kent replied he doesn't recall the specifics of it. But at the parking lot level, it is closer to 12 feet.

Commissioner Cashman asked if the screening will be as tall as the generator.

Kent replied yes. The generator height established the height of the enclosure.

Chan referenced the application exhibit showing 9 feet tall for the enclosure.

Commissioner Cashman asked what the height of the generator is.

Kent explained his recollection is 12 or 12.5 feet tall and that the 9 foot height referenced is from the 12 Salt Creek side (difference grade).

Commissioner Cashman explained this discussion would have been in the direction of matching the mechanical screening, if it was presented previously. Thus, he has an issue with the application deviating from what was approved.

Chairman Byrnes raised the concern for the height of the enclosure to be as high or higher than the generator.

Kent guaranteed that would happen.

Commissioner Cashman reiterated that this is important since it will be the view for the surrounding offices.

Chairman Byrnes agreed, however, he expressed that the use of masonry was less critical for the parking lot generator when compared to the mechanical enclosure connected to the building.

Commissioner Cashman asked Kent what the possibility is for using brick for the parking lot generator.

Kent replied that would probably mean tearing up the parking lot and adding proper foundations. He explained it's not impossible, but it'd be a more extensive job.

Commissioner Crnovich asked for the landscape plan around the generator.

Kent replied the unfortunately didn't have the plan. However, he mentioned the intent is to add landscaping around the enclosure.

Chan mentioned the packet contained the current landscape plan.

Commissioner Cashman asked if this was the previous plan or a new one.

Chan replied nothing has changed from the previous plan. The only revisions reflect the proposed enclosures in the packet.

Commissioner Cashman suggested additional landscaping to the west side of the enclosure (at the top of the retaining wall) to screen the fence.

Commissioner Krillenberger agreed and believed this was good idea, and asked if this was in the PC's purview to request this.

Commissioner Cashman responded yes. In addition, he referenced that this was consistent with the other plans in the area.

Chairman Byrnes reviewed that the use of Trex for both the mechanical and generator enclosures were ok. However, the height of the generator enclosure must be a foot taller than the equipment.

Additional discussion in regards to landscaping around the generator enclosure and retaining wall fence ensued.

Commissioner Cashman asked Kent about the steps around the generator.

Kent responded that the steps will be put back together, as it was before the work.

Chairman Byrnes asked for a motion to approve the exterior appearance for the use of Trex material, with the condition for the fence to be a foot taller than the equipment and a landscape plan for the parking lot generator enclosure ready for the next Board of Trustees meeting.

Commissioner Krillenberger motioned to approve. Commissioner Ryan seconded. The motion passed 6 Ayes, 1 Nay and 2 absent.

Chairman Byrnes asked for a motion to approve the site plan for the use of Trex material, with the condition for the fence to be a foot taller than the equipment and a landscape plan for the parking lot generator enclosure ready for the next Board of Trustees meeting.

Commissioner Cashman motioned to approve. Commissioner Unell seconded. The motion passed 6 Ayes, 1 Nay and 2 absent.

Case A-23-2015 - 10 Salt Creek Ln. - Med Properties - Major Adjustment - New Loading Zone and Trex Enclosure

Chairman Byrnes introduced the next item on the Agenda and asked if Kent would still be presenting.

Kent replied yes, and briefly reviewed the proposed trash loading zone and Trex enclosure (8 feet tall) to 10 Salt Creek Ln. (please note, he referred to the site's old address, 8 Salt Creek). He explained that the trash enclosure would be utilized by the 12 Salt Creek building to the north. Kent also clarified a net zero change in impervious area. This was possible by eliminating a parking space and shrinking the drop off zone area at the north east corner of

the lot. Lastly, he referenced the new sidewalk to the east of the lot, as a request by the Village (later verified by staff it was a request by Benes, the Village engineering consultant). The revised landscape plan shown by PowerPoint also revealed additional landscaping around the enclosure.

Chairman Byrnes asked Kent to please point to the discussed areas on the PowerPoint. He also asked to clarify who would be using the loading zone.

Kent replied the loading zone would be used by the tenant at 12 Salt Creek (building north of 10 Salt Creek) for deliveries.

Chairman Byrnes asked if the PowerPoint slide is showing new trees to the west of the proposed enclosure.

Kent replied yes. He referenced the previous data as 43 new trees to the site and 7 removed (69 total) to arrive at a net gain of 36 trees. However, they had to remove 2 additional trees due to poor health, but when combined with the additional 3 trees of the loading zone, brings the net gain to 37.

Kent explained the last slide to show a parking space removed, but replaced by an off-street space owned by Med Properties to neither affect the 10 or 12 Salt Creek parking requirements.

Commissioner Fiascone asked if these were the only 2 loading zones for 10 Salt Creek.

Kent replied there is no loading zone for 12 Salt Creek. However, there is one on the west side of the 10 Salt Creek lot. The proposed loading zone he reiterated, would serve the 12 Salt Creek building.

Commissioner Fiascone asked if the south west loading zone already exists.

Kent replied yes, this was previously approved and has not changed.

Commissioner Crnovich asked about what the "Area reserved for future equipment" will be.

Kent responded that a tenant at 10 Salt Creek would eventually like to install cooling equipment for imaging hardware. He acknowledged that they would obviously have to come back to Plan Commission for approval for when that time comes.

Commissioner Crnovich expressed that it feels like every few months, there appears to be yet another application for more modifications.

Kent replied that he understands that point. However, he pointed out that unfortunately, he can't design anything without the tenant's proposed equipment.

Commissioner Crnovich asked about the lot coverage staying the same, since she pointed out that they are at 50 percent.

Kent explained correct, and that he created this plan specifically to meet the lot coverage code.

Commissioner Cashman asked if he'd be able to add additional equipment at the "Area reserved for future equipment" without exceeding the 50 percent ratio.

Kent replied he believes they have about 200 SF of area to work with, which would allow a 10' by 20' pad.

Chan reiterated that the future area would require a major adjustment to the exterior appearance since there is nothing to review at this time.

Kent agreed.

Commissioner Crnovich asked why the use for Trex for the trash enclosure.

Kent responded, to be consistent with the rest of the campus. He added and pointed to the PowerPoint slide, that the older ones are cedar and no longer look that great due to wear.

Commissioner Crnovich asked why brick wasn't used.

Kent replied it's a possibility. However, the intent again is to be consistent with the rest of the campus.

Commissioner Crnovich referenced at a previous meeting that parking was a concern by the applicant. However, now, the proposal reflects taking a parking space away.

Kent explained there was no way to add the loading zone, retain the parking space and meet the lot coverage code.

Chairman Byrnes asked if they meet the parking requirements for the proposed work.

Chan read the previous staff report for the project and referenced the 94 parking spaces and 14 private parking spaces immediately adjacent to the subject property for a total of 108. Pursuant to Section 9-104(D)(3), the applicant can propose to use remote parking spaces in this situation. After, Chan asked Kent if there will still be 108 parking spaces for the site.

Kent replied yes.

Chairman Byrnes asked for a motion to approve the exterior appearance plan as presented.

Commissioner Krillenberger motioned to approve. Commissioner Fiascone seconded. The motion passed 5 Ayes, 2 Nayes and 2 absent.

Chairman Byrnes asked for a motion to approve the Site plan as presented.

Commissioner Fiascone motioned to approve. Commissioner Krillenberger seconded. The motion passed 5 Ayes, 2 Nayes and 2 absent.

Case A-24-2015 – 120 N. Oak St. – SprintCom Inc. – Exterior Appearance and Site Plan – Installation for New Telecommunications Equipment at Existing Location

Cindy Dini from CCSI introduced herself, on behalf of Sprint, to upgrade to an existing telecommunications location. The additional equipment is proposed to be at the same height and about the same size as the existing hardware. Cindy brought a poster sized illustration of the "before and after" equipment to pass around. The reason for the project, she explained, was the gap coverage determined by the Sprint engineers.

Commissioner Crnovich asked how many existing telecommunication boxes are there.

Cindy replied 4.

Commissioner Crnovich asked if those are staying.

Cindy replied yes.

Commissioner Crnovich asked where the other Sprint antennas are located in Hinsdale.

Cindy replied she is a consultant hired by Sprint and does not know the existing locations.

Commissioner Crnovich asked to clarify that she does not have a location map.

Cindy replied no.

Commissioner Crnovich asked what other carriers are on the smokestack.

Cindy replied it appears on a different height, some Clear Wire antennas.

Chairman Byrnes asked if this is a working smokestack.

Cindy replied she doesn't know.

Discussion about the history of the smokestack ensued.

Chairman Byrnes asked about the change on the grade level.

Cindy responded that they are adding a growth cabinet next to an existing cabinet on an existing pad.

Commissioner Crnovich knows there are antennas on the roof of the hospital too, and asked if she knew the carriers for those.

Cindy replied no, they don't deal with them.

Commissioner Fiascone asked how they determined the need for the additional equipment.

Cindy explained "RF engineering" studies review: topography, increase in data usage and local population density.

Commissioner Krillenberger asked if a public notice was completed for this application.

Chan replied yes, a 250 foot certified mailing radius because it is a non-residential use abutting residential properties.

Commissioner Krillenberger asked if there were any responses to the mailing.

Chan explained no, not pertinent to the proposed project. A resident stopped in to complain about ashes on his car that he believes is from the smokestack.

Commissioner Krillenberger commented, that is telling with no responses to the project notification. He also mentioned the before and after photos look identical to one another.

Commissioner Cashman agreed.

Commissioner Crnovich voiced her concern, since it is near the residential district, for the lack of record of existing equipment in the Village.

Commissioner Krillenberger asked if her concern stems from, for example aesthetics or radio frequencies.

Commissioner Crnovich replied a lack of a plan and existing record of equipment.

Commissioner Cashman agreed, along the lines of how to approve future applications. The concern is for telecommunication equipment everywhere.

Chairman Byrnes asked for any comments from the audience since this is a public meeting. Having none, he asked for a motion to approve the exterior appearance plan as submitted.

Commissioner Cashman motioned to approve. Commissioner Ryan seconded. The motion passed 6 Ayes, 1 Nay and 2 absent.

Chairman Byrnes asked for a motion to approve the site plan as submitted.

Commissioner Cashman motioned to approve. Commissioner Krillenberger seconded. The motion passed 6 Ayes, 1 Nay and 2 absent.

The meeting was adjourned after a motion was made by Commissioner Krillenberger and seconded at by Commissioner Cashman at 8:38 p.m.

Respectfully Submitted,

Chan Yu, Village Planner

Memorandum

To:

Chairman Byrnes and Plan Commissioners

From:

Chan Yu, Village Planner

Cc:

Kathleen A. Gargano, Village Manager

Robert McGinnis, Director of Community Development/Building Commissioner

Date:

October 2, 2015

Re:

54 S. Washington St.. - Luxxe Organix - Color Revisions per PC for 2 New Wall Signs

BACKGROUND

Application

The Village of Hinsdale has received an application from Signs Now, requesting approval to install two new wall signs at 54 S. Washington Street (Attachment 1). The site features a two-story commercial building in the B-2, Central Business District (Attachment 2).

At the July 8, 2015, Plan Commission (PC) meeting, the Commission expressed concern for the stark color contrast between the proposed signs (bright white) and tan building turret and features. The applicant agreed to revise and present the new colors to the PC at a later date. To this end, staff has received an update to the sign application with softer colors to better blend into the building.

The applicant is also proposing to enlarge the identification sign on the building turret from 5.3 SF to 7.5 SF.

Request and Analysis

The Central Business District (B-2) is intended to serve the entire community with a wide variety of retail and service uses located in the center of the Village (Attachment 3). Luxxe Organix is a new business and is seeking approval to install 2 new wall signs.

The first proposed wall sign is 7.5 SF (15" tall and 72" wide) and would be located at the south east corner of the building, at the S. Washington and First Street intersection as shown on the attached front elevation (Attachment 2). Per the application, the new wall sign will be digitally printed, laminated and mounted to aluminum. It will not be illuminated.

The second proposed wall sign is 12 SF (48" tall and 36" wide) and would be located next to the front entrance door facing First Street. This sign will also be digitally printed, laminated and mounted to aluminum. It will not be illuminated. At the July 8 meeting, the PC and staff found the content of sign two acceptable since it was categorized as a business sign (Section 9-106(D)(d)).

Per the Zoning Code, the maximum gross surface area allowed is twenty five (25) square feet for each business in a shared building. The two proposed wall signs by the applicant combine to 19.5 SF.

The building is shared with Einstein Bros Bagels, and per the applicant, has a total signage of 8 square feet. The 2 proposed signs (19.5. SF) and Einstein Bros signs (8 SF) combine to 27.5 square feet, which is less than the 50 SF maximum per Section 9-106(J)(4)(b) for two tenants.

Planning Commission Action

Per Section 11-607(D) and the nature of the request, this application would require a meeting before the PC and does not require public notification. The PC maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 - Sign Application- Original and Revised Color Illustrations

Attachment 2 – Location Street View

Attachment 3 - Village of Hinsdale Zoning Map and Project Location



Applicant	Contractor
Name: Jim Krick Address: 1548 OGDEN Ave. City/Zip: Downers Grove Phone/Fax: (630) 515-1085/ E-Mail: info@signs nowdowners grove.com Contact Name: Jim	Name: Signs Now Address: 15 48 ObDEN Ave- City/Zip: Downers Grove Phone/Fax: 600 S15-10891 E-Mail: info@319ns170wdownersgrove.com Contact Name: Jim
ADDRESS OF SIGN LOCATION: 54 S. U ZONING DISTRICT: Please Select One Down SIGN TYPE: Please Select One Aluminum ILLUMINATION Please Select One NONC	ntown
Sign Information: Overall Size (Square Feet): 5.3 (15" x 5/" Overall Height from Grade: 20 Ft. Proposed Colors (Maximum of Three Colors): White ISLUE Creen	Site Information: Lot/Street Frontage:62
and agree to comply with all Village of Hinsdale Ordin	and the attached instruction sheet and state that it is correct nances.
	ate
FOR OFFICE USE ONLY – DO NOT WRITE BEIL Total square footage: $\frac{0}{x}$ \$4.00 =	
	dministrative Approval Date:



Applicant	Contractor	
Name: Jim Krick Address: 1548 OGDEN Ave. City/Zip: Downers Grove Phone/Fax: (630) 515-10851 E-Mail: info@ signs nowdowners grove.com Contact Name: Jim	Name: Signs Now Address: 1548 ObDEN Ave City/Zip: Downers Grove Phone/Fax: 620 515-10851 E-Mail: info@signs: now downers grove com Contact Name: Jim	
ADDRESS OF SIGN LOCATION: 54 S. We ZONING DISTRICT: Please Select One Downto SIGN TYPE: Please Select One Aluminum ILLUMINATION Please Select One NONC	-	
Sign Information: Overall Size (Square Feet): 12 th (36"x 48") Overall Height from Grade: Ft. Proposed Colors (Maximum of Three Colors): O White O Islue O Islue O Color	Site Information: Lot/Street Frontage: 62 Building/Tenant Frontage: 25 Existing Sign Information: Business Name: Einstein Bros Bagels Size of Sign: 6 Square Feet Business Name: Einstein Bros Bagels Size of Sign: Square Feet	
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. Signature of Applicant Date FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE Total square footage: Minimum \$75.00)		
Plan Commission Approval Date: Adm		

digitally printed / laminated / mounted to aluminum / installed on soffit

UXXE Organix

51" (wide)

54 S. Washington



Permanent Sign

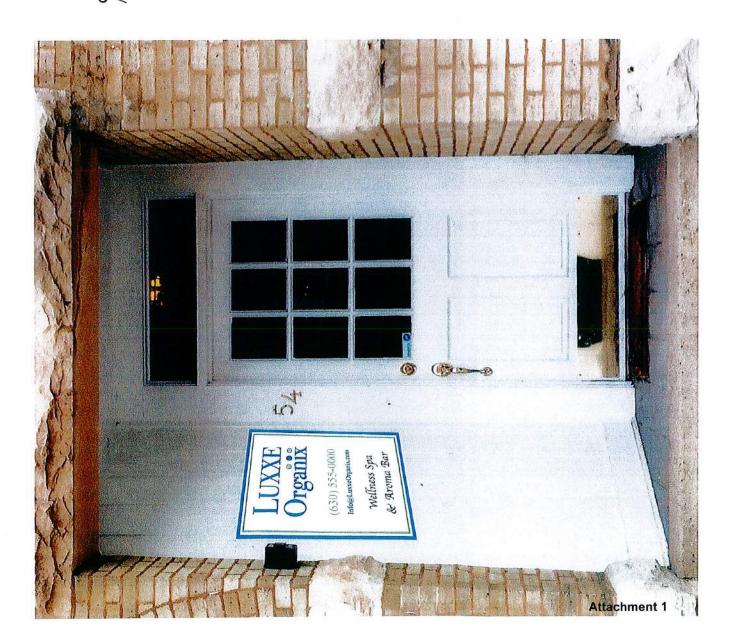
XXE Organix



digitally printed / laminated / mounted to aluminum substrate / installed to left of door



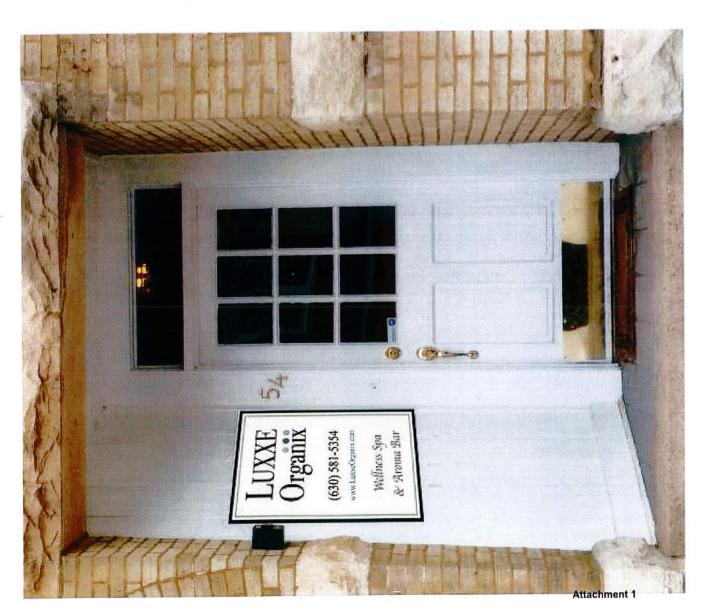
36" (wide)



digitally printed / laminated / mounted to aluminum substrate / installed to left of door



36" (wide)

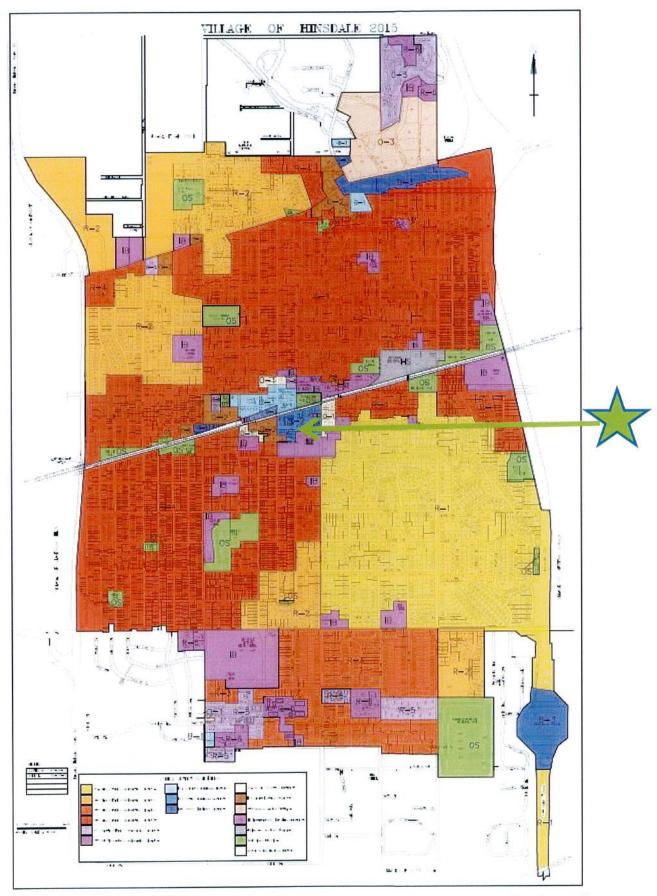


Attachment 2: Street View of Location from S. Washington and 1st Street



Attachment 3: Village of Hinsdale Zoning Map and Project Location





Memorandum

To:

Chairman Byrnes and Plan Commissioners

From:

Chan Yu, Village Planner

Cc:

Kathleen A. Gargano, Village Manager

Robert McGinnis, Director of Community Development/Building Commissioner

Date:

October 7, 2015

Re:

1 and 16 Grant Street – Evergreen Bank Group – 5 New Wall Signs Approval

BACKGROUND

Application

The Village of Hinsdale has received an application from Aurora Sign Company on behalf of Evergreen Bank Group, requesting approval to install three (3) new wall signs at 1 Grant Street and two (2) new wall signs at 16 Grant Street (Attachment 1). Both addresses are located in Grant Square near the corner of Vine St. and Chicago Ave., in the B-1 business district (Attachment 2).

Request and Analysis

The office building at 1 Grant St. has two floors, two separate entrances and a part of the commercial strip in Grant Square. The west building frontage faces the Grant Square parking lot and is 134' in length. Given the building frontage, the maximum gross surface area of the proposed signs is 100 SF. The first proposed wall sign is 40 SF (2'7" tall and 15'6" wide) and would be located at the north west corner entrance of the building. The second proposed wall sign is 18 SF (6' tall and 3' wide) and located at the second entrance (south from its NW corner entrance). Combined, the two signs total 58 SF.

The third proposed wall sign at 1 Grant St. is 40 SF (2'7" tall and 15'6" wide) and located on the opposite side of the building. The building frontage for the east wall is approximately 57 feet. Staff and the Village attorney reviewed the east building frontage, where a wall sign once existed, and agreed it is in an acceptable location in lieu of a potential sign on the north building face (abutting Chicago Ave., Attachment 3). The total sign surface area with the aforementioned other 2 signs is 98 SF.

Signs 4 and 5 are proposed at the Evergreen Bank 16 Grant St. location. It is a single-tenant standalone building located at the north west corner of the Grant Square parking lot (Attachment 2). Per the applicant, the two building frontages, which face S. Vine St. and Chicago Ave. are each 22' in length. Each proposed wall sign is 16.67 SF (1'8" tall and 10' wide) and below the 1 SF per foot of building width permitted ratio (22 SF). Combined, the two wall signs at 16 Grant St. total 33.34 SF; and the applicant did not reference any existing signage at the site.

Per the application, the proposed wall signs will be aluminum, acrylic and be internally illuminated by LED.

Planning Commission Action

Per Section 11-607D(2) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 – Sign Application

Attachment 2 – Site Map of 1 and 16 Grant Street

Attachment 3 - Building Frontage East vs. North View

Attachment 4 - Village of Hinsdale Zoning Map and Project Location



AURORASien CO.

ELECTRICAL DISCONNECT



SINGLE-FACED ILLUMINATED SIGN

FAGE TO BE ALUMINUM AND ACRYLIC. FACE TO BE ALUMINUM AND ACRYLIC. ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE. INTERNAL ILLUMINATION TO BE WHITE LEDS. 3M VINYL TO BE APPLIED TO FACES OF LETTERS AND LOGO.

SIGN TO BE UL LISTED

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SCALE - 1/2" = 1"





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		City/ State.	HINSDALE, IL	Rev 2:		

Colors

Rev 4: Rev 5:

EVERGREEN BANK GROUP 15 6 -, Z , Z-

AURORASIGN CO

ELECTRICAL DISCONNECT

SINGLE-FACED ILLUMINATED SIGN FABRICATE AND INSTALL SIGNS OF ALUMINUM AND ACRYLIC.

FACE TO BE ALUMINUM ROUTED FOR COPY AND BACKED WITH PUSH THRU ACRYLIC. ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE. 3M VINYL TO BE APPLIED TO FACES OF LETTERS AND LOGO. INTERNAL ILLUMINATION TO BE WHITE LEDS. SCALE - 1/2" = 1"

SIGN TO BE UL LISTED

ATTH ROLLED ALBUMBA FACE PARELS



INSTALLATION INSTRUCTIONS
CENTER ON FACADE OVER EXISTING SIGN.
CONNECT TO ELECTRICAL SERVICE

TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.





3 Dimg. 215342 Sheen Rev 1: Rev 2: 1 GRANT SQUARE HINSDALE, IL City/State: Address: EVERGREEN PRIVATE BANK

ocation Name:

1100 Route 34

Colors

Rev 4: Rev 5:

Rev 3:

Design Date: 7/24/15

IORA SIGN CD. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRA Aurora, Illinois 60503 630 898 5900 office 630 898 6091 fax



Applicant	Contractor
Name: Aurora Sign Company Address: 1100 Route 34 City/Zip: Aurora, IL 60503 Phone/Fax: (630) 898-5900 /630-898-6091 E-Mail: JKayer@aurorasign.com Contact Name: Jeanna Kayer	Name: Aurora Sign Company Address: 1100 Route 34 City/Zip: Aurora, IL 60503 Phone/Fax: (630) 898-5900 /630-898-6091 E-Mail: JKayer@aurorasign.com Contact Name: Jeanna Kayer
ADDRESS OF SIGN LOCATION: 1 Grant Squar ZONING DISTRICT: B-1 Community Business I SIGN TYPE: Wall Sign ILLUMINATION Internally Illuminated -	District
Sign Information: Overall Size (Square Feet): 39.99 (15.5 x 2.58) Overall Height from Grade: 24 Ft. Proposed Colors (Maximum of Three Colors): Green Gold White Drawing # 215342-1	Site Information: Lot/Street Frontage:n/a Building/Tenant Frontage:134' Existing Sign Information: Business Name:n/a Size of Sign:n/a Square Feet Business Name:n/a Size of Sign:n/a Square Feet
and agree to comply with all Village of Hinsdale Ordin Signature of Applicant Signature of Building Owner FOR OFFICE USE ONLY – DO NOT WRITE BEI Total square footage: x \$4.00 =	te LOW THIS LINE



Applicant	Contractor
Name: Aurora Sign Company Address: 1100 Route 34 City/Zip: Aurora, IL 60503 Phone/Fax: (630) 898-5900 /630-898-6091 E-Mail: JKayer@aurorasign.com Contact Name: Jeanna Kayer	Name: Aurora Sign Company Address: 1100 Route 34 City/Zip: Aurora, IL 60503 Phone/Fax: (630) 898-5900 /630-898-6091 E-Mail: JKayer@aurorasign.com Contact Name: Jeanna Kayer
ADDRESS OF SIGN LOCATION: 1 Grant Square ZONING DISTRICT: B-1 Community Business I SIGN TYPE: Wall Sign ILLUMINATION Internally Illuminated — Con	District
Sign Information: Overall Size (Square Feet): 39.99 (15.5 x 2.58) Overall Height from Grade: 24 Ft. Proposed Colors (Maximum of Three Colors): Green Gold White	Site Information: Lot/Street Frontage:n/a Building/Tenant Frontage:134' Existing Sign Information: Business Name:n/a Size of Sign:n/a Square Feet Business Name:n/a Size of Sign:n/a Square Feet
and agree to comply with all Village of Hinsdale Ordinal Signature of Applicant Da Signature of Building Owner Da FOR OFFICE USE ONLY – DO NOT WRITE BEL Total square footage: 0 x \$4.00 =	te LOW THIS LINE



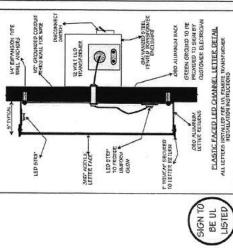
Applicant	Contractor
Name: Aurora Sign Company	Name: Aurora Sign Company
Address: 1100 Route 34	Address: 1100 Route 34
City/Zip: Aurora, IL 60503	City/Zip: Aurora, IL 60503
Phone/Fax: (630) 898-5900 /630-898-6091	Phone/Fax: (630) 898-5900 /630-898-6091
E-Mail: JKayer@aurorasign.com	E-Mail: JKayer@aurorasign.com
Contact Name: Jeanna Kayer	Contact Name: Jeanna Kayer
ADDRESS OF SIGN LOCATION: 1 Grant Squar	are
ZONING DISTRICT: B-1 Community Business I	s District
SIGN TYPE: Wall Sign	
ILLUMINATION Internally Illuminated - Conv	necting to existing electric only
Sign Information:	Site Information:
Overall Size (Square Feet): 18 (6.0 x 3.0	
Overall Height from Grade: 12 Ft.	Building/Tenant Frontage: 134
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
Green	Business Name:
e Gold	Size of Sign: Square Feet
€ White	Business Name:
Drawing #215342-2	Size of Sign: Square Feet
I hereby acknowledge that I have read this application and agree to comply with all Village of Hinsdale Ordin	n and the attached instruction sheet and state that it is correct inances.
	8/28/15
	Date
Signature of Building Owner Da	Date
Control Control (Street Control Contro	2
FOR OFFICE USE ONLY - DO NOT WRITE BEI	ELOW THIS LINE
Total square footage: $0 x $4.00 =$	= <u>0</u> (Minimum \$75.00)
Plan Commission Approval Date: Ac	Administrative Approval Date:

AURORASien co

ELECTRICAL DISCONNECT

-3.0"

@Aurora Sign Co., Inc 2015



SINGLE-FACED ILLUMINATED SIGN

FABRÎCATE AND INSTALL SIGNS OF ALUMINUM AND ACRYLIC. FACE TO BE WHITE ACRYLIC WITH COLOR APPLIED FIRST SURFACE. 3M VINYL TO BE APPLIED TO FACE OF LOGO.

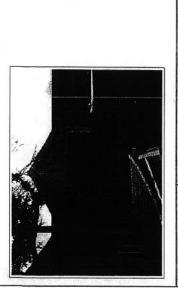
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE. TRIMCAP TO BE DARK GREEN, RETURNS TO BE DARK GREEN. INTERNAL ILLUMINATION TO BE WHITE LEDS.

SCALE - 1/2" = 1"



INSTALLATION INSTRUCTIONS CENTER ON FACADE AS SHOWN.

ALIGN 6" ABOVE BOTTOM OF FASCIA. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



2 Delign Date: 7/24/15 Drrsp 215342 Sheet Rev 1: 1 GRANT SQUARE

EVERGREEN PRIVATE BANK

1100 Route 34

Rer 3:

Autora, Illinois 60503
630 898 5900 office 630 898 5900 office 630 898 6091 fax

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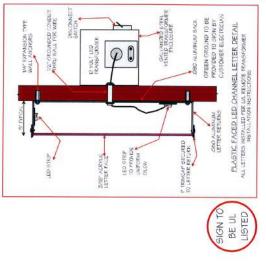
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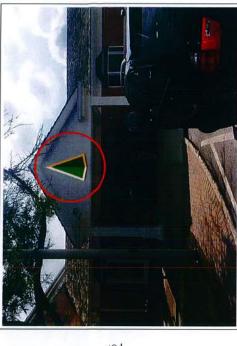


TRIMCAP TO BE DARK GREEN. RETURNS TO BE DARK GREEN. ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE. SINGLE-FACED ILLUMINATED SIGN FABRICATE AND INSTALL SIGNS OF ALUMINUM AND ACRYLIC. FACE TO BE WHITE ACRYLIC WITH COLOR APPLIED FIRST SURFACE. 3M VINYL TO BE APPLIED TO FACE OF LOGO. INTERNAL ILLUMINATION TO BE WHITE LEDS. SCALE - 1/2" = 1"



INSTALLATION INSTRUCTIONS

ALIGN 6" ABOVE BOTTOM OF FASCIA. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS CENTER ON FACADE AS SHOWN. PRIOR TO INSTALL.



-	EVERGREEN PRIVATE BANK	Address: 1 GRANT SQUARE	Drws 215342
	ation Name:	O'str./Great	Rev II
		HINSDALE, IL	Rev 2.

WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2009.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRA

Colors

Rev 4:

Design Date: 7/24/15

N



Applicant		ontractor
Name: Aurora Sign Company		me: Aurora Sign Company
Address: 1100 Route 34		dress: 1100 Route 34
City/Zip: Aurora, IL 60503	Cit	ty/Zip: Aurora, IL 60503
Phone/Fax: (630) 898-5900 /630-898-6091		one/Fax: (630) 898-5900 /630-898-6091
E-Mail: JKayer@aurorasign.com		Mail: JKayer@aurorasign.com
Contact Name: Jeanna Kayer	Con	ntact Name: Jeanna Kayer
ADDRESS OF SIGN LOCATION: 1 Grant Squa ZONING DISTRICT: B-1 Community Business SIGN TYPE: Wall Sign ILLUMINATION Internally Illuminated — Conv.	District	to existing electric only.
Sign Information:	Site	e Information:
Overall Size (Square Feet): 18.3 (1.83 x 10.0)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	/Street Frontage:
Overall Height from Grade: 12 Ft.	1 1	Iding/Tenant Frontage: 22'
Proposed Colors (Maximum of Three Colors):		sting Sign Information:
Green	Bus	siness Name:
⊘ Gold	Size	e of Sign: Square Feet
€ White	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	siness Name:
Drawing #215342-6	Size	e of Sign: Square Feet
See attached	te	28/15
Total square footage: 0 x \$4.00 =	0	(Minimum \$75.00)
		ve Approval Date:

STEEL ANGLE (ANDLIND SQIM SIDES) 4 BE UL LISTED EVERGREEN BANK \bigcirc -10.01-Œ © Aurora Sign Co., Inc 2015 -1.8.1-

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INSTALLATION INSTRUCTIONS CENTER ON FACADES AS SHOWN. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS

PRIOR TO INSTALL.



Autora, Illinois 60503

630 898 5900 office Location Name:

630 898 5900 office Location Name:

630 898 5900 office Location Name:

630 898 6091 fax

NOTE: THIS DRAWNING IS THE PROPERTY OF AUTORA SIGN CO. IT IS NOT TO BE REPRODUCED, DOPIED, OR EXHIBITED IN ANY FASHON WITHOUT WRITTEN CONSENT FROM AUTORA SIGN CO. CHARGES OF 6 Design Date: 7/24/15 Drup 215342 Sheet: Rev 1: 1 GRANT SQUARE EVERGREEN PRIYATE BANK 1100 Route 34

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EVERGREEN BANK GROUP 10.01 © Aurora Sign Co.,Inc 2015 11811

AUROPASIGN CO.

SIGN TO BE UL LISTED

WITH ROUTED ALIMINUM FACE PANELS

ELECTRICAL DISCONNECT

SINGLE-FACED ILLUMINATED SIGN - 2 REQUIRED

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CENTER ON FACADES AS SHOWN.
CONNECT TO ELECTRICAL SERVICE
TO BE PROVIDED BY OTHERS





GRANT SQUARE	IINSDALE, IL
Address	City/State:
Prepared For EVERGREEN PRIVATE BANK	Location Name:
1100 Route 34 Aurora, Illinois 60503	630 898 5900 office 630 898 6091 fax

Rev 5: ORA SIGN CO. CHA Rev 2: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED,

PRIOR TO INSTALL.

Rev 3: Rev 4:

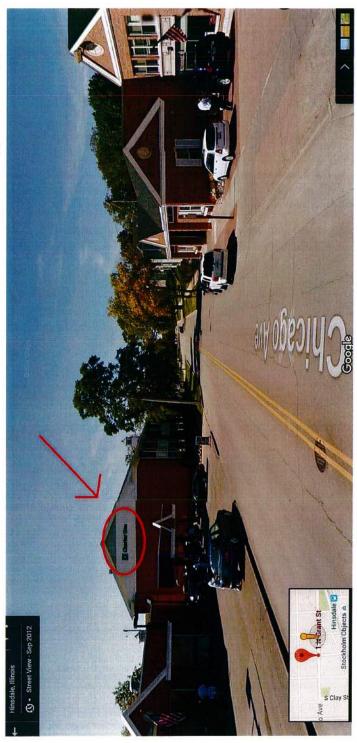
Design Date: 7/24/15

0

Drwg; 215342 Rev I:

Attachment 2: Site Map of 1 and 16 Grant Street

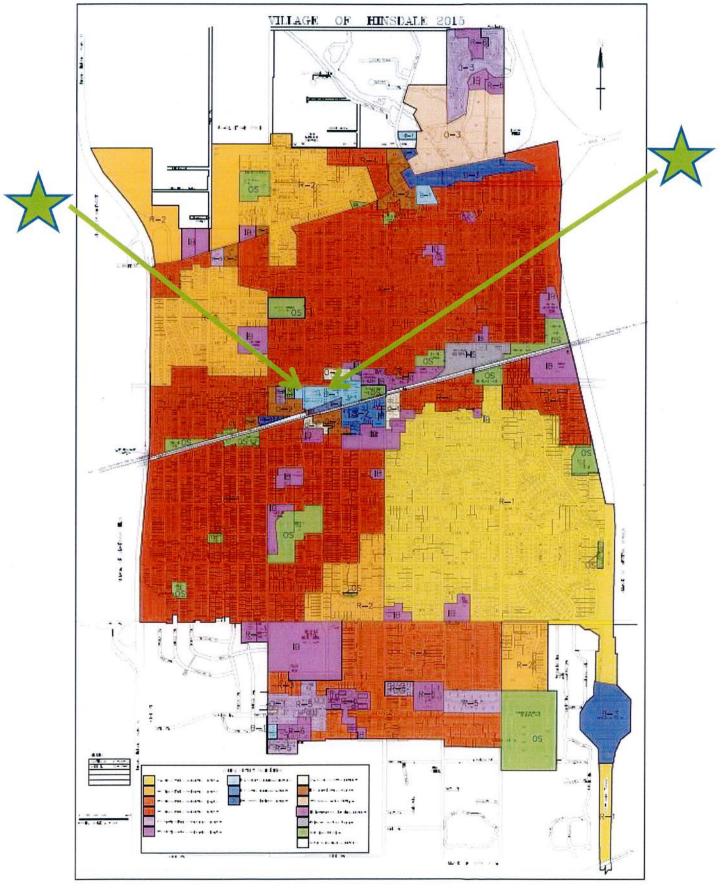






Attachment 4: Village of Hinsdale Zoning Map and Project Location





Memorandum

To:

Chairman Byrnes and Plan Commissioners

From:

Chan Yu, Village Planner

Cc:

Kathleen A. Gargano, Village Manager

Robert McGinnis, Director of Community Development/Building Commissioner

Date:

October 2, 2015

Re:

50 S. Washington Street - Exterior Appearance Review for Windows, Awning and Paint

BACKGROUND

Application

The Village has received an application from Lee Wisch, property owner of a 3-story commercial building at 50 S. Washington Street, requesting approval for exterior appearance review to replace four (4) existing windows, (1) existing awning and paint the façade a new color (Attachment 1).

Request and Analysis

The project site is located in the B-2 Central Business District and abuts the B-2 district to the north, south, east and west (Attachment 2 and 3). The 3-story brick building currently features white bay windows, matching green window shutters and awning, all on a red brick façade. The applicant is proposing to install new black windows, shutters and awning. The project also includes tuckpointing and painting the building façade from red to beige.

There are no proposed changes that affect the zoning bulk, space and yard requirements of Section 5-110. Thus, the application reflects only exterior appearance review. The proposed awning contains no text, and thus will not require a sign review application.

Process

Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance review based on the standards set forth in section 11-606 and subsection 11-605(E).

Attachments:

Attachment 1 – Exterior Appearance Application with Current and Proposed Exhibits

Attachment 2 - Street View of Neighboring Buildings

Attachment 3 - Zoning Map and Project Location



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION FOR BUSINESS DISTRICTS

I. GENERAL INFORMATION

Applicant

Name: Lee Wisel Address: 50.5 Descripto City/Zip: Hospale 2 Gotal Phone/Fax: 630. / 606-0980 E-Mail: LWisch @ Aol. Com	Name: Lee ce lead Address: R. & Ban 269 City/Zip: Linguage, \$4 60521 Phone/Fax: 636-8 /887-0980 E-Mail: LT Wisch @ Dol. Com
Others, if any, involved in the project (i.e. A	rchitect, Attorney, Engineer)
Name:	Name: Title: Address: City/Zip: Phone/Fax:/ E-Mail:
Disclosure of Village Personnel: (List the name of the Village with an interest in the owner of record, application, and the nature and extent of that interest) 1) 2) 3)	

Owner

II. SITE INFORMATION

Address of subject property: 50 S. Washington dos Brief description of proposed project: Part fucus , Wildows, Install New Awaling Sent General description or characteristics of the site: 3 stead multing uses Building passe anotherno Pased Existing zoning and land use: Business 3-1 Surrounding zoning and existing land uses: 8-1 South: North: B-1 West: East: Proposed zoning and land use: Same Existing square footage of property: 3840 ACTED 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

Special Use Permit 11-602E Special Use Requested:

Planned Development 11-603E

Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property:	565	Colon Della

The following table is based on the 3-1 Zoning District.

,	Minimur			Proposed/Existing Development
	Require B-1	B-2	B-3	W/W
Minimum Lat Area	6,250	2,500	6,250	V
Minimum Lot Area	125'	125'	125'	WW .
Minimum Lot Depth		Bane VAN	50'	A/20
Minimum Lot Width	50'	20'		N7M
Building Height	30'	30'	30'	450
Number of Stories	2	2	2	MA
Front Yard Setback	25'	0'	25'	Na
Corner Side Yard Setback	25'	0'	25'	NIA
Interior Side Yard Setback	10'	0,	10'	A/A
Rear Yard Setback	20'	20'	20'	NIW
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	Na
Maximum Total Building Coverage*	N/A	80%	N/A	NIA
Maximum Total Lot Coverage*	90%	100%	90%	NA
Parking Requirements				NA
Parking front yard setback				N/A
Parking corner side yard setback				u/a
Parking interior side yard setback		17.8	E E I	NIA
Parking rear yard setback				4/11
Loading Requirements				WA
Accessory Structure Information (height)	15'	15'	15'	N W

^{*} Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- 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:
 - Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 2. 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.
 - All existing and proposed surface and subsurface drainage and retention and detention facilities and 3. all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - Location, size, and arrangement of all outdoor signs and lighting. 4.
 - Location and height of fences or screen plantings and the type or kink of building materials or 5. plantings used for fencing or screening.
 - A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant 6.
 - A traffic study if required by the Village Manager or the Board or Commission hearing the application. 7.
- The Applicants shall make the property that is the subject of this application available for inspection by the Village C. at reasonable times;
- If any information provided in this application changes or becomes incomplete or inapplicable for any reason D. 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

) TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND ECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION N THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR
/
Signature of applicant or authorized agent
Name of applicant or authorized agent
Notary Public
E



Address of proposed request:

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN 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. 3. Description Survey Building 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. 3. Description Safety Commission, Zoning and Public Safety Commission and Public Saf
2. Materials. The quality of materials and their relationship to those in existing adjacent structures. Will bound & Bay Willows to Recomple Existing Doubtour Read Color Be Brick to Resemble Existing Cacades.
3. General design. The quality of the design in general and its relationship to the overall character of neighborhood. Existing Structure Built Leound 1978-80 Simbles Energy As offices in the

 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.

Existing Structure

Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

80' High Cons Son Assa - Existing

- 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 New Cocces Site + host wEN
- 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.
- 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 Existing Bulboing which it is visually related.
- 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.
- 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.
- 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. Sits with hestoring

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

Paint And Durking Lusanutry New Whomas

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.

NA- GOISING

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.

clear New Appropriate of A speake

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.

JUSTALLING BAGEONONE STOE AND PLEGULAR WINDOWS OUR SIDE PUT BELONCE IN THE FROM APPORTURE APPORTURE REVIEW CRITERIA - Site Plan Review With on all time look.

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

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

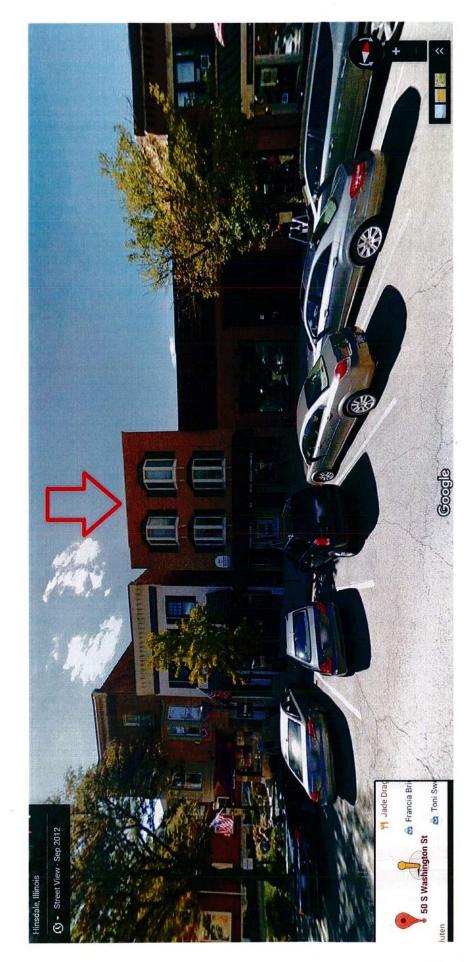
1.	The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
2.	The proposed site plan interferes with easements and rights-of-way.
3.	The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4.	The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5.	The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6.	The screening of the site does not provide adequate shielding from or for nearby uses.
7.	The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
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.
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.

- 10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
- 11. The proposed site plan does not provide for required public uses designated on the Official Map.
- 12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.



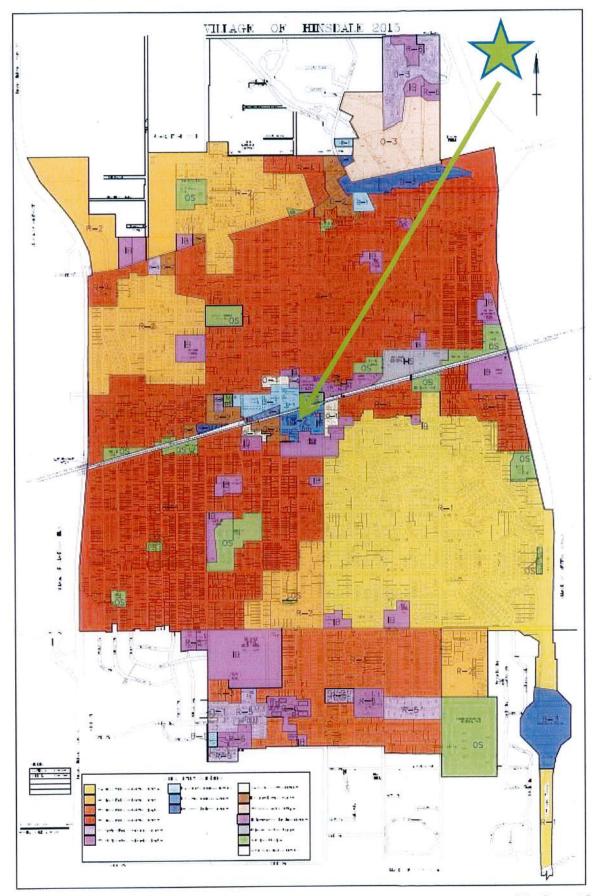


Street View of 50 S. Washington and Neighboring Buildings Attachment 2:



Attachment 3: Village of Hinsdale Zoning Map and Project Location





Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Chan Yu, Village Planner

Cc: Kathleen A. Gargano, Village Manager

Robert McGinnis, Director of Community Development/Building Commissioner

Date: October B, 2015

Re: 125 S. Vine Street - Major Adjustment to Planned Development for Vine Academy, a

Private K-12 School for up to 1B0 Students and 30 Teachers at Zion Lutheran Church

Referred to Plan Commission by the Board of Trustees 09.15.15

BACKGROUND

Application

The Village of Hinsdale has received a Major Adjustment application (Attachment 1) from Amanda Vogel of Vine Academy at 125 S. Vine St., requesting approval to offer a K-12 private school to Ordinance O2004-15 (Attachment 2), seeking approval for potentially having up to 180 students and 30 teachers.

On September 15, 2015, the Board of Trustees (BOT) moved the application forward for second reading to allow up to 20 additional students (70 total) and referred the application for up to an additional 130 students (180 total) and 30 teachers to the Plan Commission (PC) for review. The application for 20 additional students was approved at the October 7, 2015, BOT meeting.

The Board also requested staff to send a public notification to the residents in the area, in regards to the BOT and PC public meeting dates for consideration of up to an additional 20 and 130 students at Vine Academy, respectively (Attachment B). Thus far, the Village has not received any feedback from the residents.

Request and Analysis

The initial planned development ordinance included private school use. However, the school use lapsed having been discontinued for a period of over six (6) months. Thus, a special use permit to operate a private school on the subject property was reviewed and approved subject to a maximum enrollment of fifty (50) students on July 17, 2012, per Ordinance O2012-32 (Attachment 3). On November 20, 2012, the Board also approved a "Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service" during hours when the private school is not operating, per Ordinance O2012-53 (Attachment 4).

Per the applicant, the Zion Lutheran School building was originally built and used as a school with ten (10) full-sized classrooms, full gymnasium and several small offices, and historically, it once housed over 200 students (Attachment 1). To this end, the applicant is not proposing any construction, alterations or

renovations to the building. The proposed K-12 private school plans to utilize all ten (10) aforementioned classrooms with up to 18 students and one (1) to three (3) teachers per classroom. Given the maximum proposed enrollment figures, Vine Academy is seeking approval for potentially having up to 180 students and 30 teachers.

Per the off street parking requirements of Zoning Code Section 9-104 (J)(1)(e), elementary schools require 1 space for each 2 employees or 1 for each 15 students, whichever is greater. The Code for secondary schools requires 1 for each 5 students or 1 for each 3 persons of auditorium design capacity, whichever is greater, plus 1 for each employee. According to the applicant's enrollment goals, there will be 108 elementary school students (K-5) and 72 secondary school students (grades 6-12). For the elementary school parking requirements, 9 spaces are needed (for the employee/teachers), and 27 spaces are needed for the secondary school parking component, which combines to 36 required spaces for the proposed use (Attachment 5).

The applicant currently has a parking space agreement through the rental agreement with Zion Lutheran Church. The church has 74 parking spaces per the plat of survey (Attachment 1). Of note, on October 15, 2013, Ordinance O2013-27 was approved to rezone the two residential lots (201 and 205 S. Vine St.) shown on "Block 5" of the plat of survey (Attachment 6), and therefore excludes the 3 parking spaces on 205 S. Vine Street. According to the applicant, the rental agreement with the Church is negotiated annually.

The project site is located in an IB Institutional Buildings District and abuts the (O-1) Specialty Office District to the north, (R-4) Single Family Residential to the south, (O-1) and (R-4) to the east, and (R-4) to the west (Attachment 7).

Process

On September 15, 2015, the Board of Trustees (BOT) moved the application forward for second reading to allow up to 20 additional students (70 total) and referred the application for up to an additional 130 students (180 total) and 30 teachers to the PC for review as provided in Section 11-603(K)(2).

Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H).

Attachments:

- Attachment 1 Major Adjustment Application Request and Exhibits
- Attachment 2- Ordinance O2004-15 Approving a Map Amendment, Special Use Permits, Planned Development, Site Plans, and Exterior Appearance Plans for a Building Expansion Project
- Attachment 3 Ordinance O2012-32 Approving a Special Use Permit to Operate a Private Middle School at 125 S. Vine Street
- Attachment 4 Ordinance O2012-53 Approving a Major Adjustment to a Planned Development to allow a Music School and Tutoring Service at 125 S. Vine Street
- Attachment 5 Required Off Street Parking Matrix

Attachment 6 - Ordinance O2013-27 Approving the Rezoning of Properties Located at 201 and 205 S. Vine Street

Attachment 7 - Zoning Map and Project Location

Attachment 8 - Public Meeting Notice and Delivery Map



MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT COMMUNITY DEVELOPMENT DEPARTMENT

*Must be accompanied by completed Plan Commission Application

Addrese of proposed request: 125 S. Vine, Hinsdale IL., 60521

Proposed Planned Development request: Adapting the usage to include 160-180 K-12 students

Amendment to Adopting Ordinance Number: 02004-15, 0212-32

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, be ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustaes determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

This is attached on the next page.

The Zion Lutheran School building was originally built and used as a school, so by putting a school back into the building, we are maintaining the purpose of the original huilding. We are doing no construction, alterations, or renovations to the building. Our school keeps this building from sitting empty throughout the school hours and requires that the huilding be kept up to standards that are conducive to learning. A functional school is much more fitting with the character of this community than a mostly vacant huilding.

With ten full-sized classrooms, a full gymnasium, and a number of additional small offices, this huilding was designed to house a much larger school than we bave now. In fact, the Zion Lutheran School huilding once housed over 200 students for many years and was designed with public facilities in mind for at least this many students. As we grow, we hope to utilize all ten classrooms with up to 18 students and one to three teachers in each classroom. We would like to adjust our special use permit to encompass a school of up to 180 students in grades K-12.

Student Numbers:

We have four distinct programs in our school: primary is grades K-2, elementary is grades 3-5, middle school is grades 6-8, and high school is grades 9-12. We don't know exactly what numbers of students we'll have in our programs over time, but our current goals for enrollment in the next five years look like this:

- K-2: 48-54 students
- 3-5: 48-54 students
- 6-8: 48-54 students
- 9-12: 12-18 students
- Total: 162-180 students

Space Usage:

As far as the space itself goes, here's how we envision using the space if we grow to those numbers in this location. These classrooms could hold significantly more students, but we like to keep our numbers on the small side with our customized model.

- 3rd floor, room 1: 12 students
- 3rd floor, room 2: 18 students
- 3rd floor, room 3: 12 students
- 3rd floor, room 4: 18 students
- 3rd floor, room 5: 12 students
- 3rd floor, room 6: 18 students
- 3rd floor, room 7: 18 students
- 3rd floor, "library" area: 6 students
- 1st floor, memorial room: 12 students
- 2nd floor, old library: 18 students
- 2nd floor, old primary room: 18 students
- gym: 18 students

We do not see getting to these numbers soon, but we'd like to have the option to grow to them in the next three to five years.

Traffic Congestion:

To minimize congestion during drop off and pick up times, we have already made sure that our times do not overlap with the pre-school across the street. Our morning drop off times are prior to the start of the pre-school and our afternoon dismissals are long after the pre-school. The one-way street also helps ensure the safety of our students.

As we grow, we also want to make sure there is minimal congestion on Vine during drop off and pick up. Starting in the 2016-2017 school year, we have a plan laid out to stagger our drop off and pick up times in three different groups at ten minute intervals to minimize any potential traffic concerns. Our primary, elementary, and middle school programs would have separate drop off times at 7:50, 8:00, and 8:10 and separate pick up times at 3:20, 3:50, and 4:00.

Parking:

We currently have more than adequate parking for our staff and a few visitors, using just the parking lot adjacent to our building and the spots in front of our building. As we grow, though, we may have as many as 20-25 staff members. The adjacent lot has space for 7 vehicles and the parking spots in front of the school have space for 9 vehicles. These are not used hy pre-school programs. That takes care of space for ahout 14 staff members and a couple of visitors.

For the remaining 6-10 staff members, we will make arrangements with Zion Church to use dedicated spaces in their parking lot as part of our space-sharing agreement. We do not want our staff parking on the street. The pre-school program does not fill the Zion Church lot during the school week, and services in the church are limited to a few Wednesdays in December and Lent.

Benefit to the Community:

We helieve that our school has heen and will continue to he a benefit to the Hinsdale community. Our school provides an alternate education option for students who need a customized education in a small group setting. We have found that we can meet the needs of many types of students, including students who suffer from anxiety, twice exceptional students, or even very shy students, in ways that a traditional setting cannot. To the hest of our knowledge, there is no other school in the area that provides the same type of customized, rigorous, and intimate learning. While we do not compete directly with any schools in the area, we aim to provide an excellent education to students whose needs are not currently being met hy a traditional education.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name: Vine Academy (Amanda Vogel) Address: 317 Clover Aidge Dr. City/Zip: Lockport, IL GOHHI Phone/Fax: (630) 433-5916 x 5 E-Mail: amanda @ Vineacademy hinsdole.org	Name: Zion Lutheran Church Address: 204 S. Grant St. City/Zip: Hinsdale, IL 60521 Phone/Fax: 630) 323-0384 E-Mail: info @ Zionhinsdale.org
Others, If any, involved in the project (i.e. Ard	hitect, Attorney, Engineer)
Name: Keith Larson	Name:
Title: Orchitect	Title:
Address: 701 N. York Act	Address:
City/Zip: Hinsdale, IL G0521	City/Zip:
Phone/Fax: (630) 476-2418	Phone/Fax: () /
	•
E-Mail: heith lanson 007@gmail.com	IJ-Mail:
Disclosure of Viliage Personnel: (List the name, as of the Village with an interest in the owner of record, the application, and the nature and extent of that interest) 1)	ddress and Village position of any officer or employee Applicant or the property that is the subject of this
3)	

II. SITE INFORMATION

Address of subject property: 125 S. Vine, Hins dale, TL GOSD Property identification number (P.I.N. or tax number): 09 12 110 006 Brief description of proposed project: 09 12 110 015 To utilize the former Zion Lutheran School building for a
Private K-12 school. General description or characteristics of the site: The former Zion Lutheran School, including all classrooms, offices, and the gymnasium
Existing zoning and land use: <u>IB</u> Surrounding zoning and existing land uses:
North: O-1, office South: IB, Institutional Building East: O-1, office West: A-4, Single Family Proposed zoning and land use: Same

Pie: star	ase mark the approval(a) you are seeking and idarda for each approval requested:	i atta	ach all applicable applicatione and
	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
52	Special Use Permit 11-602E Special Use Requested: K-12 private School		Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 125 S. Vine St. Hinsdale, IL

The following table is based on the $\underline{\mathcal{IB}}$ Zoning District.

	Minimum Code	Proposed/Existing
	Requirements	Development
Minimum Lot Area	() a	101,849'
	80,000'	883.51
Minimum Lot Depth	<u> 250'</u>	250'
Minimum Lot Width	200	40'
Building Height	40'	2
Number of Stories	<u> </u>	
Front Yard Setback	35'	EXIST 28'
Corner Side Yard Setback	<u>35'</u>	EXIST 20'
Interior Side Yard Setback	<u> </u>	EXIST 7.41
Rear Yard Setback	<u> </u>	EXIST 38' or aid
Maximum Floor Area Ratio (F.A.R.)*	. 5	.49 Cte Grant St.
Maximum Total Building Coverage*	N/A	EXIST COVER 25, 638 (25)
Maximum Total Lot Coverage*	N/A	33599 (GKIST COVEK) (33
Parking Requirements	Church - 50 Childhood center - 7 School - 3 TOTAL= (00	Church Center 378 Childhood center spots School fotal
Parking front yard setback	35 '	140'
Parking corner side yard setback	35 '	o'
Parking interior side yard setback	251	6'
Parking rear yard setback	a5 '	39'
Loading Requirements		
Accessory Structure	nla	2 garageo, Geestanding

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: The setbacks not in compliance are from

Attachment 1

VILLAGE OF HINSDALE

ORDINANCE NO. 02004-15

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

WHEREAS, Zion Lutheran Church, LLC (the "Applicant") is the legal title owner of several parcels of property totaling approximately 2.34 acres in area and commonly known as 116 Sonth Grant Street, 204 South Grant Street, 208 South Grant Street, 212 South Grant Street, 125 South Vine Street, 201 South Vine Street, 205 South Vine Street, and 209 South Vine Street (the "Subject Property"), which Subject Property is legally described on Exhibit A attached to and made a part of this Ordinance by this reference; and

WHEREAS, the Subject Property is improved with four single family detached dwellings, a membership organization building, and a private school; and

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

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

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

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



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

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

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

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

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

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

Section 2. Approval of Zoning Map Amendment. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-601 of the Hinsdale Zoning Code, hereby amends the Hinsdale Zoning Map to reclassify the portions of the Subject Property commonly known as 116 South Grant, 208 South Grant, 212 South Grant and 209 South Vine into the IB Institutional Buildings District.

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

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

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

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

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

A. Minimum Yards and Setbacks.

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

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

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

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

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

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

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

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

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

1991

Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 6th day of April 2004.

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

NAYS: NONE

ABSENT: NONE

APPROVED this 6th day of April

2004.

George L. Faulstick, Jr., Village President

ATTEST:

Village Clerk

#1783434_v1

Attachment 2

-6-

EXHIBIT A LEGAL DESCRIPTION

116 South Grant Street: LOTS 10 AND 13 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

204 South Grant Street: LOT 1 IN BLOCK 5 IN J1 CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

208 South Grant Street: LOT 4 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

212 South Grant Street: LOT 5 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

125 South Vine Street: LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

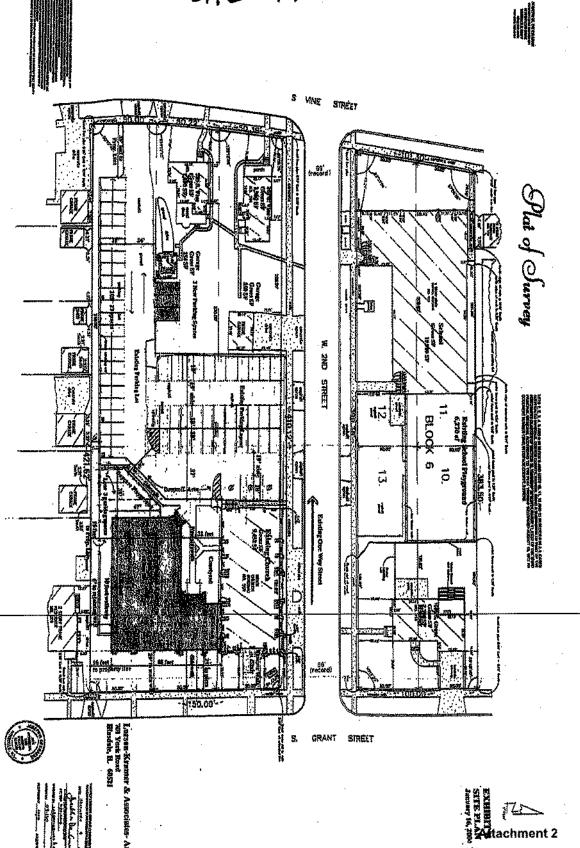


201 South Vine Street: LOT 2 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1372 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

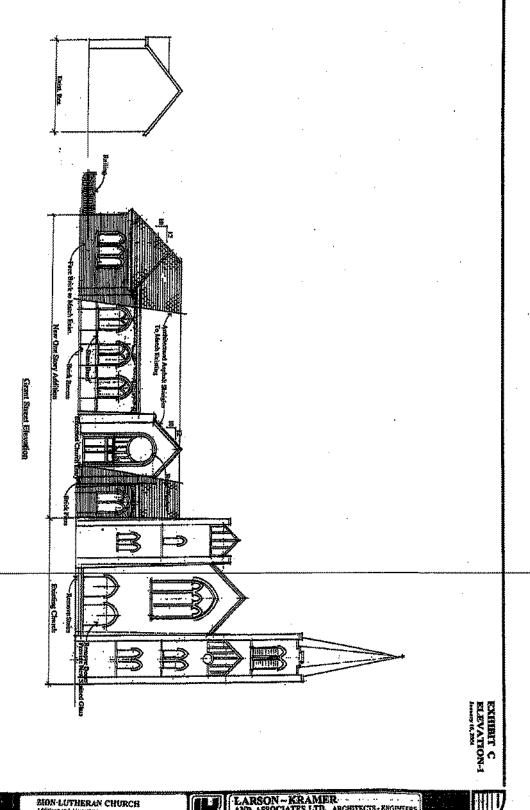
205 South Vine Street: LOT 3 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1372 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

209 South Vine Street: LOT 6 IN BLOCK 5 IN JI. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

Exhibit B Detailed Plan Site Plan



Exterior Elevations



Attackment 2

Exhibit C "2" Exterior Elevations W

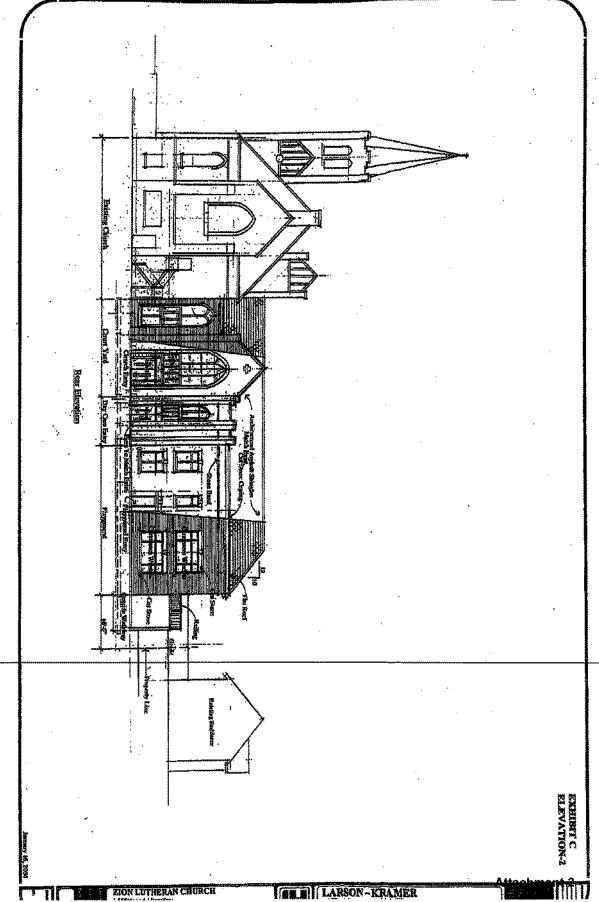
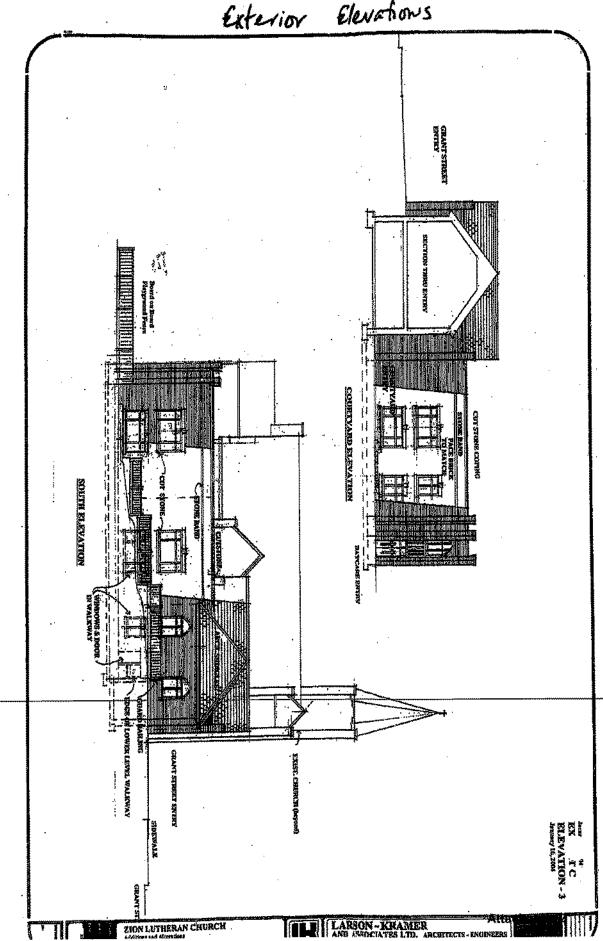


Exhibit C '3"
Exterior Elevations



VILLAGE OF HINSDALE

ORDINANCE NO. 02012-32

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

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

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

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

whereas, the opplication has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as omended; and

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

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

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

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

<u>Section 1</u>: <u>incorporation</u>. The foregoing recitols are incorporated into this Section 1 by reference as findings of the President and Board of Trustees;

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

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

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

<u>Section 5</u>: <u>Effective Date</u>. This Ordinance sholl be in full force and effect from and after its passage, approval, and publication in pamphlet form in the monner provided by law.

PASSED this 17th day of July 2012.	
AYES: Trustees Angelo, Geoga, LaPlaca, Saigh	;
NAYS: None	
ABSENT: Trustees Elder and Haarlow	
APPROVED by me this	
ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:	
Her Del. By: Director Its: Alyssa De Clesar!	
Date: Ouly 17, 2012	

EXHIBIT A

LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3B NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS

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

HINSDALE PLAN COMMISION

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

DATE OF PLAN COMMISSION REVIEW:

Jane 13, 2012

DATE OF ENVIRONMENT & PUBLIC SERVICES REVIEW:

June 25, 2012

FINDINGS AND RECOMMENDATION

1. FINDINGS

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

11. RECOMMENDATION

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

THE HINSDALE PLAN COMMISSION

Chairm

Chairman

Dated this $\frac{1/\sqrt{\hbar}}{2}$ day of $\frac{\sqrt{3}\sqrt{3}}{2}$, 2012.

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VILLAGE OF HINSDALE

ORDINANCE NO. 02012-53

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

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

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

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

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

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

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

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

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

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

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

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the Board of Trustees.

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

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

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

SECTION 5: Effective Date. This Ordinance shall be in full force and effect from and after its possage, appraval, and publication in pomphlet form in the manner pravided by law.

	PASSED this 20th day of November 2012.
	AYES: Trustees Elder, Angelo, Geoga, LaPlaca, Saigh
	NAYS: None
	ABSENT: Trustee Haarlow
The special state of the speci	Constitution of the state of th
	Christine M. Bruton, Village Clerk

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

Ву:

Its: Parcant

Bearn Chairna

Date: Navange 21 2012

EXHIBIT A

LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS

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

EXHIBIT B

FINDINGS OF FACT (ATTACHED)

HINSDALE PLAN COMMISION

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

DATE OF PLAN COMMISSION REVIEW:

October 10, 2012

DATE OF ZONING & PUBLIC SAFETY REVIEW:

October 22, 2012

FINDINGS AND RECOMMENDATION

I. FINDINGS

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

II. RECOMMENDATION

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

THE	HINSDALE PLAN COM	IMISSION	
Ву: _	NABy mer	nan	·····
Dated	this 142 day of	Nov.	, 2012.

Attachment 5 - Required Off Street Parking Matrix

Section 9-104(J)(1)(e.)	Parking Requirements	Notes	
	1 for each 2 employees OR 1 for each 15 students, whichever is greater. (Bold is greater)	108 Elementary Students is a potential for 18 teachers. 18 teachers means 9 spaces needed. (108 students/15 = est. 8 spaces)	
Elementary School (108 Students)	9 Spaces OR 8 Spaces		
	1 for each 5 students or 1 for each 3 persons of auditorium design capacity, whichever is greater, plus 1 for each employee.	Proposed Site does not include a typical secondary school auditorium. The existing "gym" is proposed to have 18 students max. Thus, 1 space:15 students ratio was used.	
Secondary School (72 Students)	27 Spaces	15 Spaces plus 12 staff Spaces	
Total Required	36 Spaces		

VILLAGE OF HINSDALE

ORDINANCE NO. 02013-27

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF HINSDALE RELATIVE TO THE REZONING OF PROPERTIES LOCATED AT 201 AND 205 S. VINE STREET

WHEREAS, an application (the "Application") to amend the Official Zoning Map of the Village of Hinsdale by changing the zoning of properties located at 201 and 205 S. Vina Street from IB Institutional Buildings Zoning District to R-4 Single Family Residential Zoning District (the "Proposed Mep Amendments") has been filed with the Village by Zion Lutheran Church (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code; and

WHEREAS, the Application was referred to the Plan Commission of the Village for consideration and a hearing, and has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, tha properties to be rezoned through the Proposed Map Amandments (the "Subject Properties") are generally described as the two long-existing residential lots located at 201 and 205 S. Vine Street, with the exception of the rear seventy (70) feet of 205 S. Vine, which has been subdivided pursuant to a Plat of Subdivision separately approved by the Village (the "Subdivision"). The Subject Properties are legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Subject Properties are currently part of a Planned Development originally approved in 2004 by Ordinance No. 2004-15, and are being removed from the Planned Development concurrent with this rezoning, pursuant to an Ordinance Approving a Major Adjustment to the Planned Development previously approved by the Board of Trustees that was conditioned on approval of this Rezoning and of the Subdivision; and

WHEREAS, on September 11, 2013, the Plan Commission hald a public hearing on the Application pursuent to notice thereof properly published in *The Hinsdalean*, and, efter considering all of the testimony end evidence presented at the public hearing, the Plan Commission recommended approval of the Proposed Map Amendments by a vote of 6 in favor, 0 against and 1 absent, all as set forth in the Plen Commission's Findings and Recommendation for Plan Commission Case No. A-22-2013 ("Findings and Recommendation"), a copy of which is atteched hereto es **Exhibit B** and made a part hereof; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on September 23, 2013, considered the Application and the Findings end Recommendation of the Plan Commission end mede its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and ell of the facts and circumstances affecting the Application.

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

<u>Section 1</u>: <u>Incorporation</u>. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Sefety Committee and other matters properly before it, edopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Map Amendments are demanded by and required for the public good.

Section 3: Map Amendments. Pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) and the Hinsdale Zoning Code, the President and Board of Trustees of the Village of Hinsdale approve the Proposed Map Amendments, and the Official Zoning Map of the Village of Hinsdale, DuPage and Cook Counties, Illinois, as amended, is further amended by changing the zoning clessification of the Subject Properties described in Exhibit A from IB Institutional Buildings Zoning District to R-4 Single-Family Residential Zoning District.

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

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

ADOPTED this _	15th day of October 2013, pursuant to a roll
call vote as follow	/s:
AYES:	Trustees Angelo, Baarlow, Hughes, LaPlaca, Saigh
NAYS:	None
ABSENT:	Trustee Elder
,	
APPROVE	D by me this 15th day of October, 2013, and
	Village Clerk this same day.
attented to by the	A series of the series way.
A Million	
Or .	from Chil
Se CANIZED OF	Thomas K. Cauley, Jr., Village President
\$.013	
101	
TITEST:	
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Christine M. Bruto	in, Village Cierk

EXHIBIT A

DESCRIPTION OF PROPERTIES BEING REZONED

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

LOT 3 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TWONSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As:

201 and 205 S. Vine Street, Hinsdale, Illinois.

P.I.N.s: 09-12-111-001 & -003

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION (ATTACHED)

HINSDALE PLAN COMMISION

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

- 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.
- On July 16th, 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.

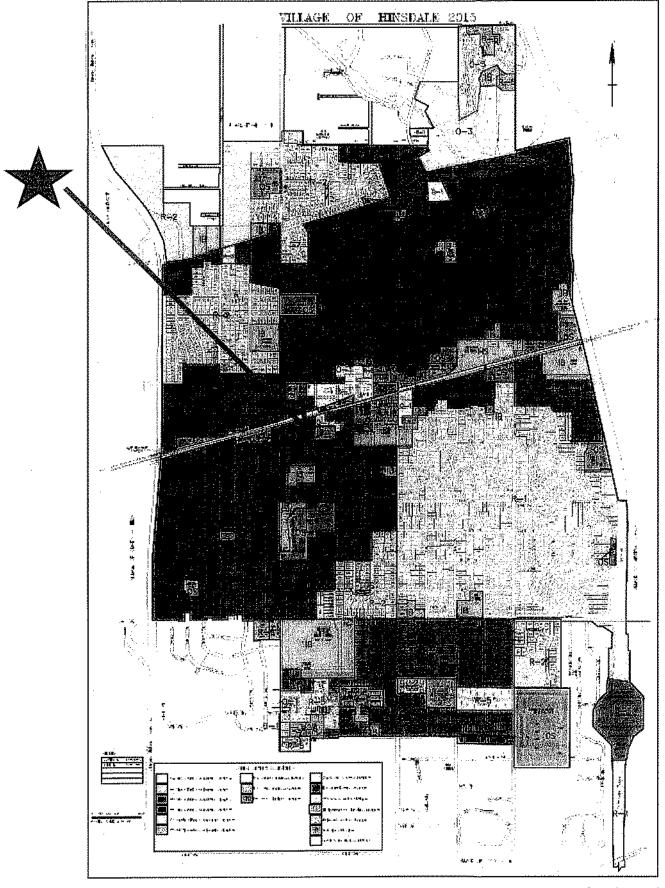
II. RECOMMENDATION

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 I	HINSDA Chair	ALE PLAN COMMISS	BION	
Dated	-		Oct	, 2013.

Attachment 7: Village of Hinsdale Zoning Map and Project Location







VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

www.villageofhinsdale.org

September 30, 2015

Public Meeting Notice - Oct. 7, Board of Trustees and Oct. 14, Plan Commission

125 S. Vine St. - Zion Lutheran School Building Utilization for Additional Students

Dear Resident,

Per the request of the Board of Trustees, the Village of Hinsdale is formally notifying the residences near the Zion Lutheran school building at 125 S. Vine Street, in regards to the Wednesday October 7th, Board of Trustees (BOT) public meeting and the Wednesday October 14th, Plan Commission (PC) public meeting to consider an application for the use of the school building. The BOT public meeting will begin at 6:00 PM and the PC public meeting will begin at 7:30 PM in the Memorial Hall of the Memorial Building (19 E. Hinsdale Ave.).

The applicant, Vine Academy (private K-12 school), is requesting to utilize all 10 existing classrooms at the Zion Lutheran School building for potentially up to 180 students and 30 teachers. Currently, Vine Academy is subject to a maximum student enrollment of fifty (50) students (per Ordinance O2012-32).

The applicant is not proposing any new construction, alterations or renovations to the building. The Zion Lutheran school building features ten (10) full-sized classrooms, a full gymnasium and offices. Vine Academy negotiates a lease for the school building and a parking agreement with Zion Lutheran Church annually.

The application will be on the BOT agenda (second reading) on **October 7**th for consideration of a proposal for 20 additional students to enroll at Vine Academy (70 total). The application will also be on the PC agenda on October 14th for consideration for 130 additional students (180 total) and up to 30 teachers.

You are welcome to voice any questions, comments and/or concerns to the BOT, PC and the applicant at both meetings.

Respectfully,

Chan Yu, Village Planner cyu@villageofhinsdale.org

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

Public Notice Delivery Map (Green Outline)

