

**DRAFT MINUTES  
VILLAGE OF HINSDALE  
ZONING AND PUBLIC SAFETY COMMITTEE MINUTES  
MONDAY, MARCH 28, 2011  
MEMORIAL HALL  
7:30 p.m.**

**Present:** Chairman Williams, Trustee Angelo, Trustee LaPlaca, Trustee Schultz

**Absent:** None

**Also Present:** Robert McGinnis, Community Development Director/Building Commissioner, Bradley Bloom, Chief of Police, Mike Kelly, Fire Chief

Trustee Williams called the meeting to order at 7:30 p.m.

**Minutes – February, 2011**

Trustee Angelo moved to approve the minutes for February 28, 2010 meeting. Trustee LaPlaca seconded. The motion passed unanimously.

**Monthly Reports – February 2011**

**Police Department**

Chief Bloom announced that the Police Department is preparing for the upcoming CALEA on-site inspection beginning April 2, 2011. The on-site inspection consist of a team of law enforcement practitioners spending 4 days here verifying compliance with over 446 law enforcement accreditation standards. Verification includes a file review, visual observations during ride-alongs with police staff and interaction with police stakeholders. A public hearing will be held on Monday, April 4, at 6:00 pm in Memorial Hall. Additionally, a call-in session will be held where the public can call the assessors and leave comments about the agency on the same Monday from 1-4 pm. Chief Bloom stated that he believes that his department is ready for this comprehensive review.

Chief Bloom stated that he recently attended a strategic national stockpile (SNS) table top exercise with members from both the police and fire departments. The drill conducted by the County Health department was done to introduce a new plan to distribute pharmaceuticals to the public during a mass inoculation. The SNS plan up to this point included local distribution using the High School. The new plan reduces the number of distribution sites using four districts and four distribution points throughout the county. Municipal resources would be shared amongst participating agencies under the district plan. Chief Bloom indicated that it was his opinion that based on the resources required to maintain our own distribution center and the proximity to Cook County that the district plan may be more advantageous for Hinsdale.

Chief Bloom summarized on-going discussions that he has been having with representatives from the Burlington Northern Santa Fe Railroad concerning signal issues that has caused the train crossing gates to be unnecessarily down for long periods of time.

Additionally, safety concerns were raised when police officers directed traffic around downed gates. Future meetings are scheduled to discuss these issues.

## **Fire Department**

Chief Kelly reported on a couple of fire incidents that highlighted the benefits of the shared service agreement with Clarendon Hills. One involved a fire alarm at 55<sup>th</sup> and Madison where Hinsdale crews were blocked at the train crossing for an extended period of time due to gate malfunctioning, and Clarendon Hills' crew was dispatched at the same time and arrived on the scene with no delay and was able to evaluate the situation. In another incident, Clarendon Hills and Hinsdale were dispatched for a house fire on the north east side of Clarendon Hills. Hinsdale's crew arrived just before the Clarendon Hills crew and was able to work in conjunction with the Clarendon Hills crew to extinguish the fire. Chief Kelly reported that this type of response was not possible before the consolidation to the same dispatch center and radio frequency.

## **Community Development**

Robert McGinnis reported that the hospital was moving along quickly and that they were on schedule to be substantially complete within the 18 month term of the permit issued.

## **Request for Board Action**

**Hamptons of Hinsdale- 2 Motions; A Resolution Approving and Authorizing the Execution and Attestation of a Transferee Assumption Agreement and; A Resolution Approving a Second Amendment to the Development Agreement Between the Village of Hinsdale and Inland Opportunity Hinsdale Hamptons L.L.C. for the Hamptons of Hinsdale Property**

David Howat of Inland Real Estate and Teresa Bateman of Next Generation Development introduced themselves and gave the Committee a brief history on the disposition of the property and their intentions to finish the project based on the prior approvals granted by the Village. There was discussion on the product being marketed, improvements already installed, the schedule for completion, and the amount of surety required by the Village. There were also questions on the marketability of the condos given the present market. Trustee LaPlaca told the applicant that this would likely come up at Village Board and to be prepared to discuss further.

Trustee Schultz motioned to recommend approval of a Resolution Approving and Authorizing the Execution and Attestation of a Transferee Assumption Agreement and; A Resolution Approving a Second Amendment to the Development Agreement Between the Village of Hinsdale and Inland Opportunity Hinsdale Hamptons L.L.C. for the Hamptons of Hinsdale Property. Trustee LaPlaca seconded. The motion passed unanimously.

**Recommend Adoption of an Ordinance Amending Title 9 (Building Regulations), Chapter 1 (Administrative Provisions), Section 4 (Permit Fees) Subsection B5 (Building Permit Fees), of the Village of Hinsdale Municipal Code.**

Trustee Schultz motioned to recommend approval of an Ordinance Amending Title 9 (Building Regulations), Chapter 1 (Administrative Provisions), Section 4 (Permit Fees) Subsection B5 (Building Permit Fees), of the Village of Hinsdale Municipal Code. Trustee Angelo seconded. The motion passed unanimously.

**Recommend Approving the Purchase of a Parking Fee Pay Box for the West Hinsdale Train Station in the Amount not to Exceed \$9,590 to Total Parking Solutions.**

Chief Bloom stated that staff reviews ways to best manage the use of our current parking inventory and regularly reviews parking usage around within the Village. As part of this review we observed that we have approximately 30 unused spaces at the West Hinsdale Depot. We also observed approximately 45 vehicles parked on Burlington in Clarendon Hills presumably to access the train at the West Hinsdale Depot.

These areas are controlled by permit parking. A comparison of the parking rates found that we are at \$280/\$310 (resident/non-resident) and Clarendon Hills is at \$180/\$220 (resident/non-resident) for six months (130 parking days less holidays). This calculates to a daily rate for Hinsdale of \$2.15/\$2.15 (resident/non-resident) and Clarendon Hills daily fee of \$1.38/\$1.69 (resident/non-resident).

Chief Bloom stated that we have two options to better utilize the available parking; the first is to lower our parking fees to be more competitive with Clarendon Hills. The second option is to install a Pay box and charge a daily rate using both a system of permits and fees as we do at the Highland Depot.

The cost of a pay box is \$9,590 including annual fees and maintenance. In summary, if some of the people parking in CH used the pay box for 30 open spaces per day x 260 parking days a year at \$3 per day equals \$23,400 annually. This is a net revenue year one of \$13,800 and year two and beyond revenues less expenses of approximately \$22,400. These figures do not include convenience fees generated from on-line fee payments. This would be a non-budgeted capital purchase.

Chief Bloom is recommending the purchase of a solar powered pay box from Total Parking Solutions that includes installation, 1<sup>st</sup> year of maintenance and web monitoring for \$9,590. The solar powered pay box we are recommending is less expensive than other pay boxes we have purchased, has reduced installation costs but only accepts credit cards and coins as opposed to currency. Additionally, adjusting the ordinance to allow for a daily fee of .25 cents per hour (consistent our other commuter lots) and restricting future permits in West Hinsdale to Village residents only.

Trustee Schultz motioned to recommend that the Village Board approve the purchase of a solar powered pay box, from Total Parking Solutions for \$9,590 and implement a parking

fee of .25 per hour and restrict future West Hinsdale Depot parking permits to Village residents. Seconded by Trustee LaPlaca. Motion carried unanimously.

**Recommendation to Approve the Purchase of a 2011 Chevy Tahoe 4 x 2 for \$26,242 Under the Terms of the Suburban Purchasing Cooperative to Currie Motors of Frankfort, Illinois.**

Chief Bloom stated that the Police Department recently learned that a patrol vehicle slated for replacement and included in the draft FY 11/12 budget is out of service and in need of a costly repair estimated at over \$3500. The repair cost would add little value to the vehicle beyond what we could sell the vehicle for at auction in "as is" condition. The vehicle in question is a 2008 Ford Expedition with 110K miles and is used by our supervisors on a 24/7 basis due to it being equipped specialized patrol and tactical equipment used for emergency responses that cannot be carried in the sedan type vehicles that comprises the remainder of our marked police patrol vehicle fleet.

Chief Bloom said that he is seeking approval to immediately replace this vehicle with a 2011 Chevy Tahoe SUV that is currently available in the dealer's inventory and under the terms of the Suburban Purchasing Cooperative. We are not paying any type of premium for this vehicle being immediately available for delivery.

Trustee Schultz motioned recommend that the Village Board approve the purchase of a 2011 Chevy Tahoe for \$26,242 from Currie Motors of Frankfort under the terms of the Suburban Purchasing Cooperative. Trustee Angelo seconded. The motion passed unanimously.

**Approve a Contract Renewal for the Prosecution of Local Ordinance Offenses to Ms. Linda Pieczynski.**

Chief Bloom stated that the current contract with Linda Pieczynski, Village Prosecutor of our field court cases, will expire on May 31, 2011. Ms. Pieczynski has worked under contract with the Village since 1984. Officers indicated that the consistency of prosecution and availability of Attorney Pieczynski has benefited the department greatly in the presentation of court cases. Chief Bloom stated that Ms. Pieczynski's rates have remained unchanged since 2008. Trustee Schultz motioned to recommend that the Village Board renew the contract of Attorney Linda Pieczynski. Trustee Angelo seconded. The motion passed unanimously.

**Adjournment**

With no further business to come before the Committee, Trustee Williams adjourned the meeting at 8:10 p.m.

Respectfully Submitted,



Robert McGinnis, MCP

Director of Community Development/Building Commissioner





**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

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

# **FIRE AND POLICE SERVICES MONTHLY REPORT**

## **March 2011**



## ***Hinsdale Fire Department Monthly Report March 2011***



### ***Emergency Response***

In March, the Hinsdale Fire Department responded to a total of 191 requests for assistance for a total of 632 responses this calendar year. There were 25 simultaneous responses and 3 train delays this month. The responses are divided into three (3) basic categories as follows:

<b><i>Type of Response</i></b>	<b><i>March 2011</i></b>	<b><i>% of Total</i></b>	<b><i>March 2010</i></b>
<b>Fire:</b> (Includes activated fire alarms, fire and reports of smoke)	<b>80</b>	<b>41.9%</b>	<b>51</b>
<b>Ambulance:</b> (Includes ambulance requests, vehicle accidents and patient assists)	<b>90</b>	<b>47.1%</b>	<b>95</b>
<b>Emergency:</b> (Includes calls for hazardous conditions, rescues, service calls and extrications)	<b>21</b>	<b>11%</b>	<b>38</b>
<b>Simultaneous:</b> (Responses while another call is on- going. Number is included in total)	<b>25</b>	<b>13.1%</b>	<b>40</b>
<b>Train Delay:</b> (Number is included in total)	<b>3</b>	<b>1.6%</b>	<b>3</b>
<b>Total:</b>	<b>191</b>	<b>100%</b>	<b>184</b>

### ***Year to Date Totals***

**Fire: 269      Ambulance: 270      Emergency: 93**

**2011 Total: 632**

**2010 Total: 553**

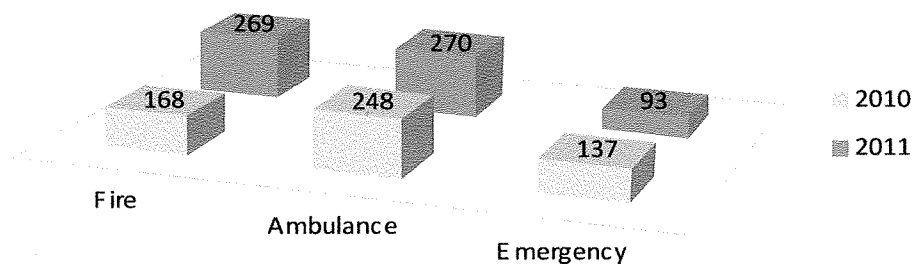


# *Hinsdale Fire Department Monthly Report March 2011*

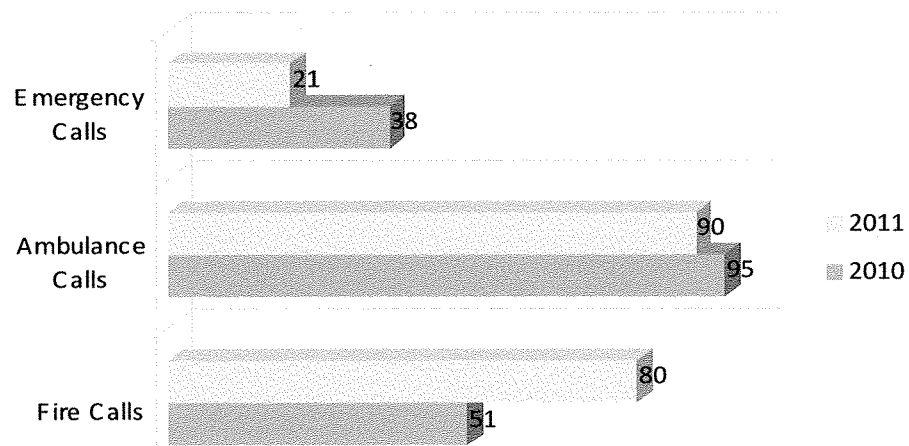


## *Emergency Response*

### Type of Responses Year to Date



### Total Calls for March



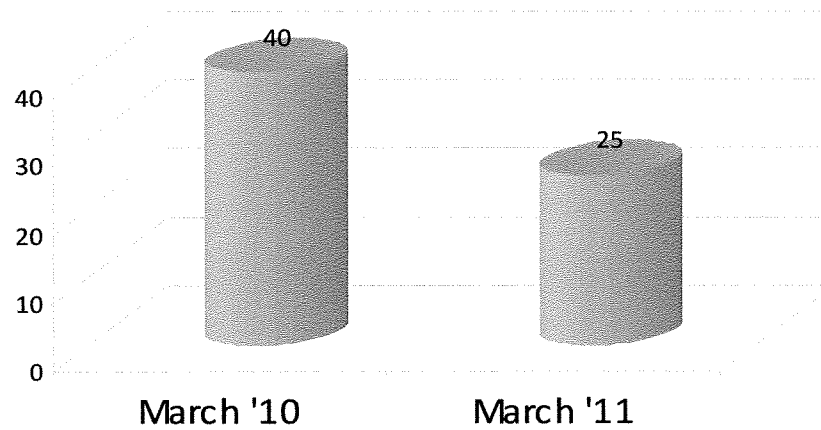


## ***Hinsdale Fire Department Monthly Report March 2011***

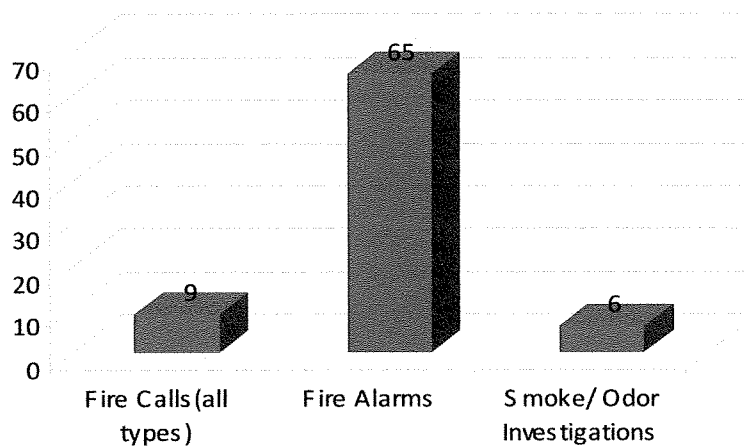


### ***Emergency Response***

#### **Simultaneous Calls**



#### **Distribution of Fire Related Calls**



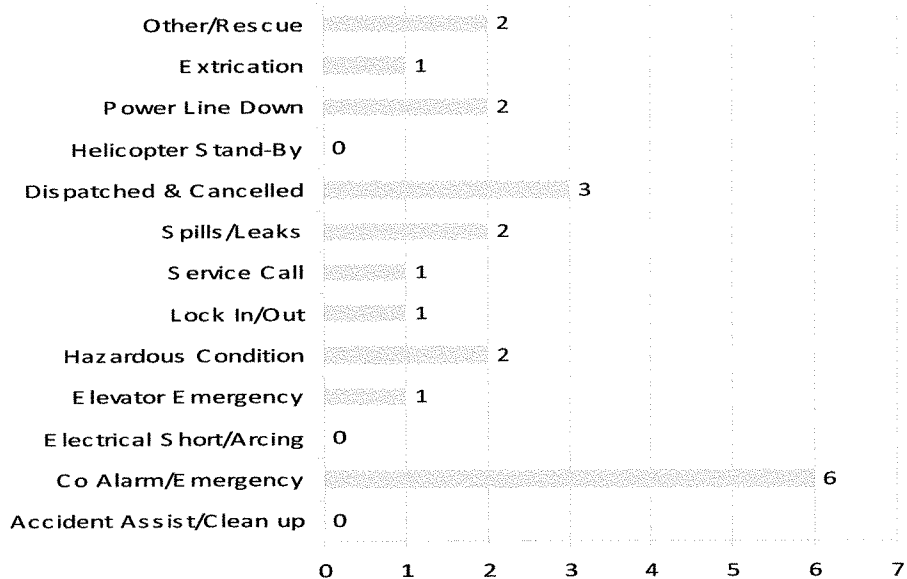


## *Hinsdale Fire Department Monthly Report March 2011*

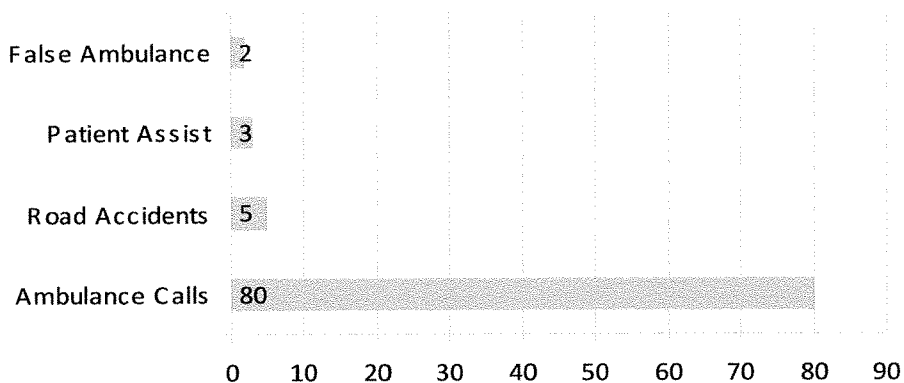


### *Emergency Response*

#### **Distribution of Emergency Related Calls**



#### **Distribution of EMS Related Calls**





## ***Hinsdale Fire Department Monthly Report March 2011***



### ***Incidents of Interest***

- On March 3rd, the Department responded with an engine to assist the Tri-State Fire Protection District for their house fire. Members assisted at the scene.
- On March 3rd, the Department assisted the LaGrange Park Fire Department with a fire investigator for their house fire.
- On March 5<sup>th</sup>, the Department assisted Clarendon Hills with an ambulance for their vehicle crash. Members transported one patient to Hinsdale Hospital
- On March 6<sup>th</sup>, the Department responded to the 500 Block of East Hickory for the report of smoke in the residence. Members investigated and found the cause to be a malfunctioning dishwasher. Members secured the equipment and removed smoke from the residence.
- On March 8<sup>th</sup>, the Department responded for the reported house fire in the 700 Block of South Washington. Members found a fire in the bathroom that was extinguished by the residents. Crews checked for any fire extension and removed smoke from the residence.
- On March 11<sup>th</sup>, the Department responded to the activated fire alarm at 5508 S. Madison. The cause of the activation was a small kitchen fire from cooking. The fire was extinguished and smoke cleared from the residence.
- On March 14<sup>th</sup>, the Department assisted the LaGrange Fire Department with an ambulance for their haz- mat incident. Members transported one person to LaGrange Hospital.
- On March 19th, the Department responded with an engine and a Chief to assist the Clarendon Hills Fire Department with their house fire in the 200 Block of Middaugh.



***Hinsdale Fire Department  
Monthly Report  
March 2011***



***Training/Events***

In March, the members of the Hinsdale Fire Department continued their scheduled fire and EMS training.

Training highlights for the month of March consisted of:

- Each shift conducted a multiple company drill in the hose tower which consisted of one crew being assigned as the initial entry crew and a second crew assigned to search and rescue. Communications was stressed during these evolutions.
- Members discussed the fire operations in strip mall type buildings such as Gateway Square and the tactics and strategies to follow in these buildings.
- Department paramedics completed the monthly continuing education from the Good Samaritan System on the special medical treatment of bariatric patients.
- Members reviewed the Department SOP's on hearing conservation, hydrant connections and various hose loads on the engines.
- The monthly EMT drill was conducted and covered pediatric emergencies.
- Shifts trained on a demolition house at 6<sup>th</sup> and Oak. The training focus was on rescue drills and ventilation using the ladder truck.



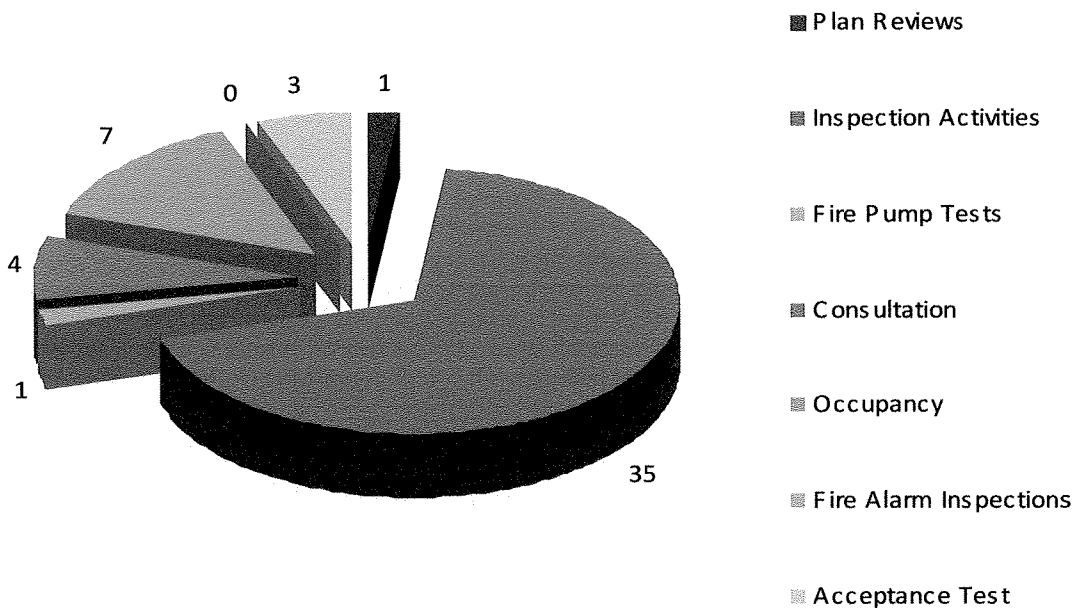
## ***Hinsdale Fire Department Monthly Report March 2011***



### ***Prevention Activities***

The fire prevention bureau is responsible for conducting a variety of activities designed to educate the public, to prevent fires and emergencies, and to better prepare the public in the event a fire or medical emergency occurs.

### **Prevention Activities in March**



### ***Fire Prevention/Safety Education:***

- A/C McElroy made a presentation to two classes at HCHS on career development
- A/C McElroy attended the monthly Safety and Crisis Committee meeting for District 181.
- On March 19<sup>th</sup>, the Department conducted a CPR class for the public.
- A/C McElroy met with representatives of HCHS to review their crisis plan
- A/C McElroy met with representatives of the Hinsdale Jr. Academy to review the preliminary draft of their crisis plan.





## ***Hinsdale Fire Department Monthly Report March 2011***



### ***The Survey Says...***

Each month, the department sends out surveys to those that we provide service to. These surveys are valuable in evaluating the quality of the service we provide and are an opportunity for improvement.

#### ***Customer Service Survey Feedback:***

We received 10 responses in the month of March with the following results:

***Were you satisfied with the response time of our personnel to your emergency?***

***Yes- 10/10***

***Was the quality of service received-***

***“Higher” than what I expected- 6/10***

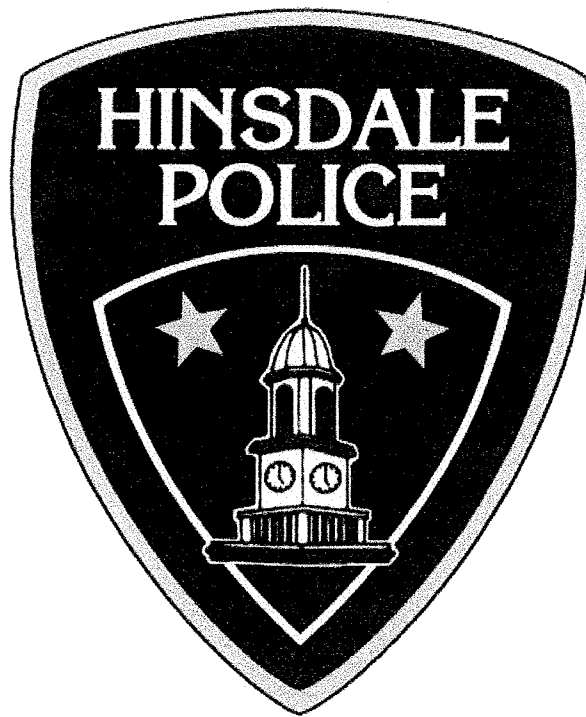
***“About” what I expected- 4/10***

#### ***Miscellaneous Comments:***

***“HFD has always taken good care of us when we needed your help. Words cannot describe our thanks and appreciation for all that you do but please know we are thankful.”***

***“Somehow we never received the 2 sheets of paper we gave to the paramedics of medicines patient was taking.”***

***“Super-pro!”***



# **POLICE SERVICES MONTHLY REPORT**

**March 2011**

# PRESENTATIONS

## MARCH 2011

### D.A.R.E. (DRUG ABUSE RESISTANCE EDUCATION)

March 1	3 classes	The Lane School
March 14, 21, 28	9 classes	St. Isaac Jogues
March 4, 11, 18, 25	16 classes	Monroe School
March 8,9,10,15,16,17	8 classes	Madison School
March 22, 23, 24	4 classes	Madison School
March 14, 21	6 classes	Oak School
March 25	1 class	Hinsdale Adventist Academy

A 13-week D.A.R.E. Program is presented in all fifth grade classrooms in Hinsdale Public Schools and in sixth grade classrooms in the Hinsdale Parochial Schools. Topics include making good decisions, consequences and alcohol, drug, tobacco awareness and resistance.

### V.E.G.A. (VIOLENCE EDUCATION GANG AWARENESS)

March 3, 10, 17, 24	20 classes	Hinsdale Middle School
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V.E.G.A. is a six lesson program presented in sixth grade classrooms in Hinsdale public schools and in seventh grade at Hinsdale Parochial schools. The program deals with problem solving without violence and avoiding gang activities.

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On March 2, 2011, Officers Coughlin and Rauhen attended the Use of Force training with other officers from the Investigation Division. The training was very worthwhile and realistic and put us in situations that we may encounter in the future. Officers used tasers, less lethal beanbag guns and simulation handguns in the training.

On March 7, 2011, Officer Coughlin attended the Region DARE III meeting at the Addison Police department. Topics covered were upcoming trainings, the annual Chief's brunch, fundraisers at Buffalo Wild Wings, community events and the State conference.

On March 9, 2011, Officers Coughlin and Rauhen attended the DJOA board meeting in Wheaton. Topics covered were the March meeting/training, upcoming trainings and board meetings, membership, website and topics for the fall conference training.

On March 11, 2011, Officer Coughlin attended the World War II Days at Hinsdale Middle School. Officer Coughlin checked the weapons to make sure that they were unloaded and safe before they were displayed for students at the school.

On March 12, 2011, Officers Coughlin and Rauhen taught the "Alive at 25" defensive driving course to students at the Oak Brook Police Department.

On March 15, 2011, Officer Coughlin taught the "Alive at 25" defensive driving course to a Driver's Education class at Hinsdale South High School.

On March 16, 2011, Officer Rauen taught the "Alive at 25" defensive driving course to a Driver's Education class at Hinsdale South High School.

On March 16, 2011, Officer Coughlin attended the District 181 Safety Committee Meeting at Clarendon Hills Police Department. Topics covered were Shelter in Place replies from Principals, After Hours Security at Schools, and Safety Day on April 16, 2011.

On March 17, 2011, Officer Rauen executed a search warrant on a resident who was suspected of trading/requesting child pornography. The search warrant was executed and multiple computers and electronic media were seized.

On March 18, 2011, Officer Coughlin taught the "Alive at 25" defensive driving course to a Driver's Education class at Hinsdale South High School.

On March 21, 2011, Officer Rauen was the bailiff for Peer Jury at Downers Grove Village Hall. Officer Rauen assisted with the program, directing parents, youth offenders, and jurors through the process.

On March 21, 2011, Officer Coughlin gave a station tour to a group of Cub Scouts. Officer Coughlin spoke to them about the role of a police officer, how to help your community, and then fingerprinted all scouts.

On March 22, 2011, Officer Rauen attended the Guidance Software Tech Forum for Computer Forensics. We discussed analyzing solid-state drives and how the new technology can affect our examinations.

On March 23, 2011, Officer Rauen had a meeting at the States Attorney's office to discuss a past Child Pornography case.

On March 23, 2011, Officer Coughlin met with a mom and her two high school kids at our station. Officer Coughlin spoke to them about shoplifting and thefts and what does and does not belong to them.

On March 25, 2011, Officer Rauen assisted an Aurora detective with a search warrant on a residence for suspected Distribution of Child Pornography. Officer Rauen assisted by examining the computers that were seized on scene. Officer Rauen discovered multiple videos of child pornography. The suspect was arrested and charged for his crimes.

On March 29, 2011, Officer Coughlin presented "Shots Fired" Violence in the work place presentation to the staff at Adventist Hospital. Officer Coughlin gave a few scenarios for the class to figure out and answered many questions.

On March 30, 2011, Officers Coughlin and Rauen attended the DJOA meeting at the Westmont Police Department. The topic was the "Step-Up" Program which is geared for juvenile domestic battery offenders. The class was taught by the Juvenile Probation Department.

On March 30, 2011, Officer Coughlin presented "Shots Fired" Violence in the Work Place presentation to the staff at The Wellness House. Officer Coughlin gave a few scenarios for the class to figure out and answered many questions. Officer Coughlin also gave a presentation on Personal Safety to the staff and answered many questions.

On March 31, 2011, Officer Rauen attended a gang meeting at Westmont PD. Local agencies discussed any contacts they may have had recently with known gang members.

On March 4, 11, 18, 25, 2011, Officers Coughlin and Rauen walked the Business District monitoring the behavior of middle school students. Officer Coughlin spoke with teens, shoppers, business owners and handled any incidents related to the students.

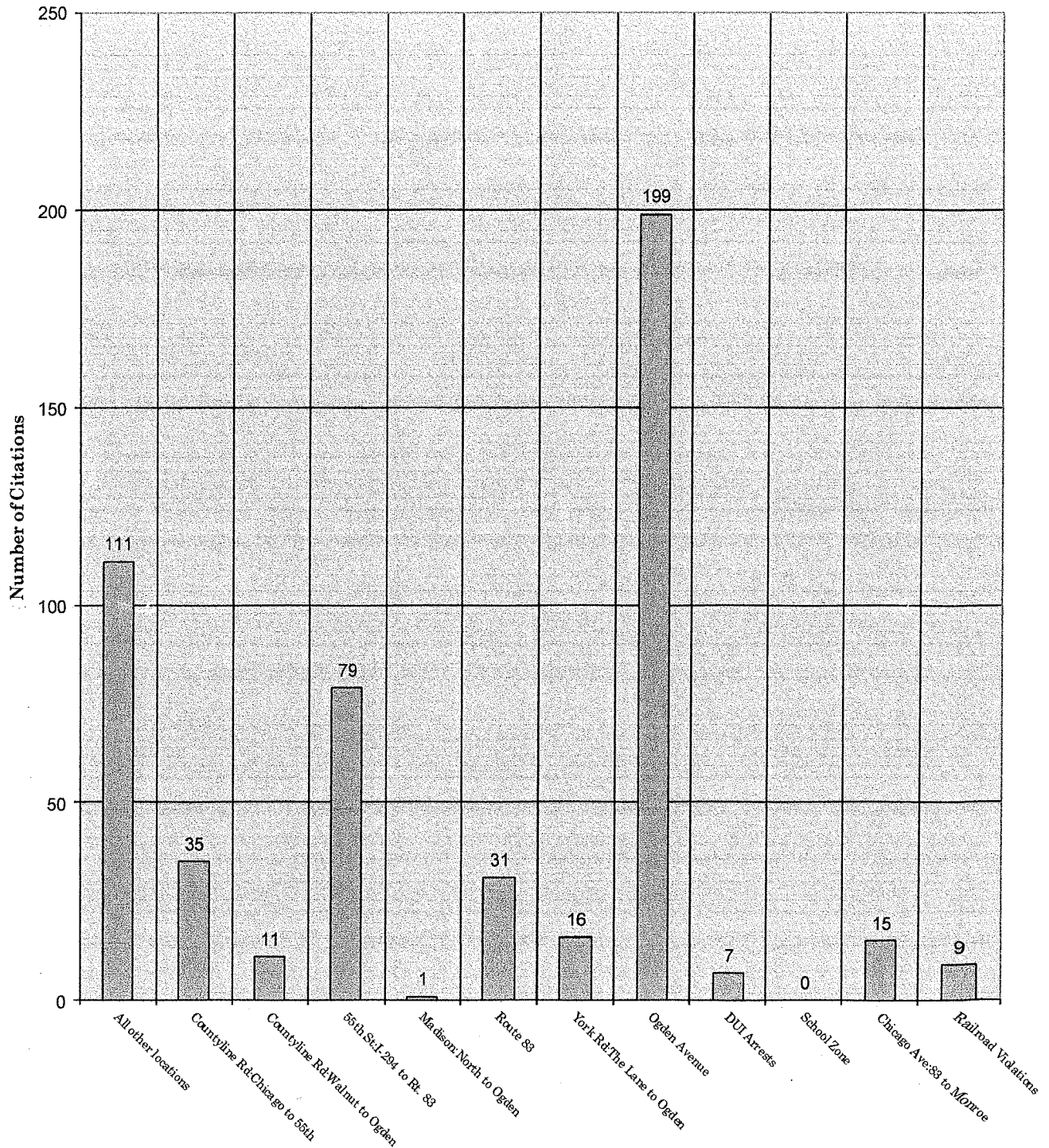
On March 3, 17, 18, 29, 30, 2011, Officer Coughlin supervised three high school students completing community service work.

Submitted by:

Officer Michael Coughlin  
*Crime Prevention/DARE/Juvenile*

Officer Joseph Rauen  
*Detective/Juvenile Officer*

Hinsdale Police Department  
**Selective Enforcement Citation Activity**  
 March 2011



# TRAFFIC ENFORCEMENT

March 2011

\* Includes Citations and Warnings

	This Month	This Month Last Year	Year to Date	Last Year to Date
<b>Speeding</b>	250	164	539	467
<b>Disobeyed Traffic Control Device</b>	30	55	78	119
<b>Improper Lane Usage</b>	56	37	135	87
<b>Insurance Violation</b>	19	22	53	60
<b>Registration Offense</b>	23	15	83	46
<b>Seatbelt Violation</b>	41	14	105	33
<b>Stop Signs</b>	39	41	119	128
<b>Yield Violation</b>	3	8	28	33
<b>No Valid License</b>	8	4	15	11
<b>Railroad Violation</b>	0	2	6	4
<b>Suspended/Revoked License</b>	4	4	15	10
<b>Other</b>	104	118	303	348
<b><i>Totals</i></b>	<b>577</b>	<b>484</b>	<b>1,479</b>	<b>1,346</b>

## Investigations Division Summary

### March 2011

- On March 4, 2011, an 18-year-old Willowbrook man was charged with one count of **Unlawful Possession of Cannabis**. Officers had been called to the parking lot of the Community House for a burglary to Motor Vehicle in progress. The officer stopped the individual leaving the lot in a different vehicle. During the investigation, the male was in possession of a container of cannabis. The male was released after posting bond.
- On March 7, 2011, a 37-year-old Hinsdale man was charged with one count of **Battery**. The male is alleged to have approached a female after they both exited an outbound train. The male is alleged to have inappropriately touched the female while making a verbal comment to her. The male was released after posting bond.
- On March 11, 2011, a 23-year-old Lake Villa woman was charged with one count of **Theft**. The female is alleged to have taken jewelry from a person she was working for as a caregiver. When the female was confronted about the missing jewelry from a family member, she allegedly admitted to taking the jewelry. It is believed that all the items taken have been recovered. The female was released after posting bond.
- On March 17, 2011, Hinsdale Investigators served a search warrant on a single family home reference possible sharing of child pornography via the internet. Evidence was removed from the home pending forensic analysis. The case will be ongoing.
- On March 19, 2011, a 24-year-old Hinsdale man was charged with four counts of **Possession of a Firearm Without Requisite Firearms Owners Identification Card**. Officers had been called to an apartment for a well-being check, after the complainant was unable to get in touch with her friend. The complainant had been a witness to a domestic disturbance in the early morning hours and found it unusual for her friend not to respond to her calls. The complainant also made officers aware of weapons in the home. Officers spoke with the residents and removed two handguns, two rifles, over 420 rounds of ammunition, and a grenade spoon/pin. The DuPage County Bomb Squad responded to the scene and took possession of the grenade spoon/pin, with possible additional charges pending for this item. The male was released on bond.
- On March 22, 2011, a 22-year-old woman and her 27-year-old sister, both from Oak Brook, were both charged with two counts of **Battery**. Both females are alleged to have punched and pulled the hair out of a female victim while attending a party. Both females were released after posting bond.
- On March 27, 2011, a 45-year-old Chicago man was charged with one count of **Disorderly Conduct**. The male is alleged to have intentionally driven his car in the direction of a family member in a parking lot. The male posted bond and was released.



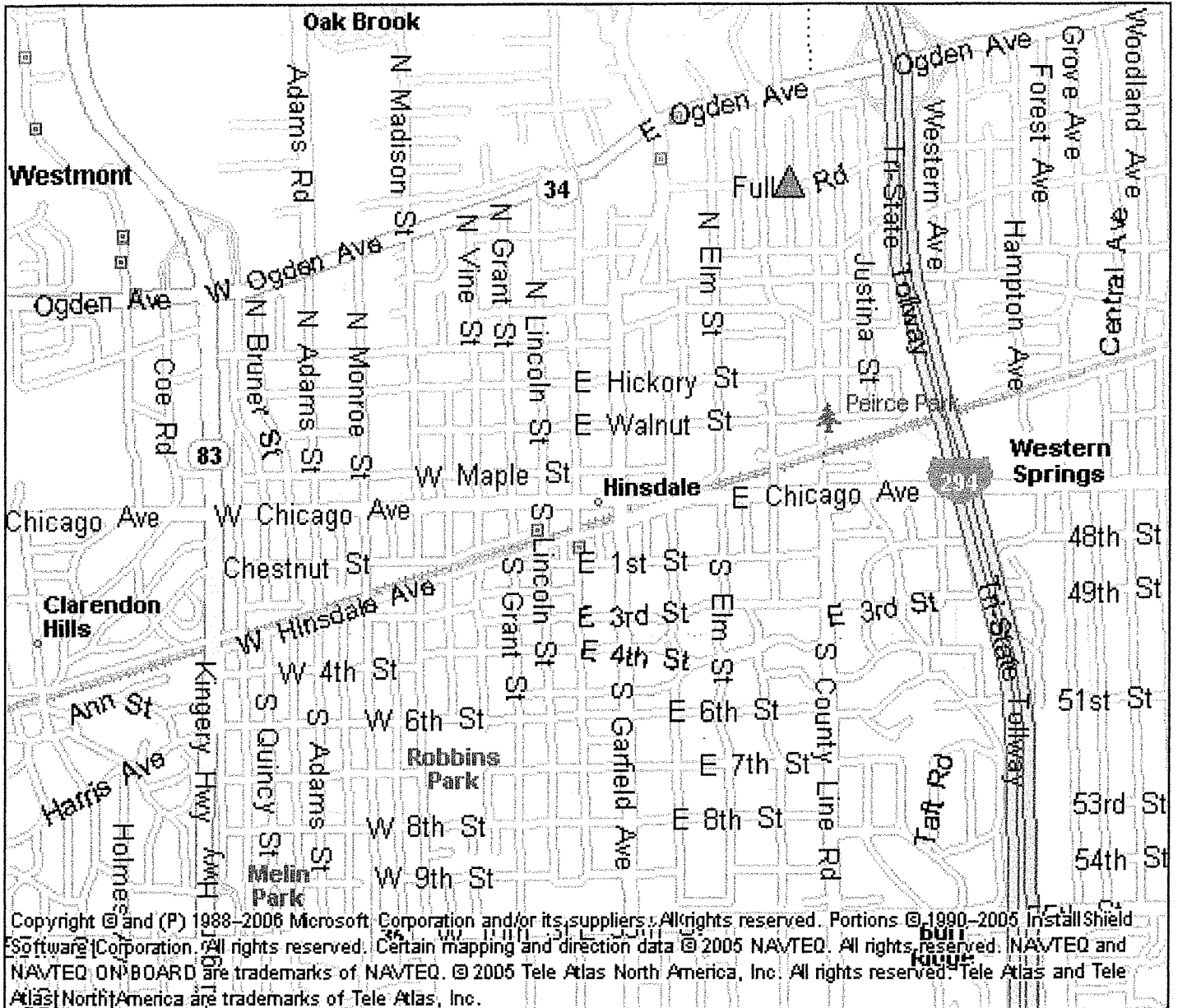
- On March 28, 2011, a 40-year-old Chicago man was charged with one felony count of **Disorderly Conduct – False Police Report**. Officers had been dispatched to the Hinsdale Hospital emergency room to assist a robbery victim. The victim provided his name and circumstances involving the robbery. When officers went to verify some information, the male then fled the hospital. Approximately 45 minutes later, officers observed the male near the downtown area. The male then admitted he made up the story about the robbery. It was also learned that the male provided a false name, and was currently on parole. The male was transported to DuPage County Jail for a bond hearing.
- On March 30, 2011, a 46-year-old Schiller Park man was charged with one count of **Assault**. Officers were called to the Hinsdale Hospital emergency room for an intoxicated male who tried to strike a security guard. The male was processed and released.

Submitted by:

Erik Bernholdt  
*Detective Sergeant*

# BURGLARIES

MARCH 2011



Residential Burglaries



Burglaries—none



Burglaries from Motor Vehicles—none

# MONTHLY OFFENSE REPORT

MARCH 2011

CRIME INDEX	This Month	This Mo. Last Yr.	Yr. to Date	Last Yr. to Date
1. Criminal Homicide	0	0	0	0
2. Criminal Sexual Assault/Abuse	1	0	1	0
3. Robbery	0	0	0	0
4. Assault and Battery, Aggravated	0	0	0	1
5. Burglary/Residential	1	3	4	6
6. Theft	11	21	29	43
7. Auto Theft	0	1	1	1
8. Arson	0	0	0	0
TOTALS	13	25	35	51

# SERVICE CALLS SUMMARY—MARCH 2011

	This Month	This Month Last Year	This Year to Date	Last Year To Date	% CHANGE
Sex Crimes	1	0	1	0	100
Robbery	0	0	0	0	0
Assault/Battery	5	1	9	2	350
Domestic Violence	9	8	26	23	13
Burglary	1	2	1	2	-50
Residential Burglary	0	1	3	3	0
Burglary from Motor Vehicle	0	10	3	11	-73
Theft	12	12	24	29	-17
Retail Theft	0	0	2	4	-50
Identity Theft	3	1	6	5	20
Auto Theft	0	3	1	3	-67
Arson/Explosives	0	0	0	0	0
Deceptive Practice	1	0	3	1	200
Forgery/Fraud	3	2	5	5	0
Criminal Damage to Property	5	8	15	14	7
Criminal Trespass	0	7	1	12	-92
Disorderly Conduct	0	6	3	16	-81
Harassment	7	13	15	31	-52
Death Investigations	0	4	0	6	-100
Drug Offenses	0	1	5	14	-64
Minor Alcohol/Tobacco Offenses	0	1	2	7	-71
Juvenile Problems	19	26	50	59	-15
Reckless Driving	0	3	2	10	-80
Hit and Run	5	6	20	15	33
Traffic Offenses	9	4	23	13	77
Motorist Assist	29	17	147	65	126
Abandoned Motor Vehicle	4	4	8	5	60
Parking Complaint	7	18	33	50	-34
Auto Accidents	35	40	154	152	1
Assistance to Outside Agency	19	18	83	43	93
Child Seat Inspections	0	4	0	7	-100
Traffic Incidents	2	11	2	22	-91
Well-being Check	0	8	0	24	-100
Noise complaints	14	1	43	8	438
Vehicle Lockout	27	18	88	73	21
Fire/Ambulance Assistance	153	86	477	262	82
Alarm Activations	73	105	220	250	-12
Open Door Investigations	5	7	10	14	-29
Lost/Found Articles	21	6	39	22	77
Runaway/Missing Persons	2	2	6	6	0
Suspicious Auto/Person	51	50	147	131	12
Disturbance	10	14	30	36	-17
911 hangup/misdial	0	37	0	77	-100
Animal Complaints	20	35	65	82	-21
Citizen Assists	36	16	136	50	172
School Crossings	2	64	10	163	-94
Solicitors	1	5	1	8	-88
Community Contacts	4	32	6	84	-93
Curfew/Truancy	2	5	6	8	-25
Other	99	38	278	126	121
TOTALS	696	760	2209	2053	8

## **Training Summary**

### **March 2011**

- ★ All officers completed their monthly legal update. Topics included **Burglary of Vehicles; Kidnapping – Public Secret Confinement; Driving While License Revoked; Evidence Preparation; and Search Seizure – Probationers.**
- ★ February 28, 2011 – Officer Davenport successfully completed his **Blood Alcohol Operator recertification** through an online program offered by Illinois State Police.
- ★ March 1 & 15, 2011– Officers Hayes and Lillie attended their monthly **SWAT training.**
- ★ March 2, 2011 – Officer Lillie attended a seminar entitled **Injury Prevention for Police** offered by NEMRT.
- ★ March 6-8, 2011 – Sergeant Bernholdt attended the ILEAS Conference.
- ★ March 17, 2011 – Deputy Chief Wodka attended a seminar entitled **Walking the Narrow Road of Leadership** Becoming the Law Enforcement Leader Who Makes an Impact on the Organizational Culture.
- ★ March 31, 2011 – Sergeant Lamb attended a training program entitled **Glock Armorer**, offered by the Cook County Sheriff's Department.

Submitted by:

Mark Mandarin, Sergeant  
*Training Coordinator*

# March 2011 Collision Summary

All Collisions at Intersections			
LOCATION	This Month	Last 12 Months	Last 5 Years
Lincoln & Ogden	1	3	14
Monroe & Chicago	1	4	16
Monroe & Maple	1	2	3
Route 83 & 55th	1	4	65
Vine & Chicago	1	2	4
<b>TOTALS</b>	<b>5</b>	<b>15</b>	<b>102</b>

Right-Angle Collisions at Intersections			
<i>Collisions of this type are considered when reviewing MUTCD Warrants</i>			
LOCATION	This Month	Last 12 Months	Last 5 Years
Lincoln & Ogden	1	3	4
Monroe & Chicago	1	3	13
Monroe & Maple	1	2	3
Route 83 & 55th	1	2	23
Vine & Chicago	1	2	3
<b>TOTALS</b>	<b>5</b>	<b>12</b>	<b>46</b>

Contributing Factors and Collision Types			
<i>Contributing Factors:</i>		<i>Collision Types:</i>	
Failure to yield	4	Private property	7
Improper backing	7	Hit and run	1
Failure to reduce speed	8	Crashes at intersections	5
Following too closely	0	Personal injury	1
Driving skills/ knowledge	0	Pedestrian	0
Improper passing	1	Bicyclist	0
Too fast for conditions	3	Other	22
Improper turning	0		
Disobeyed traffic control device	1		
Improper lane usage	3		
Had been drinking	0		
Weather related	5		
Vehicle equipment	0		
Unable to determine	1		
Other	3		
<b>TOTALS</b>	<b>36</b>	<b>TOTAL CRASHES</b>	<b>36</b>

# Manual on Uniform Traffic Control Devices Warrants

March 2011

The following warrants should be met prior to installation of a **two-way** stop sign:

1. Intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;
2. Street entering a through highway or street;
3. Unsignalized intersection in a signalized area; and/or
4. High speeds, restricted view, or crash records indicate a need for control by the STOP sign (defined by 5 or more collisions within a 12-month period).

The following warrants should be met prior to the installation of a **Multiway** stop sign:

1. Where traffic control signals are justified, the multiway stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
2. A crash problem, as indicated by 5 or more reported crashes in a 12-month period, that is susceptible to correction by a multiway stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
3. Minimum volumes:
  - a. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day, and
  - b. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but
  - c. If the 85th-percentile approach speed of the major-street traffic exceeds 65 km/h or exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the above values.
4. Where no single criterion is satisfied, but where Criteria 2, 3.a, and 3.b are all satisfied to 80 percent of the minimum values. Criterion 3.c is excluded from this condition.

## Option:

Other criteria that may be considered in an engineering study include:

1. The need to control left-turn conflicts;
2. The need to control vehicle/pedestrian conflicts near locations that generate high-pedestrian volumes;
3. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop; and
4. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multiway stop control would improve traffic operational characteristics of the intersection.

The following warrants must be met prior to the installation of a **Yield** sign:

1. On a minor road at the entrance to an intersection where it is necessary to assign right-of-way to the major road, but where a stop sign is not necessary at all times, and where the safe approach speed on the minor road exceeds 10 miles per hour;
2. On the entrance ramp to an expressway where an acceleration ramp is not provided;
3. Within an intersection with a divided highway, where a STOP sign is present at the entrance to the first roadway and further control is necessary at the entrance between the two roadways, and where the median width between the acceleration lane; and
4. At an intersection where a special problem exists and where an engineering study indicates the problem to be susceptible to correction by use of the YIELD sign.

# PARKING CITATIONS—MARCH 2011

## PARKING CITATIONS BY LOCATION

		This Month	This Month Last Year	YTD	Last YTD
Chestnut Lot	<i>Commuter Permit</i>	15	22	60	89
Highland Lot	<i>Commuter Permit</i>	16	6	16	30
Village Lot	<i>Commuter Permit</i>	43	48	110	128
Washington Lot	<i>Merchant Permit</i>	30	36	98	122
Hinsdale Avenue	<i>Parking Meters</i>	215	358	681	963
First Street	<i>Parking Meters</i>	233	386	732	1,030
Washington Street	<i>Parking Meters</i>	260	122	834	1,383
Lincoln Street	<i>Parking Meters</i>	25	32	89	88
Garfield Lot	<i>Parking Meters</i>	107	206	306	435
Other		363	903	1,042	1,225
<b>TOTALS</b>		<b>1,307</b>	<b>2,119</b>	<b>3,968</b>	<b>5,493</b>

## VIOLATIONS BY TYPE

	This Month	This Month Last Year	YTD	Last YTD
<b>Parking Violations</b>				
METER VIOLATIONS	808	1,571	2,584	4,020
HANDICAPPED PARKING	5	7	13	17
NO PARKING 7AM-9AM	36	25	77	78
NO PARKING 2AM-6AM	133	114	329	295
PARKED WHERE PROHIBITED BY SIGN	58	74	151	176
NO VALID PARKING PERMIT	68	61	125	176
<b>TOTAL PARKING VIOLATIONS</b>	<b>1,108</b>	<b>1,852</b>	<b>3,279</b>	<b>4,762</b>
<b>Vehicle Violations</b>				
VILLAGE STICKER	65	85	167	186
REGISTRATION OFFENSE	36	48	219	167
VEHICLE EQUIPMENT	35	61	113	33
<b>TOTAL VEHICLE VIOLATIONS</b>	<b>136</b>	<b>194</b>	<b>499</b>	<b>386</b>
<b>Animal Violations</b>	<b>11</b>	<b>1</b>	<b>31</b>	<b>19</b>



## **Youth Bureau Summary**

### **March 2011**

Throughout the month of March a student at Hinsdale Central High School was absent without proper permission on five separate occasions. The student was issued a violation notice for the first offense and four separate local ordinance citations for the other four. The student advised he did not want to go to school. He will have to go to Field Court for his four citations.

On March 11, 2011, at approximately 12:48pm, a male juvenile was involved in a fight with another student at Hinsdale Central High School in the cafeteria. The juvenile had his backpack pushed by another and he was upset by this. The male juvenile then started a fight with the other student. The juvenile was referred to Peer Jury for his punishment.

On March 25, 2011, at approximately 10:44pm, a patrol officer observed a gray Nissan make a left turn from the northbound Route 83 exit ramp onto eastbound Ogden Avenue after the traffic light changed to green. There were two left turn traffic lanes to go eastbound on Ogden Avenue. The Nissan was in the left one and the officer was in the right lane. When the Nissan made the left turn, the Nissan turned into the right eastbound lane of Ogden Avenue instead of the closest left eastbound lane of traffic. The officer was turning at the same time and had to slow down to let the Nissan safely in the right lane. The Nissan had its left turn signal on, but never signaled right to get into the right lane. The officer conducted a traffic stop on the Nissan at Ogden Avenue and Monroe Street. The officer approached the driver and asked to see his driver's license. The driver advised the officer he did not have a license. The driver was then taken into custody for driving without a license and was issued a citation to appear in court. His mother responded to the station in order to pick him up.

Submitted by:

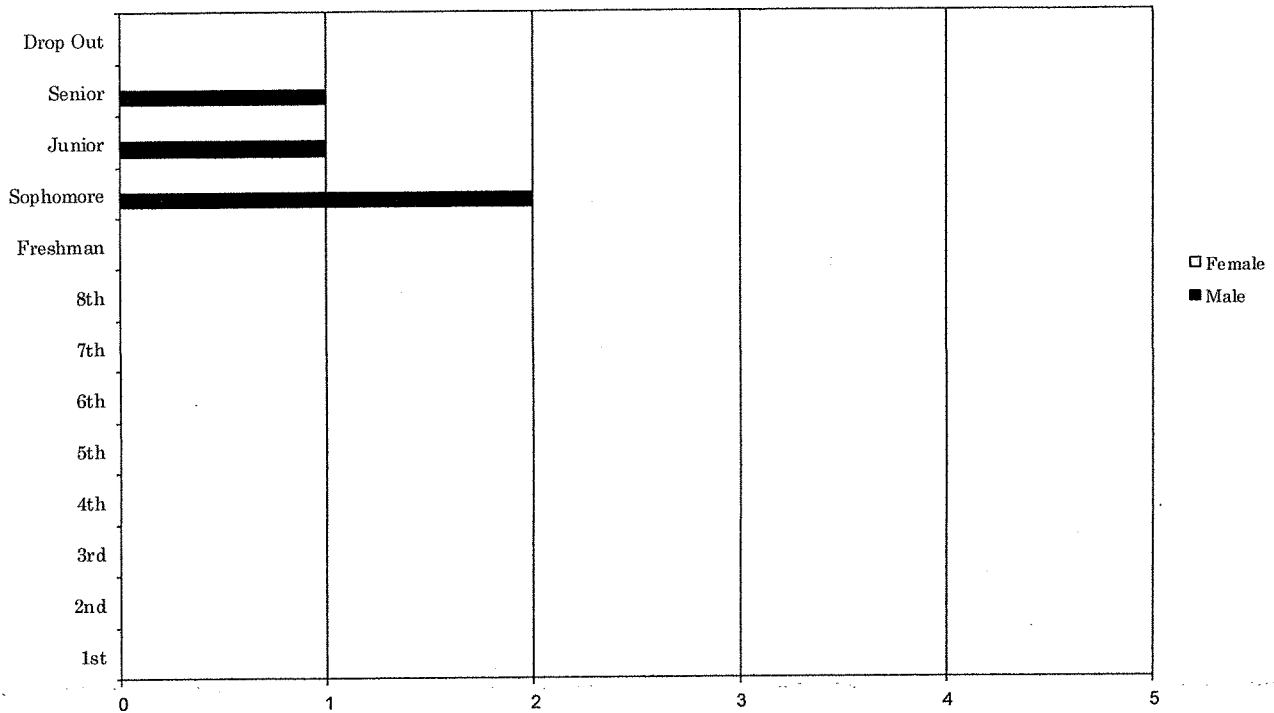
Joseph Rauen  
*Detective/Youth Officer*

# Hinsdale Police Department

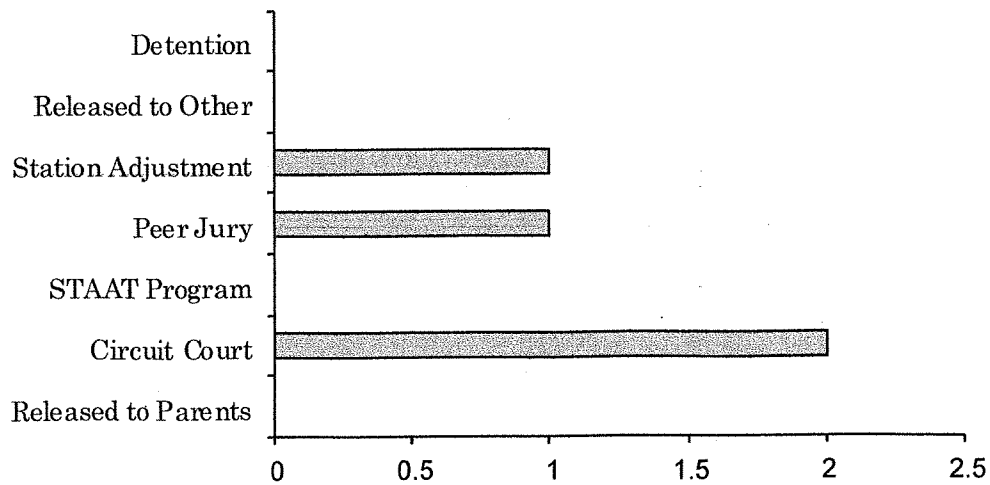
## Juvenile Monthly Report

### March 2011

#### AGE AND SEX OF OFFENDERS

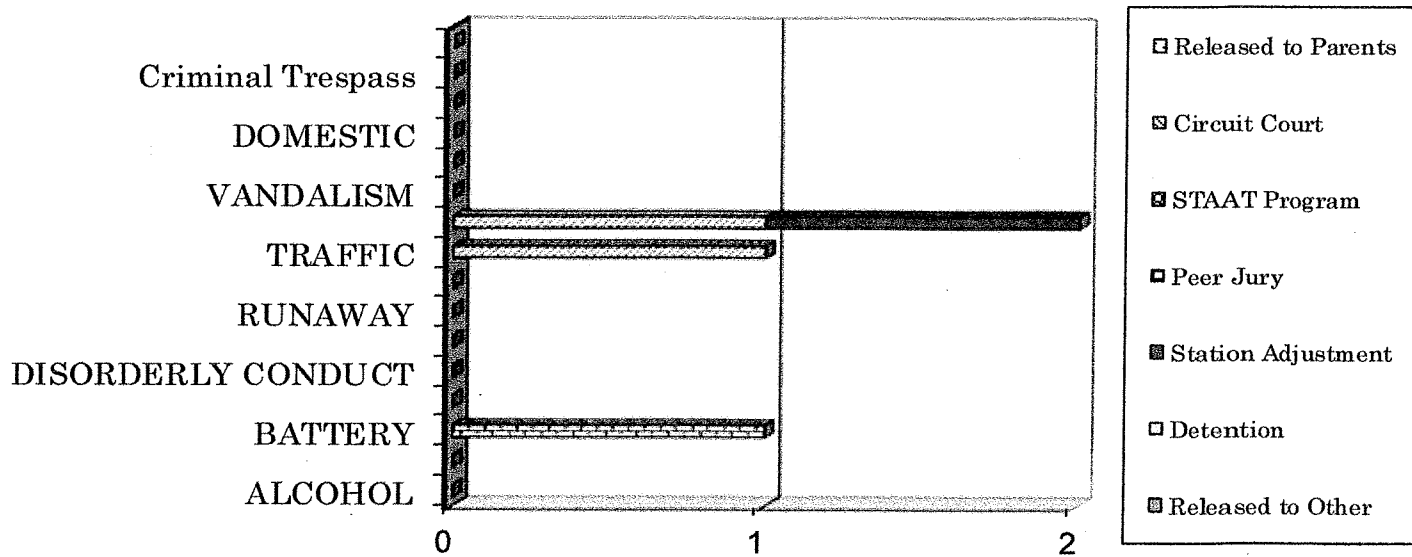


#### DISPOSITION OF CASES

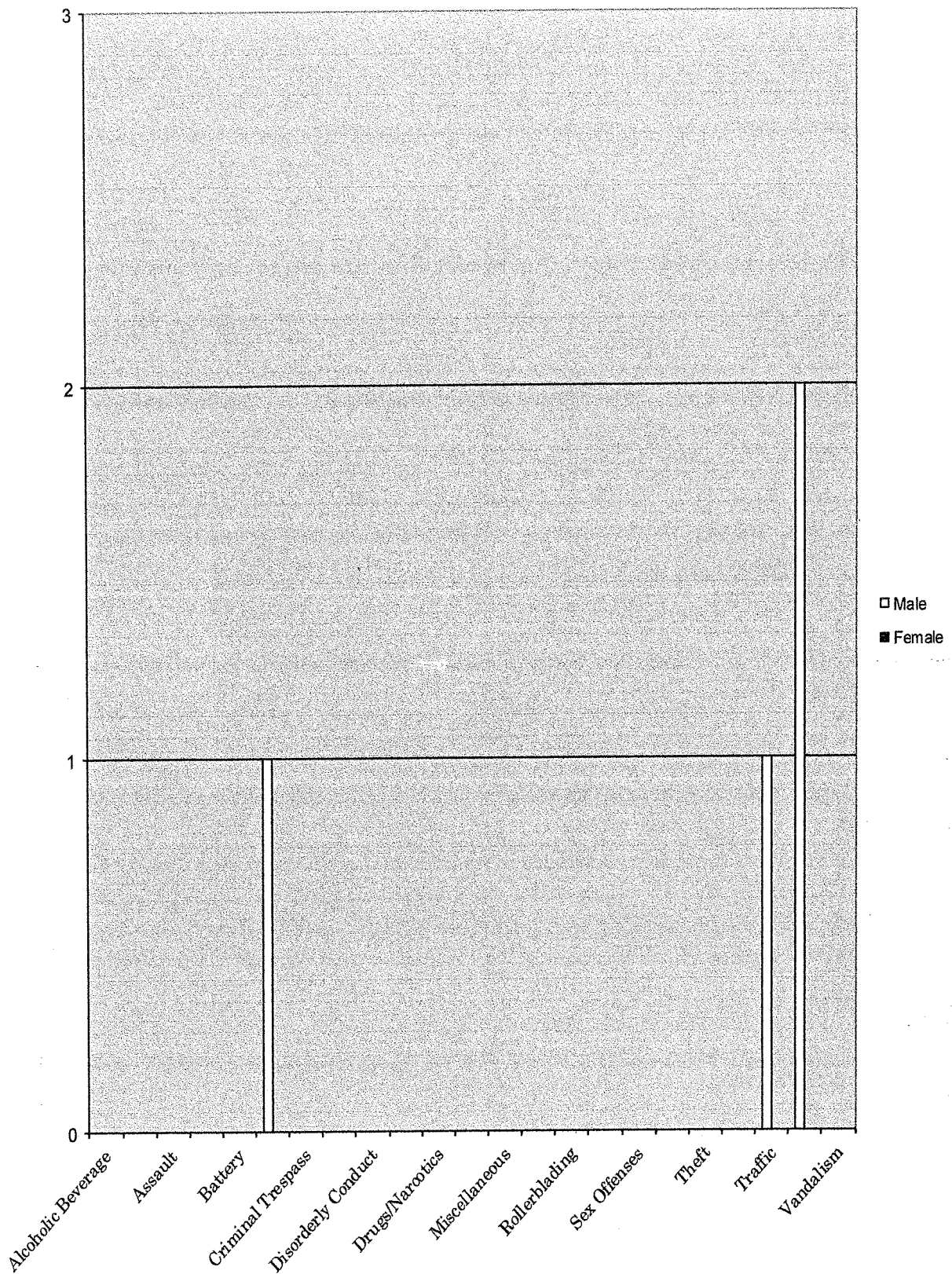


**Hinsdale Police Department  
Juvenile Monthly Report  
March 2011 (continued)**

**DISPOSITION BY OFFENSE TYPE**



Hinsdale Police Department  
**Juvenile Monthly Offenses Total Offenses by Offense Type**  
 March 2011



# Memorandum

To: Chairman Williams and Public Safety Committee

From: Robert McGinnis MCP, Community Development Director/Building Commissioner 

Date: April 5, 2011

**Re: Community Development Department Monthly Report-March 2011**

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In the month of March the department issued 61 permits including 1 new single family home and 1 demolition permit. Revenue for the month came in at just under \$80,500. 497 inspections were done during the month and plan review turnaround is running between two and three weeks.

There are approximately 81 applications in house including 7 single family homes and 7 commercial alterations. There are 37 permits ready to issue at this time.

The Engineering Division has continued to work with the Building Division in order to complete site inspections, monitor current engineering projects, support efforts to obtain additional state and federal funding, and respond to drainage complaint calls. In total, 145 inspections were performed for the month of March by the division.

We currently have 42 vacant properties on our registry list. The department continues to pursue owners of vacant and blighted properties to either demolish them and restore the lots or come into compliance with the property maintenance code.

**COMMUNITY DEVELOPMENT MONTHLY REPORT - March 2011**

<b>PERMITS</b>	<b>THIS MONTH</b>	<b>THIS MONTH LAST YEAR</b>	<b>FEES</b>	<b>FY TO DATE</b>	<b>TOTAL LAST FY TO DATE</b>
New Single Family Homes	1	1	\$ 13,673.25		
New Multi Family Homes	0	0	\$ -		
Residential Addns./Alts.	16	24	\$ 33,411.30		
Commercial New	0	0	\$ -		
Commercial Addns./Alts.	5	2	\$ 1,405.00		
Miscellaneous	7	45	\$ 10,402.35		
Demolitions	1	0	\$ 3,000.00		
<b>Total Building Permits</b>	<b>30</b>	<b>72</b>	<b>\$ 61,891.90</b>	<b>\$ 877,695.75</b>	<b>\$ 551,364.10</b>
<b>Total Electrical Permits</b>	<b>16</b>		<b>\$ 8,047.70</b>	<b>\$ 132,381.70</b>	<b>\$ 62,252.49</b>
<b>Total Plumbing Permits</b>	<b>15</b>		<b>\$ 10,535.30</b>	<b>\$ 163,656.85</b>	<b>\$ 104,000.50</b>
<b>TOTALS</b>	<b>61</b>	<b>72</b>	<b>\$ 80,474.90</b>	<b>\$ 1,173,734.30</b>	<b>\$ 717,617.09</b>

<b>Citations</b>			<b>\$ 500.00</b>		
<b>Vacant Properties</b>	<b>42</b>				

<b>INSPECTIONS</b>	<b>THIS MONTH</b>	<b>THIS MONTH LAST YEAR</b>		<b>FY TO DATE</b>	<b>TOTAL LAST FY TO DATE</b>
Building Insp.	191	137			
Electric Insp.	47	24			
Plumbing Insp.	49	37			
Property Maint./Site Mgmt.	65	67			
Engineering Insp.	145	82			
<b>TOTALS</b>	<b>497</b>	<b>347</b>			

**REMARKS:**

VILLAGE OF HINSDALE - MARCH 22, 2011 COURT CALL/RESULT

Name	Ticket NO.	Location	Violation	
Chigurupati, Vijaylakshi	9573	Kelly	645 N. Washington	Failure to maintain a fence
Dillon, Patrick J	9576	Kelly	723 S. Stough	Counts 1 & 2 Building code violations
Glab, Glenn	9565	Kelly	708 S. Grant	Failure to register vacant property
Hickey, Brian S	9581	Kelly	427 N. Madison	failure to relocate sump pump discharge
Willand, John M	9579	Kelly	228 S. Adams	Failure to provide guard rails
Ziby Best Construction	9577	Kelly	534 Chestnut	Violation of work hours
				No show

Fines assessed:

STOP WORK ORDERS ASSESSED




Date SWO Issued to Address Reason

SWO assessed:

MONTHLY TOTAL:

500

**REQUEST FOR BOARD ACTION**

<b>AGENDA SECTION NUMBER</b>	<b>ORIGINATING DEPARTMENT Community Development</b>			
<b>ITEM</b> Referral - Case A-11-2011 – Applicant: Village of Hinsdale – Request: Text Amendment to Article III (Single-Family Residential Districts), Section 3-110 (Bulk, Space and Yard Requirements) of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.	<b>APPROVAL</b>			
<p>The Applicant, the Village of Hinsdale, has submitted an application to amend Sections 3-110 of the Zoning Code, as it relates to the elimination of the maximum Floor Area Ratio for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission. In addition, the proposal includes changes to Title 2 of the Village Municipal Code to designate a Commission to implement the review process and establish standards and guidelines.</p> <p>It should be noted that if the ZPS and Village Board choose to refer this matter on for further consideration, amendments and changes to the Villages' Municipal Code are considered and voted on only by the ZPS and Village Board. Therefore, if this item is referred to the Plan Commission, the Commission should only discuss the appropriateness of including the additional language into Section 3-110 of the Zoning Code, before referring any recommendation on to the ZPS and Village Board where the appropriateness of the language change to Title 2 and Chapter 15 of the Municipal Code can then be addressed, along with the Plan Commission's recommendation of the text amendment to the Zoning Code for final consideration.</p> <p><b>MOTION:</b> Move to recommend that the application be referred to the Plan Commission for review and consideration of a Text Amendment to Article III (Single-Family Residential Districts), Section 3-110(Bulk, Space and Yard Requirements) of the Hinsdale Zoning Code, as it relates to eliminating the maximum floor area ratio for new single-family residences that receive design review approval from the Design Review Commission.</p>				
APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
<b>COMMITTEE ACTION:</b>				
<b>BOARD ACTION:</b>				



VILLAGE OF HINSDALE

ORDINANCE NO. O2011-\_\_\_\_\_

**AN ORDINANCE AMENDING ARTICLE III (SINGLE-FAMILY  
RESIDENTIAL DISTRICTS), SECTION 3-110 (BULK, SPACE AND YARD  
REQUIREMENTS OF THE HINSDALE ZONING CODE  
(Plan Commission Case No.\_\_\_\_\_)**

WHEREAS, the Village of Hinsdale (the "Village"), has filed an application seeking to to amend Article III (Bulk, Space and Yard Requirements) of the Hinsdale Zoning Code to provide that there shall be no maximum floor area ratio for new single-family residences that receive design review approval from the Design Review Commission (the "Application"); and

WHEREAS, the Zoning Division (Division 13), of the Illinois Municipal Code, subsection 11-13-1(12), 65 ILCS 5/11-13-1(12) (2011), allows for a municipality to establish local standards solely for the review of the exterior design of buildings and structures, and designate a commission to implement the review process; and

WHEREAS, the Village has designated the Design Review Commission to act upon voluntary applications for the review of the exterior design of new construction projects for single-family residences pursuant to ordinance; and

WHEREAS, applicants for building permits for new construction projects for single-family residences who voluntarily submit applications for exterior design review of their proposed residences, and ultimately receive exterior design review approval from the Design Review Commission, shall not be subject to the Village's maximum floor area ratio requirements as contained in Section 3-110 of the Zoning Code for single-family residences; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing to consider the Application on \_\_\_\_\_, pursuant to notice thereof properly published in the *Hinsdalean* on \_\_\_\_\_, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ against and \_\_\_\_\_ absent, all as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. \_\_\_\_\_; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on \_\_\_\_\_, 2011, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the Findings and Recommendation of the Plan Commission and all of the facts and circumstances affecting the Application, and the President and Board of Trustees have determined that it is appropriate to amend the Hinsdale Zoning Code as provided in this Ordinance.

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

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

**Section 2. Amendment of Section 3-110 of the Zoning Code.** Article IV (Office Districts), Section 6-106 (Special Uses), Subsection A (Finance, Insurance and Real Estate) of the Hinsdale Zoning Code is amended by adding the underlined language to read as follows:

**Sec. 3-110. Bulk, Space, And Yard Requirements:**

The building height, lot, yard, floor area ratio, and coverage requirements applicable in the single-family residential districts are set forth in the following table. Footnote references appear in subsection I of this section at the end of the table.

	*	*	*	*
E. Maximum floor area ratio: 12, 13, <u>17</u>				
1. Lots with a total area less than 10,000 square feet				0.25 plus 1,100 square feet
2. Lots with a total lot area equal to or greater than 10,000 square feet but not greater than 20,000 square feet				0.24 plus 1,200 square feet
3. Lots with a total lot area greater than 20,000 square feet				0.20 plus 2,000 square feet

I. Exceptions and explanatory notes:

- |   |   |   |   |
|---|---|---|---|
| * | * | * | * |
|---|---|---|---|
17. There shall be no maximum floor area ratio for new single-family residences that have been granted exterior design review approval by

the design review commission as set forth in section 2-15-7 of the village code, as amended.

**Section 3. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2011.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2011.

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Thomas K. Cauley, Jr., Village President

ATTEST:

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Christine M. Bruton, Deputy Village Clerk

Z:\PLS\Village of Hinsdale\Ordinances\2011\11-xx Sec. 3-110 04-15-11.doc

**VILLAGE OF HINSDALE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 2 (BOARDS AND COMMISSIONS),  
CHAPTER 15 (DESIGN REVIEW COMMISSION)  
OF THE VILLAGE CODE OF HINSDALE REGARDING EXTERIOR  
DESIGN REVIEW FOR NEW SINGLE-FAMILY RESIDENCES**

WHEREAS, the Zoning Division (Division 13) of the Illinois Municipal Code, subsection 11-13-1(12), 65 ILCS 5/11-13-1(12) (2011), allows a municipality to establish standards for the review of the exterior design of buildings and structures, and designate a commission to implement the review process; and

WHEREAS, pursuant to this Ordinance, the Village's Design Review Commission shall review the exterior design of new single-family residences pursuant to voluntary applications filed by persons seeking building permits for new construction projects for new single-family residences; and

WHEREAS, applicants for building permits for new single-family residences who voluntarily submit applications for exterior design review of their proposed residences, and ultimately receive design review approval from the Design Review Commission, shall not be subject to the Village's maximum floor area ratio requirements as contained in Section 3-110 of the Zoning Code for new single-family residences.

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

**Section 1. Village Code Amended.** Title 2 (Boards and Commissions), Chapter 15 (Design Review Commission) of the Village Code of Hinsdale is amended by deleting the overstricken language and adding the underlined language to read as follows to read as follows:

**TITLE 2: BOARDS AND COMMISSIONS**

**CHAPTER 15: DESIGN REVIEW COMMISSION**

**2-15-1: CREATION, PURPOSE:**

There is hereby created the Hinsdale design review commission. The ~~design-review~~ commission shall recommend to the president and board of trustees design guidelines for single-family ~~and multi-family~~ residential development in accordance with the powers and duties set forth in section 2-15-3 of this chapter. The commission shall act upon

voluntary applications for exterior design review for new single-family residences.

## **2-15-2: MEMBERS AND TERMS:**

A. Appointments And Qualifications: The design review commission shall consist of the ~~nine (9)~~ seven (7) voting commissioners that would preferably have expertise in one or more of the following areas: (1) architecture; (2) landscape architecture; and (3) engineering. All commissioners shall serve without compensation. All commissioners shall be appointed by the village president with the advice and consent of the board of trustees.

~~1. Four (4) commissioners shall be at-large residents.~~

~~2. Two (2) commissioners shall be architects that preferably do not practice locally.~~

~~3. One (1) commissioner shall be a landscape architect that preferably does not practice locally.~~

~~4. One (1) commissioner shall be an engineer that preferably does not practice locally.~~

~~5. One (1) commissioner shall be appointed on the basis of expertise, experience, or interest in historic preservation or architectural history.~~

B. Terms Generally: Each appointment of a commissioner shall be for a term of three (3) years and until that commissioner's replacement has been appointed. No commissioner shall serve more than the greater of six (6) years or two (2) consecutive terms that were full terms at the time of service. Service of a portion of an unexpired term shall not be counted toward the two (2) term limit.

C. Initial Terms: As the commission is first constituted, the initial terms shall be as follows:

1. Through April 30, 2008: Three (3) commissioners shall be appointed for initial terms through April 30, 2008.

2. Through April 30, 2009: Three (3) commissioners shall be appointed for initial terms through April 30, 2009.

3. Through April 30, 2010: Three (3) commissioners shall be appointed for initial terms through April 30, 2010.

Each term thereafter shall be for three (3) years, as provided in subsection B of this section.

D. Vacancies: Any vacancy in the position of commissioner shall be filled for the remainder of the unexpired term in the same manner as an original appointment.

E. Chairperson And Vice Chairperson: The village president, with the advice and consent of the board of trustees, shall appoint one commissioner as chairperson and one commissioner as vice chairperson of the commission. The chairperson, or the vice chairperson in the absence of the chairperson, shall preside at all meetings and shall fulfill the customary functions of the position of chairperson. The chairperson and vice chairperson shall serve without compensation. The chairperson and vice chairperson shall serve in those positions until the expiration of their terms or until the village president has made new appointments to those positions, whichever is sooner.

### **2-15-3: POWERS AND DUTIES:**

Subject to the laws of the State of Illinois, this code, and any other ordinances and resolutions of the village, the ~~The~~ commission shall have the following powers and duties ~~purposes and goals~~:

A. To recommend design guidelines to be adopted by the village for single-family ~~and multi-family~~ residential development, and to recommend exterior design standards to be adopted by the village for the new construction of single-family residences.

B. To review new construction ~~and major renovation~~ project applications for single-family ~~and multi-family~~ residential development with regard to the landscape architecture, site design, building architecture and context of the project sites as they relate to the surrounding area and to meet with building permit applicants, including voluntary exterior design review applications.

C. Subject to the provisions and standards of this article and the design guidelines adopted by the village, to grant exterior design review approval for voluntary new construction project applications for

single-family residences and hold public hearings and issue decisions on such applications.

D. To adopt its own procedural rules consistent with this code and the statutes of the State of Illinois. Such rules shall be filed with the staff member assigned to the commission and with the village clerk. In the absence of such rules, the Commission shall conduct its business, as nearly as practicable, in accordance with the latest edition of Robert's Rules of Order.

#### **2-15-4: REPORTS:**

The commission shall promptly make reports to the applicable committees of the board of trustees of its recommendations, comments, and activities. The village president may include on an agenda for a meeting of the board of trustees, without prior review of the applicable committee, any matter related to the commission that the president determines is of such a nature or importance as to merit prompt review by the board of trustees.

#### **2-15-5: STAFF SUPPORT:**

The village manager shall designate a staff member to assist the commission with its meetings, hearings, reporting, and record keeping. The staff member shall provide for the keeping of minutes of the proceedings of the board of appeals, showing the vote of each member upon every question or, if absent or failing to vote, indicating such fact, and shall maintain permanent records of all commission meetings, hearings, and proceedings and all correspondence of the commission.

#### **2-15-6: QUORUM; VOTING; MEETINGS:**

No business shall be transacted by the commission without the presence of a quorum of ~~five (5)~~ four (4) commissioners. The commission shall meet regularly at least once each calendar quarter and as many additional times as determined by the commission. A special meeting of the commission may be called in writing by the chairperson, by any ~~four (4)~~ three (3) commissioners, or by the board of trustees. Notice of at least forty eight (48) hours shall be given to all commissioners, and in compliance with the Illinois Open Meetings Act, prior to any special meeting. All meetings shall be open to the public except when closed pursuant to the provisions of the Open meetings Act.

**2-15-7: VOLUNTARY EXTERIOR DESIGN REVIEW APPLICATIONS:**

A. Purpose: The exterior design review process is intended to provide a voluntary procedure for the review of the exterior design of new construction projects for single-family residences. Applicants obtaining exterior design review approval shall not be subject to the maximum floor area ratio for single-family residences as set forth in section 3-110 of the zoning code.

B. Parties Entitled To Seek Exterior Design Review Approval: Applications for exterior design review approval may be filed by the owner of, or person having a contractual interest in, the subject property.

C. Procedure:

1. Application: Applications for design review approval shall be filed in accordance with the requirements of section 11-301 of the zoning code. An applicant may withdraw an application at any time, and shall not be entitled to any relief as set forth herein upon withdrawal of an application.

2. Public Hearing: A public hearing shall be set, noticed, and conducted by the commission in accordance with section 2-15-8 of this article.

3. Action By Design Review Commission: Within thirty five (35) days following the close of the public hearing, the commission shall render its decision. The failure of the commission to act within thirty five (35) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying design review. The maximum floor area ratio for a single-family residence as set forth in section 3-110 of the zoning code shall apply only in cases for which the commission has granted design review approval.

4. Record: The transcript of testimony, if any; the minutes of the staff member; all applications, requests, exhibits, and papers filed in any proceeding before the commission; and the commission's decision shall constitute the record.

5. Decisions: Every decision of the commission shall be in writing which shall include findings of fact; shall refer to all the evidence in



the record and to the exhibits, plans or specifications upon which such decision is based; and shall specify the reason or reasons for such decision.

6. Final Action On Decisions: The commission may take final action on any decision pertaining to an application pending before it prior to the preparation of a written decision, but in such event it shall, before taking such action, first state its findings and conclusions as above required at a meeting open to the public. The commission's decision shall be deemed made as of the date of the taking of such final action. The written decision incorporating such findings and conclusions shall be presented and approved at its next meeting open to the public.

## **2-15-8: PROCEDURES FOR NOTICE OF PUBLIC HEARINGS:**

A. Manager To Give Notice: The village manager shall cause notice to be given of public hearings and public meetings set pursuant to this title in the form and manner and to the persons herein specified.

B. Content Of Notice: All notices shall include the date, time, and place of such hearing or meeting, a description of the matter to be heard or considered, a legal description of the subject property, and the address or particular location of the subject property.

C. Notice of every hearing set pursuant to this article shall be given:

1. By publication in a newspaper published in the village at least once no less than fifteen (15) days nor more than thirty (30) days in advance of the hearing date.

2. By certified mail, return receipt requested, or personal delivery to all owners of property within two hundred fifty feet (250') of the subject property; provided, further, that in the case of an application for historic district designation, notice shall be to all owners of record of property within the proposed district and to all owners of record of property within two hundred fifty feet (250') of the outside perimeter of the proposed district. Notice as required by this subsection shall be given by the applicant not less than fifteen (15) days nor more than thirty (30) days in advance of the hearing.

## **2-15-9: PROCEDURES FOR CONDUCT OF HEARINGS:**

A. Rights Of All Persons: Any person may appear and testify at a public hearing conducted pursuant to this article, either in person or by a duly authorized agent or attorney, and may submit documentary evidence; provided, however, that the commission may exclude irrelevant, immaterial, or unduly repetitious evidence.

B. Rights Of Parties And Proximate Owners: Subject to the discretion of the commission, the applicant, any board, commission, department, or official of the village, and any property owner entitled to written notice pursuant to this section may be allowed any or all of the following rights:

1. To present witnesses on their behalf.
2. To cross examine all witnesses testifying in opposition to their position.
3. To examine and reproduce any documents produced at the hearing.
4. To a continuance, upon request, for the purpose of presenting evidence to rebut evidence introduced by any other person.

C. Adjournment Of Hearing: The commission may at any time, on its own motion or at the request of any person, adjourn the hearing for a reasonable time and to a fixed date, time, and place, for the purpose of giving further notice, taking further evidence, gathering further information, deliberating further, or for such other reason as the hearing body may find to be sufficient. The staff member assigned to the commission shall notify in writing all commissioners, all parties to the hearing, and any other person designated on the vote of adjournment of the date, time, and place of the adjourned hearing.

D. Sworn Testimony: All testimony at any hearing held pursuant to this article shall be given under oath or affirmation.

E. Right To Submit Written Statements: Any person may at any time prior to the commencement of a hearing hereunder, or during such hearing, or within such time as may be allowed by the commission following such hearing, submit written statements in support of or in opposition to the application being heard.

F. Code And Rules To Govern: All other matters pertaining to the conduct of hearings shall be governed by the provisions of this code pertaining to, and the rules promulgated by, the commission.

**Section 3. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2011.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2011.

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

ATTEST:

\_\_\_\_\_  
Christine M. Bruton, Deputy Village Clerk

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VILLAGE OF HINSDALE

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ADOPTING RESIDENTIAL DESIGN GUIDELINES**

WHEREAS, the Zoning Division (Division 13) of the Illinois Municipal Code, subsection 11-13-1(12), 65 ILCS 5/11-13-1(12) (2011), allows a municipality to establish standards for the review of the exterior design of buildings and structures, and designate a commission to implement the review process; and

WHEREAS, pursuant to said authority and Section 2-15-3 of the Village Code, the Village's Design Review Commission has recommended standards titled "Village of Hinsdale Residential Design Guidelines" ("Guidelines"), attached hereto and incorporated herein by reference, for the review of the exterior design of new construction projects for single-family residences for which building permits are sought; and

WHEREAS, the Village President and Board of Trustees have determined to adopt the Design Review Commission's "Village of Hinsdale Residential Design Guidelines;" and

WHEREAS, applicants for building permits for new construction projects for single-family residences who voluntarily submit applications for exterior design review of their proposed residences shall be subject to the Guidelines, and the Design Review Commission shall enforce the Guidelines pursuant to said applications and various provisions of the Village Code and Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** 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 Incorporated.** The above recitals are incorporated herein as though fully set forth.

**Section 2. Approval of Village of Hinsdale Residential Design Guidelines.** The Village President and Board of Trustees hereby approve and adopt the "Village of Hinsdale Residential Design Guidelines," attached hereto and incorporated herein by reference, as recommended by the Design Review Commission.

**Section 3. Severability and Repeal of Inconsistent Ordinances, Resolutions and Motions.** If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this resolution. All ordinances, resolutions or motions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 4. Effective Date.** This Resolution shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2011.

AYES:

NAYES:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

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Thomas K. Cauley, Jr., Village President

ATTEST:

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Christine M. Bruton, Deputy Village Clerk

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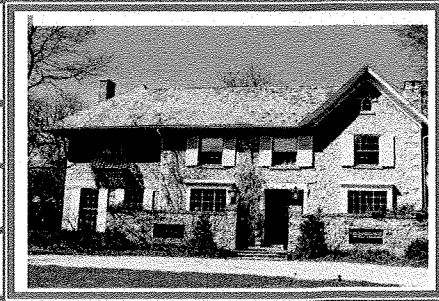
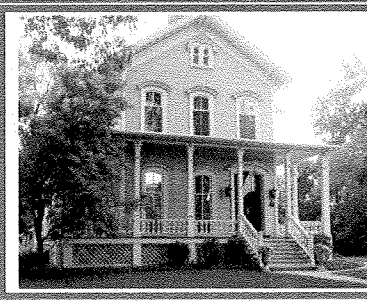
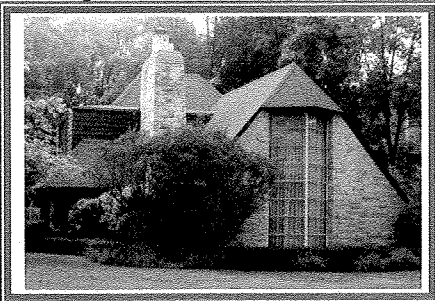
# Village of Hinsdale Residential Design Guidelines



19 E. Chicago Avenue, Hinsdale, Illinois 60521  
630-789-7000, [www.villageofhinsdale.com](http://www.villageofhinsdale.com)

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A Resource Guide to  
Building in Established Neighborhoods



# **Village Of Hinsdale**

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# Section One. \_\_\_\_\_

## Village Character Analysis



History of the Village

Architecture in the Village

Architectural Styles



# **Village Of Hinsdale Residential Design Guidelines**

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## **INTRODUCTION**

The Village of Hinsdale is a very desirable residential community with a strong housing stock, excellent schools, and easy access to the railroad which provides convenient access to downtown Chicago. The Village has always placed an emphasis on its past and many of its magnificent historical homes. Incorporated in 1873, the Village has seen significant change due to the demolition of existing homes. Beginning in the mid-1980's, the first teardowns occurred, and by 1997 and 2007, an average of 100 new homes annually have been constructed in what has been phrased the "teardown phenomenon."

### Design Review Commission

With so many new homes being constructed in existing established neighborhoods, the Village Board voted on January 9, 2007 to establish a Design Review Commission that is composed of nine members with various backgrounds and expertise. The commissioners are appointed by the Village President. The purpose of the Commission is, first of all, to recommend design guidelines to be adopted by the Village for single-family residential development. Secondly, the ongoing purpose of the Commission is to review new construction and major renovation project applications with regard to the landscape architecture, site design, building architecture and context of the project site as it relates to the surrounding neighborhood.

The design review process is voluntary. In exchange for an applicant submitting to the review, the Design Review Commission has the authority to grant certain adjustments or incentives which will provide floor area ratio (FAR) benefits to the applicant. Since the process is voluntary, applicants may withdraw at any time, however, withdrawal forfeits all adjustments or incentives that may have been available. By agreeing to participate in the design review process, applicants must follow all procedures and submit all materials as outlined in Section Three of this document. Applicants may not receive any zoning or floor area ratio benefits from the Zoning Board of Appeals after approval is granted by the Design Review Commission. Any benefit granted by the Zoning Board of Appeals must occur prior to applicant's submission to the Design Review Commission.

### Purpose of the Design Guidelines

The Design Guidelines have been established to evaluate whether or not a new residential building, or major expansion of an existing structure, is visually compatible with the character of its neighborhood. In addition, the Guidelines are to be used as a basis for the review of the exterior design features of a project to determine if sound design principles are being followed. The Design Guidelines do not prescribe specific architectural styles as being either acceptable or unacceptable. Any architectural style, so long as it is done well and is compatible with its adjacent houses and surrounding neighborhood, can be a positive asset to the Village.

# **Village Of Hinsdale Residential Design Guidelines**

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## Organization Of The Guidelines

The document is organized into the following four sections;

- Section 1 – Village Character Analysis: This section provides an overview of the history, development, and architecture that have contributed to the existing character of Hinsdale.
- Section 2 – Design Guidelines: This section describes the many elements that should be considered in determining whether or not a new project properly fits within the context of its neighborhood. It also includes the guidelines that should be followed in all aspects of the exterior design of the project.
- Section 3 – Rules and Procedures: This includes information on the design review process, and outline of the submittal requirements, and a listing of the authorized adjustments.

Cover Photography:  
Top: Hinsdale Streetscape  
Bottom, left to right:  
300 North Forest, home  
designed by R. Harold  
Zook, architect;  
142 E. First Street;  
425 E. Sixth Street;

## Village Of Hinsdale Residential Design Guidelines: Section One

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### HISTORY OF THE VILLAGE

The Village of Hinsdale began as the railroad was built. From 1847 to about 1861 the City of Chicago saw eleven separate railroad lines develop that took the form of spokes of a wheel with the center being downtown Chicago. Stations were built along these lines and towns were soon to follow. City dwellers that had the financial means were drawn to the delight of living in a healthier, semi-rural environment within a few minutes travel of their businesses in the clogged and polluted city. In a short time more than 100 railroad towns surrounded Chicago.

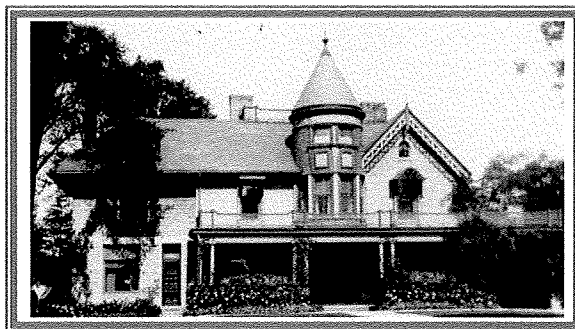
The ideal railroad suburb in this Victorian era had a distinctive landscape based on the picturesque English rendering of the country house set in a naturalistic, landscaped garden. Hinsdale was to embrace this ideal from its inception. The same standards exist in the Village today.

In 1858 the Chicago Burlington and Quincy railroad began a line from their Aurora station into Chicago. Although the Civil War hampered construction on this new 35-mile line, the work was completed in May of 1864. The Brush Hill station was completed the same year. A real estate boom began along the right-of-way of this new line. William Robbins purchased approximately 800 acres of farmland that flanked the rail right-of-way which lay south of the town of Fullersburg. The next year Robbins platted the original town of Hinsdale, recording it in 1866. He soon built houses on the south side of the tracks and they sold quickly. By 1871 Oliver J. Stough and Anson Ayres had joined the rush, purchasing and developing land north of the tracks. By 1873 the population of Hinsdale numbered 1,500. There were stores, a post office, a hotel, large stone schoolhouse, and two churches.

The 1890's saw an era of extensive improvements in the Village. Bonds were issued for waterworks, sewers, and electrical lines. Paving of streets began in 1892, telephones arrived in 1896, and concrete sidewalks replaced the wood plank walks in 1904.

Hinsdale came to be regarded as one of the most beautiful and desirable suburbs in the Chicago area. Its status was enhanced by the publication of an article titled "Hinsdale The Beautiful" in the November, 1897 issue of *Campbell's Illustrated Journal*. Nearly fifty of Hinsdale's most impressive homes were illustrated in that issue.

425 E. 6<sup>th</sup> Street,  
William Robbins Home,  
1915.  
Courtesy of Hinsdale  
Historical Society.



## Village Of Hinsdale Residential Design Guidelines: Section One

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### ARCHITECTURE IN THE VILLAGE

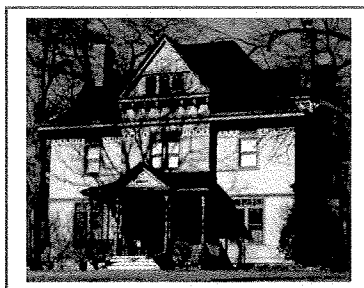
Surveys of the various original subdivisions in the Village, commissioned by the Hinsdale Historic Preservation Commission in 2001, identified the various architectural styles represented by early owners and builders. Early Hinsdale dwellings can be placed in two different types, *high-style* and *vernacular and popular*.

High-style architecture can be described as well-defined and commonly illustrated categories based on the distinctive overall massing, floor plan, materials, and architectural detailing that can be readily identified as a specific style. These high-style buildings might have been architect designed, but even if no professional architect were involved, the homes show a conscious effort to incorporate common characteristics in fashion during the time they were built. In Hinsdale the Queen Anne style, Colonial Revival, Craftsman, Italianate, Gothic Revival, Shingle Style, Prairie Style, Dutch Colonial Revival, Tudor Revival, French Eclectic, and Cape Cod styles were represented in the high-style category.

Vernacular and popular house types are generally non-stylistic and include 19<sup>th</sup> century vernacular styles whose design depends on a builder's experience and knowledge, as well as later 20<sup>th</sup> century popular styles that were typically constructed according to widely available published plans. Nineteenth century vernacular buildings were usually built by an owner or builder who relied on simple, practical techniques and locally available materials for an overall design and floor plan layout. Materials, millwork, and structural systems were largely determined by availability and locale. Because of this, vernacular buildings are most readily classified by their general shape, roof style, or floor plan.

Popular house style plans were widely published beginning in the early 20<sup>th</sup> century. A prospective homeowner could easily find catalogues and books from which to choose a plan. The earliest of these 20<sup>th</sup> century popular house styles was the American Foursquare, which some suggest was influenced by the horizontality of the Prairie Style. The American Foursquare, with broad eaves and hipped roof, was particularly popular between 1900 and 1910. Bungalows of various sorts were built nationwide until 1930. After 1930, during the modern period, popular house types included the Ranch, minimal traditional, and the Split Level. All of these styles are represented in Hinsdale.

Left:  
High-style architecture  
in a Queen Anne Style  
home at 239 E. Walnut.



Right:  
Popular architecture in  
a Bungalow Style home  
at 620 South Garfield.

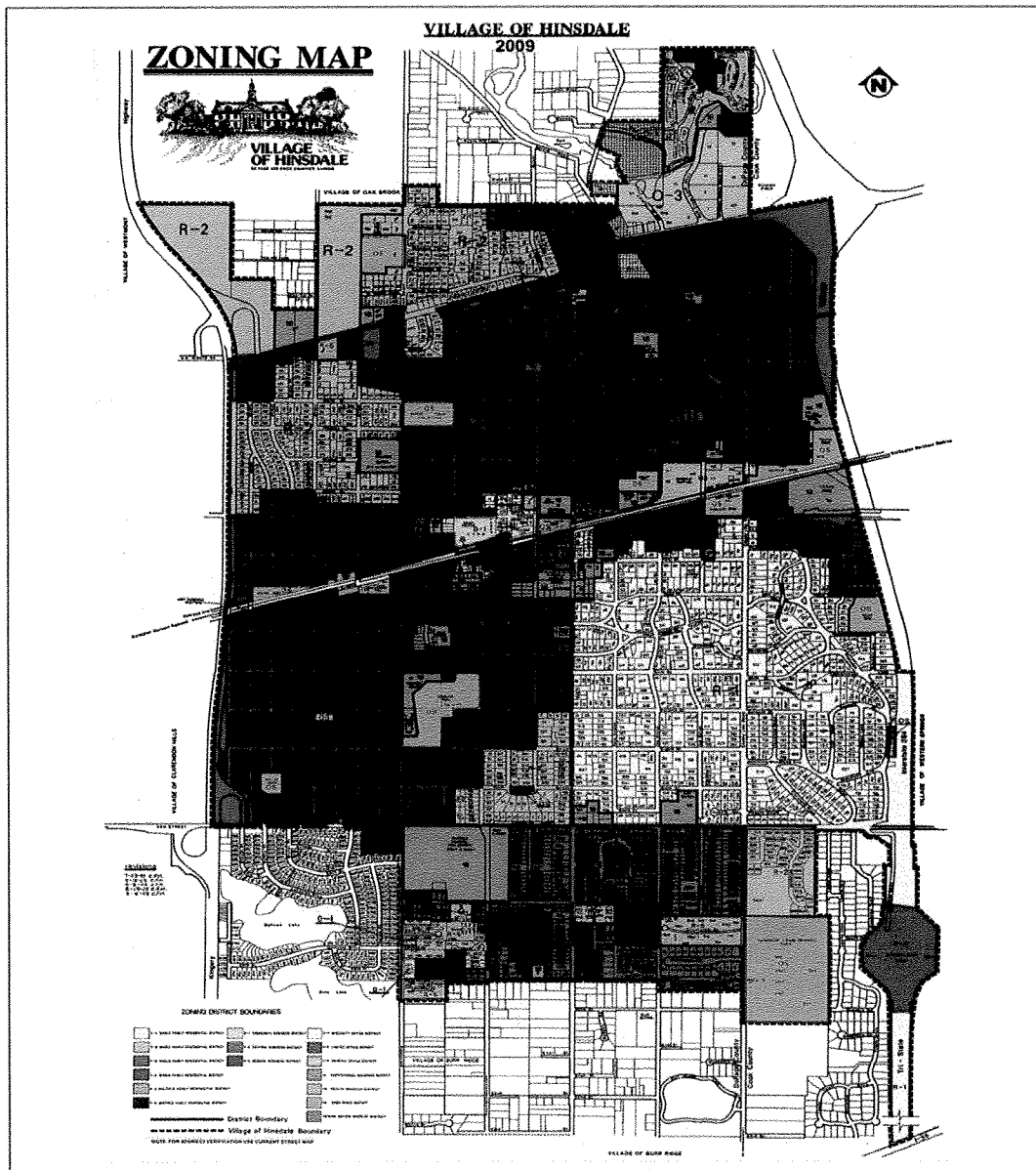


## Village Of Hinsdale Residential Design Guidelines: Section One



### ARCHITECTURAL STYLES

There are many residential styles in the Village of Hinsdale. The following photographs and brief descriptions illustrate some of the predominate styles found. Homeowners and developers should recognize these architectural styles and the appropriate means to respond to the styles in building projects. The approach should include any existing styles that will be retained as well as styles found within the neighborhood.

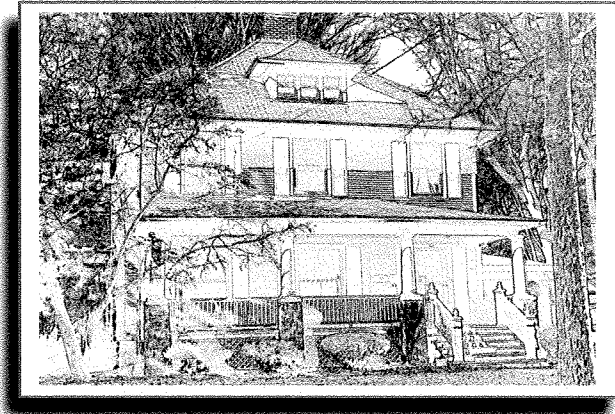


## Village Of Hinsdale Residential Design Guidelines Section One

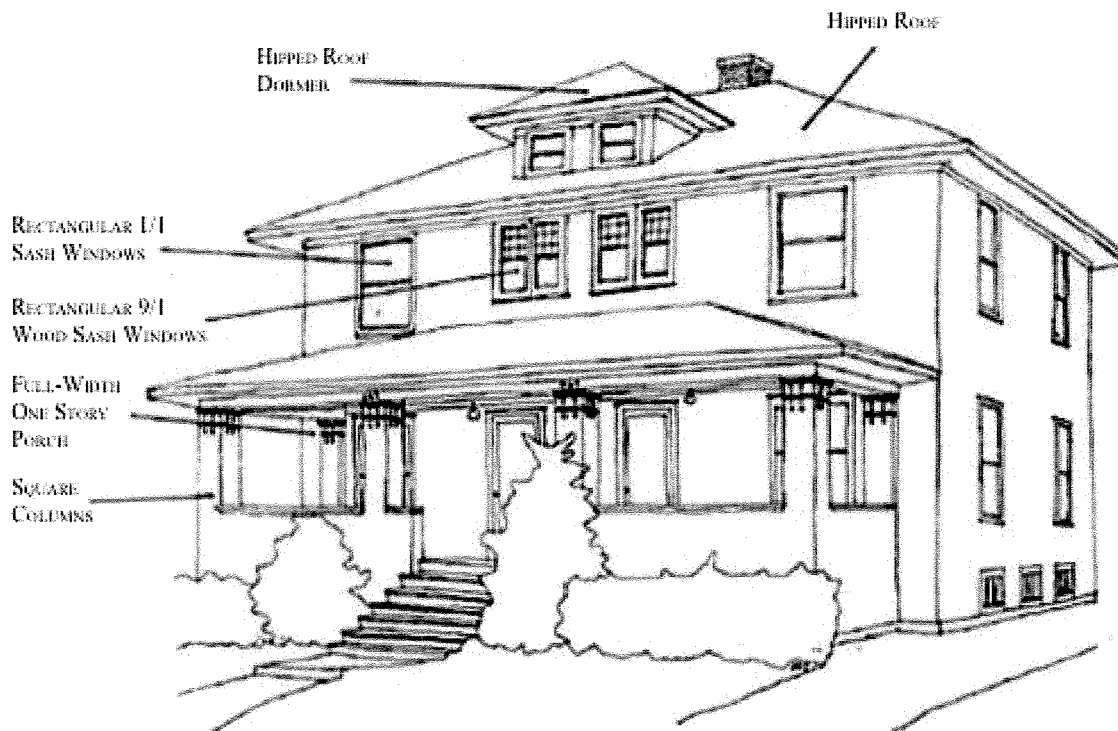


### American Foursquare Form, ca. 1900- ca. 1925

The American Foursquare house reflects an early 20<sup>th</sup> century return to simple building forms and minimal decoration. These house forms are common throughout Hinsdale's neighborhoods and feature rectangular plans with hipped roofs and one-story porches on the primary façade. Porches often have square or Tuscan columns and eaves often feature modillion blocks or brackets. The roofline on the primary façade generally displays a hipped dormer window.



A notable example of this style is located at 234 N. Park Street in Hinsdale.



## Hinsdale Residential Design Guidelines Section One

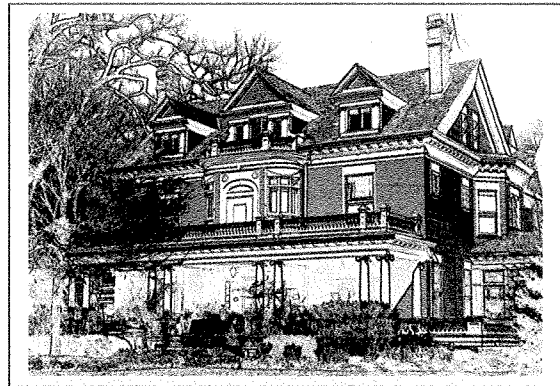
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### Colonial Revival Style, ca. 1890-ca. 1930

The Colonial Revival style was one of the most popular architectural styles of the early 20<sup>th</sup> century. During the 1890s there was a renewed interest in the architectural forms of Colonial America. These dwellings were built with symmetrical floor plans and with classically detailed formal porches. Common characteristics are columns and pilasters in Doric, Ionic, Corinthian, and Tuscan orders, eave dentils, and pedimented windows and doors. Dwellings in this style were constructed both of brick and frame and are generally two-stories in height.

A notable example of this style is located 339 E. Sixth Street.

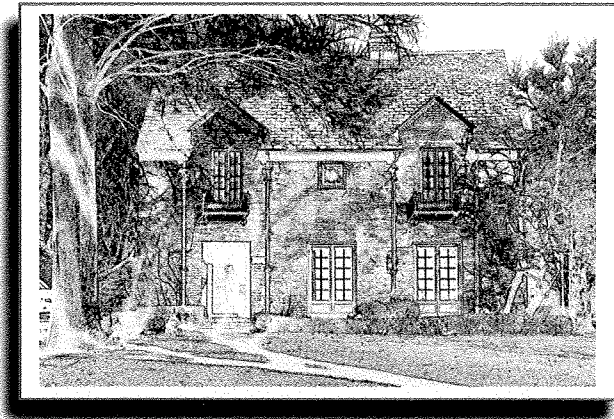


## Village Of Hinsdale Residential Design Guidelines Section One



### French Eclectic Style, ca. 1915-ca.1945

The French Eclectic style began to appear in Eclectic suburbs in the 1920's and 1930's. Based upon precedents by many centuries of French domestic architecture, the style shows variety in form and detailing but is united by the characteristic roof. The tall, steeply pitched hipped roof, normally with the ridge paralleling the front of the house, dominates a symmetrical façade with centered entry. Façade detailing is usually rather formal. These dwellings are generally two-stories in height with brick, stone, or stucco wall cladding.



A notable example of this style is located at 127 E. Seventh Street in Hinsdale.





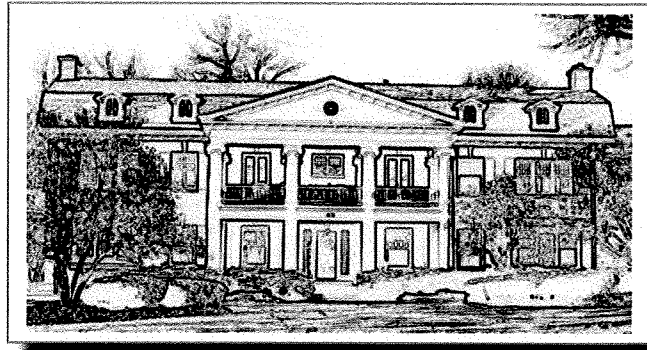
## Village Of Hinsdale Residential Design Guidelines Section One



### Neo-Classical Style, ca. 1890- ca. 1930

The Neo-Classical style is closely related to the Colonial Revival style of the early 20<sup>th</sup> Century. The Neo-Classical style maintains the symmetrical forms and classical detailing, but is distinguished by two-story or full-height porches called porticos. These porticos most commonly display wood columns in the Doric and Ionic orders. Entrances are often highly decorative with pediments, sidelights, and transoms.

A notable example of this style is located at 419 S. Oak in Hinsdale.



## Village Of Hinsdale Residential Design Guidelines Section One



### ARCHITECTURAL STYLES

#### Prairie Style, ca. 1900- ca. 1920

The Prairie style originated in America in the early 1900s, designed by architects such as Frank Lloyd Wright. This style emphasized the importance of blending houses with their surroundings and relating the house to the flat, horizontal lines of the Midwest. Prairie style houses have low-pitched hipped roofs, wide eaves, and broad porches. Exterior wall surfaces are often stucco or brick. These dwellings are generally two-stories in height and have decorative multi-light windows.



A notable example of this style is located at 105 N. Grant Street in Hinsdale.

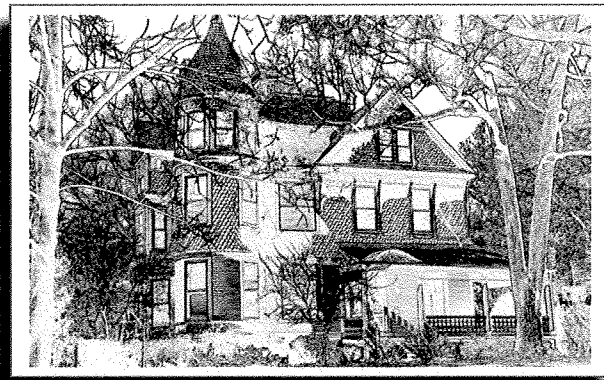


## Village Of Hinsdale Residential Design Guidelines Section One

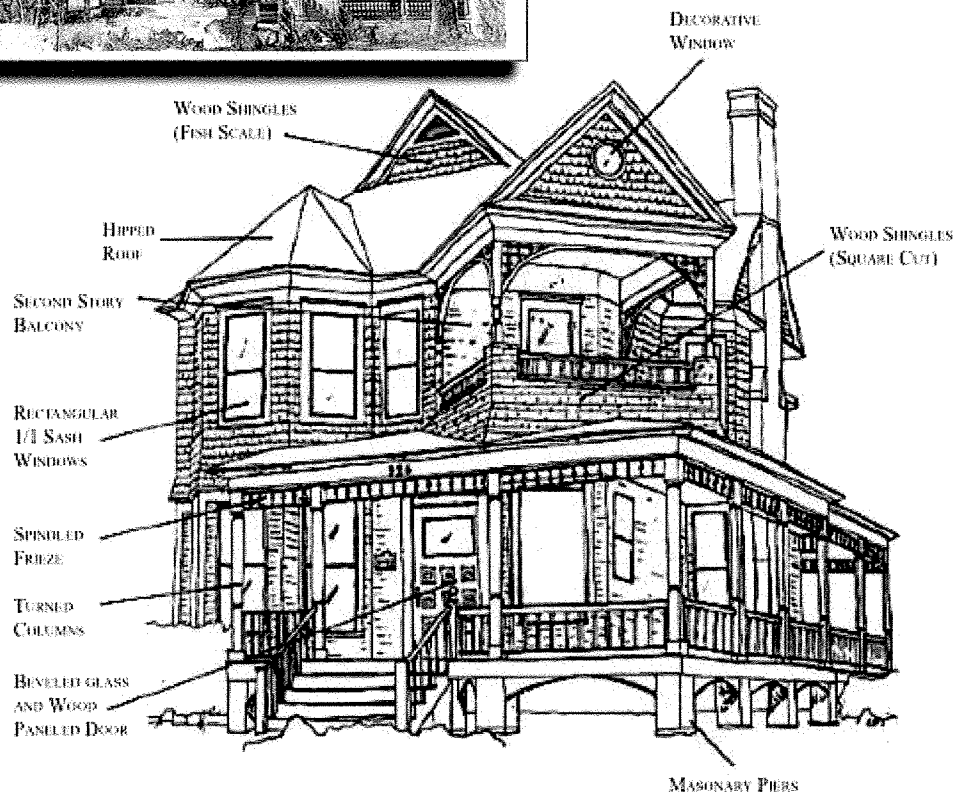


### Queen Anne Style, ca. 1880- ca. 1910

The Queen Anne style was one of the most common American house forms in the late 19<sup>th</sup> century and featured an asymmetrical floor plan and extensive exterior detailing. This style is generally two-stories in height and often features corner towers, turrets, or projecting bays. Exterior wall surfaces are often varied with mixtures of brick, wood siding, stone, and wood shingles. Large wraparound porches with milled columns and baluster are usually present on the main façade. Windows are one-over-one sash or of small multi-light design. Brackets or decorative vergeboard are often found in the gables.



A notable example of this style is located at 318 S. Garfield Street in Hinsdale.



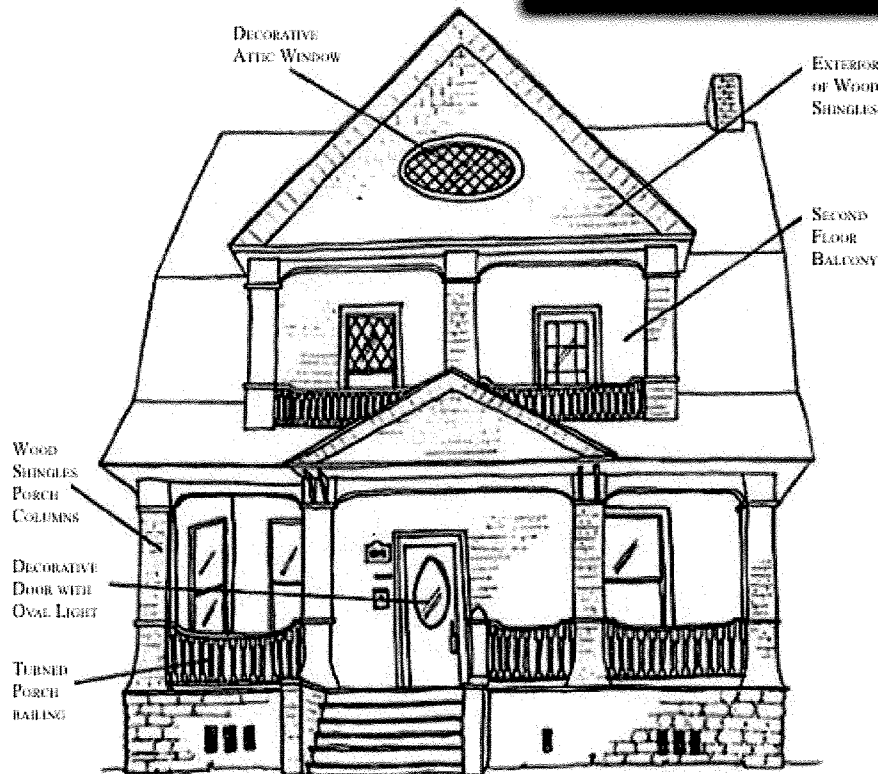
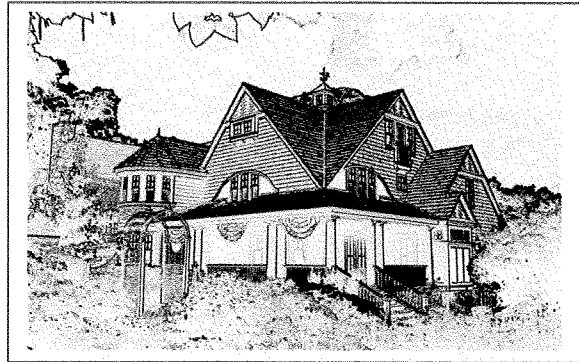
## Hinsdale Residential Design Guidelines Section One



### Shingle Style , ca. 1880-ca.1900

Related to the Queen Anne style is the Shingle Style which is characterized by an exterior wall sheathing of wood shingles. The shingles are often designed in various interlocking shapes and provide a rich texture to the exterior appearance. In many cases not only is the exterior wall surface covered with shingles but also the front porch columns are sheathed in shingles. Decorative windows and doors are common as are turned porch railings and baluster.

A notable example of this style is located at 127 S. Stough Street in Hinsdale.



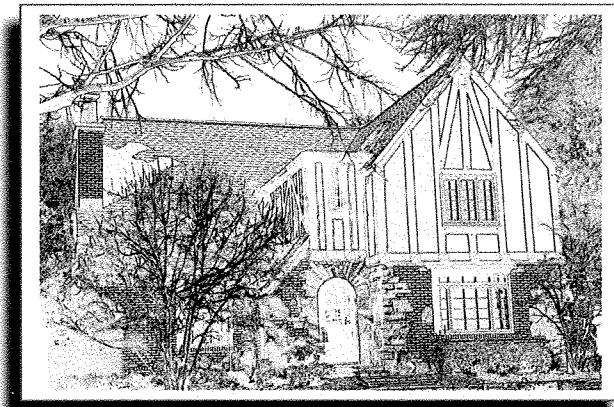
## Village Of Hinsdale Residential Design Guidelines Section One

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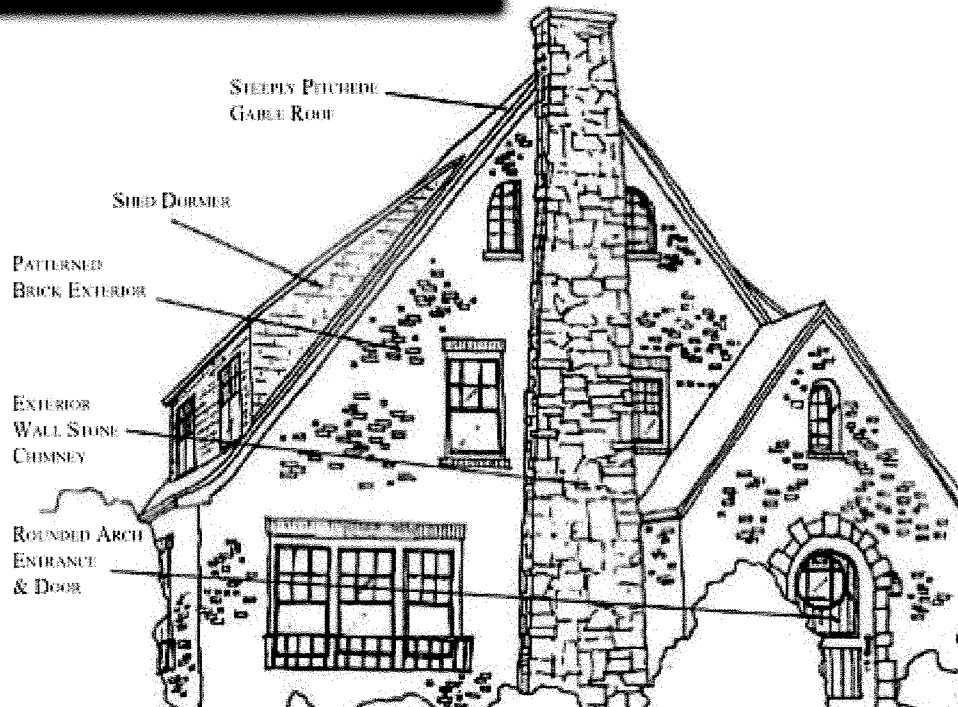


### Tudor Revival Style, ca. 1910- ca. 1940

The Tudor Revival style was another popular national style of the early 20<sup>th</sup> century. These dwellings are based upon medieval house forms of England and were built in American from 1915 to 1940. These house forms have high-pitched gable roofs, multiple gables on the main façade, and are generally of brick and stucco construction. Doors are often set within rounded or Tudor arches while windows often have multiple lights in the upper and lower sashes. In gable fields stucco and wood are often combined to create the appearance of a design as 'half-timbering'.



A notable example of this style is located at 514 S. Garfield Street in Hinsdale; a home designed by R. Harold Zook, architect.



## Section Two. \_\_\_\_\_ Design Guidelines



Neighborhood Design Context

Architectural Design

Site and Landscape Design

## Village of Hinsdale Residential Design Guidelines: Section Two



### NEIGHBORHOOD DESIGN CONTEXT

#### Height Compatibility

The intent of the guidelines is to have residences responsive in height, to provide cohesiveness to the neighborhood. The rhythm of the street facade establishes the overall opening or solid feel of the streetscape.

#### Rhythm of Spacing

The existing topography, location of the project site, and the homes adjacent to the site should guide the most basic decisions about the design.

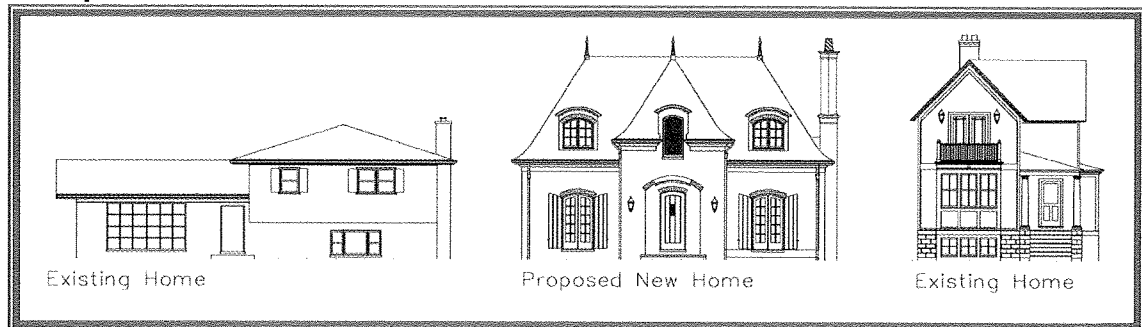
The location of the home, the front yard setback, and the side yard setbacks are particularly important to setting the context of the adjacent neighbors.

New construction should follow the rhythm of the existing residences established by the overall open or solid feeling of the neighborhood.

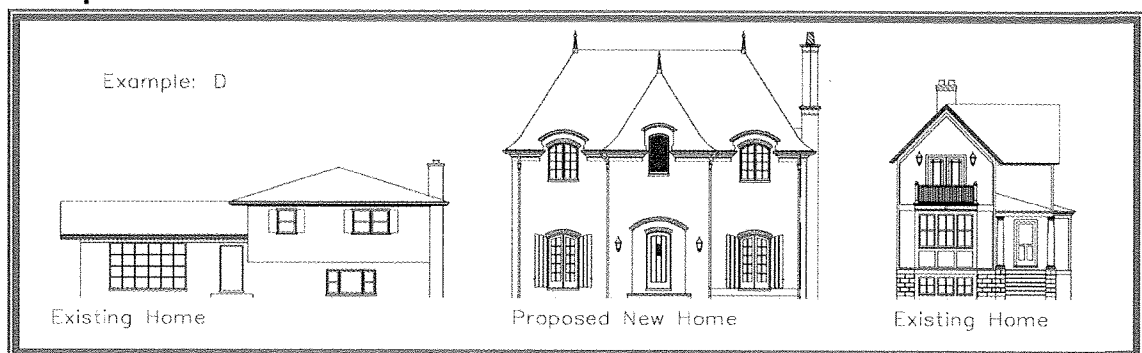
#### Horizontal and Vertical Elements

The horizontal and vertical elements determine the perceived scale of a residence and how it relates to the horizontal and vertical expressions of the neighboring home facades. The overall scale, shape and massing of the home is significant in defining the character of a street, a block, or a neighborhood.

#### **Example: Do**



#### **Example: Don't**



## Village Of Hinsdale Residential Design Guidelines: Section Two

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### ARCHITECTURAL DESIGN

#### Scale and Massing Of a Structure

Traditional architecture is rooted in simplicity of form, massing, and in hierarchy of spaces which are cohesive, rational, and sensible. The common basis for the origins of traditional architecture is based in necessity and economy.

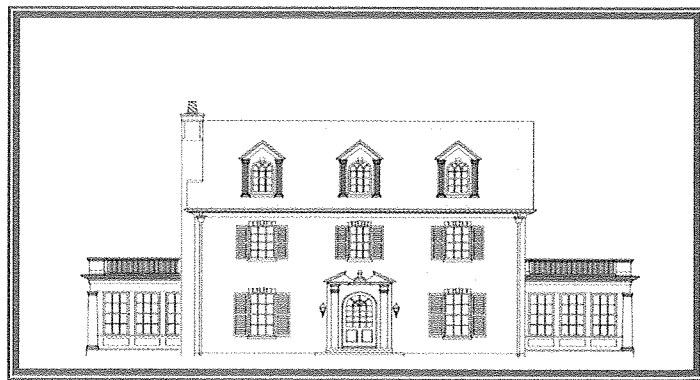
Sunlight orientation and view orientation should be determining planning and design factors.

The scale and proportions of new construction should be compatible with adjacent homes and the neighborhood.

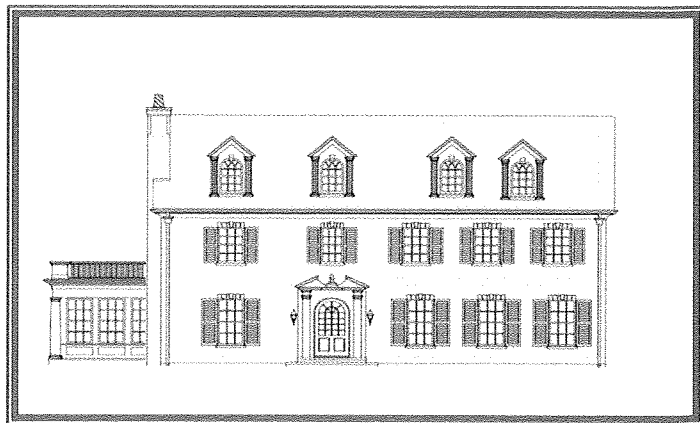
The appearance of large mass can be minimized through the use of design elements such as porches, porticos, bay windows, and dormer windows

Scale and its perception is a functional of the size of the windows, boys, entry doors, and dormers as they relate to the overall composition. For example, small windows can make the mass residence seem larger because of the abundance of surface area of the exterior wall.

#### **Example: Do**



#### **Example: Don't**





## Village Of Hinsdale Residential Design Guidelines: Section Two



### Roof Shapes

Roof shapes are important to defining residential architectural styles. Roof form is often the single most significant factor in determining the massing, scale, and proportions of a home.

The intent of the guidelines is to have roofs compatible with the structure below and with those neighboring residences to which the visually relate. This is particularly important in neighborhoods with smaller lots where homes are spaced closer together. In these neighborhoods, consistency of roof slopes is important.

#### **Example: Do**



#### **Example: Don't**



## Village Of Hinsdale Residential Design Guidelines: Section Two

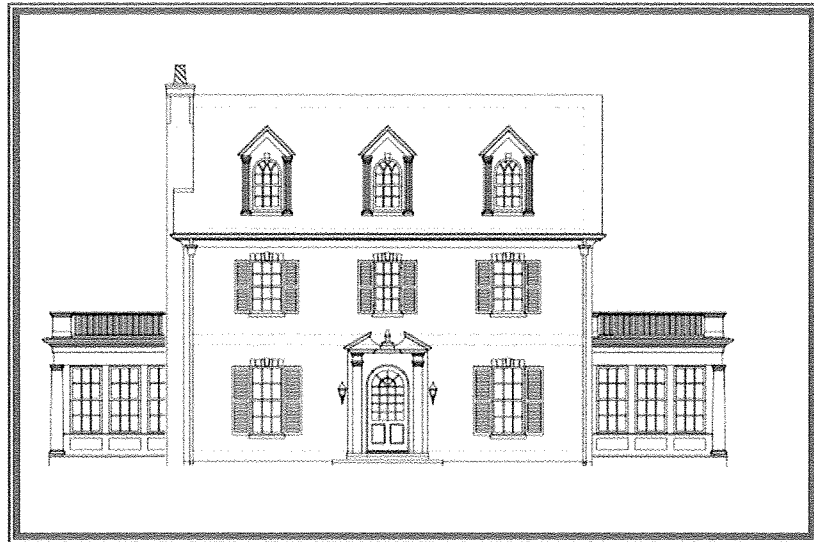
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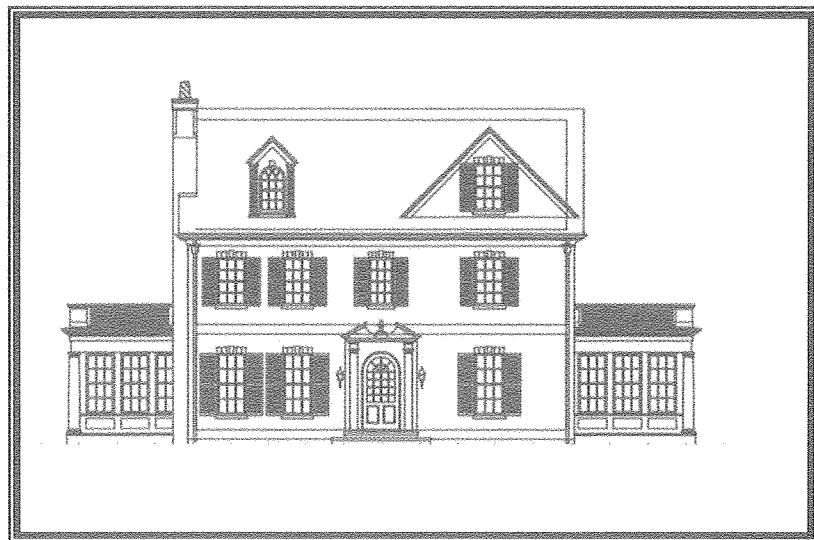
### Rhythm and Balance

Each individual residence contains a rhythm established by the arrangement of windows and doors versus solid wall sections. Successful residential architecture almost always places openings in a manner that is simple and rational.

#### **Example: Do**



#### **Example: Don't**



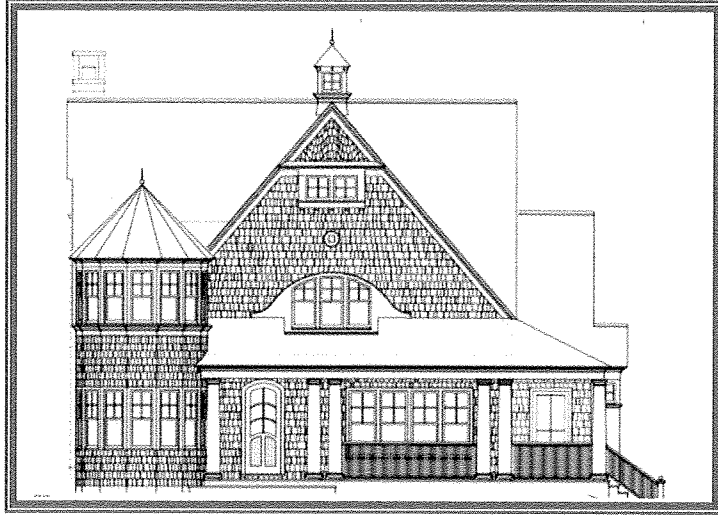
## Village Of Hinsdale Residential Design Guidelines: Section Two



### Porches, Recessed Entryways, and Other Projections

Front entryways are comprised of doorways, porches, overhangs, and other elements that help connect the home to the street, begin to create a more human scale, and contribute to the sense of arrival into the home. These elements begin to establish the hierarchy of the home's streetscape. A usable porch should be no less than 7'0" deep.

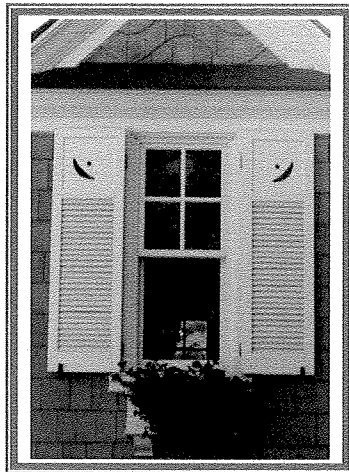
**Example:**



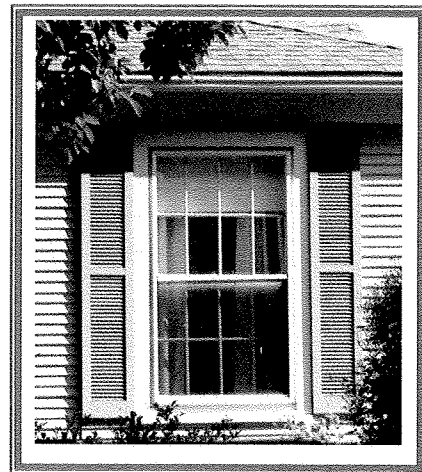
### Proportions of Windows and Doors

Typically, window and door opening can make up the largest and most distinctive elements of a façade. Window and door opening should be proportioned according to the style of the residence and to the portion of the façade mass that they are a part of.

**Example: Do**



**Example: Don't**



## Village Of Hinsdale Residential Design Guidelines: Section Two



### Materials, Texture, and Color

Materials provide the visual diversity and architectural character to the neighborhood. The intent of the guidelines is to provide a continuity of architectural character by using material in their traditional manner and in keeping with the fabric of the neighborhood.

New construction should utilize materials, texture, and color that are compatible to those of neighboring structures and appropriate to the chosen architectural style.

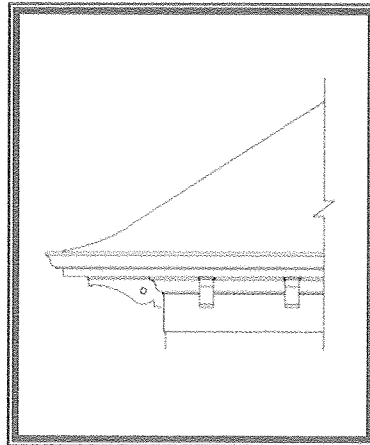
Restraint in materials visible on any exterior wall should be exercised. The palette of materials chosen should be appropriate for a particular style. Limiting the number of materials focuses attentions on design composition and detailing quality rather than quantity.

### Ornamentation

Ornamentation is the refinement of detail and application of decorative elements with the sole purpose of enhancing the building's appearance. The richness and level of detail of the ornamentation in the surrounding area should be used as a guide, without exactly mimicking the facades of neighboring homes.

Ornamentation should be used with understanding and restraint, with consideration of the visual character of the neighborhood.

**Example: Do**



### Style

Although the intent of the guidelines is not to dictate architectural style, the consistency of the one style used on a home is essential. Architectural stylistic integrity is encouraged and should be used through all facades of the structure. All elements of design, shape, and form should be consistent with the selected architectural style.

## Village Of Hinsdale Residential Design Guidelines: Section Two



### Chimneys

Chimneys are essential features of a home's overall design and often represent the strongest vertical element of a design.

### Shutters, Window Planter boxes, and Surface Mounted Gas or Electrical Light Fixtures

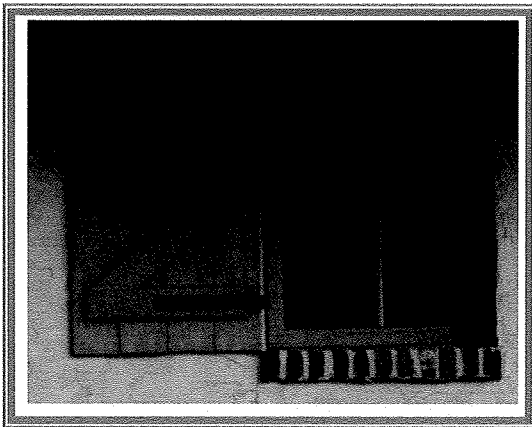
Initially, window and exterior door shutters were essential for summer shading and storm protection. With the advent of air conditioning, window shutters are more ornamental in design than practical.

Shutters should be approximately one-half the width of the sash that they are covering. All shutters should be installed to be operable, with hinges and wall-mounted shutter 'hold backs' (a device mounted to the wall that prevents the shutter from moving when in the open position).

Window planter boxes should be used where appropriate and should be designed and mounted in a fashion that supports the architectural style of the house.

Surface mounted gas or electric light fixtures should enhance the overall visual quality of a home rather than over-power it at dusk and after dark. These elements should be designed and placed so that they do not create visual glare or light trespass with the neighborhood.

#### **Example: Do**



#### **Example: Don't**



## Village Of Hinsdale Residential Design Guidelines: Section Two

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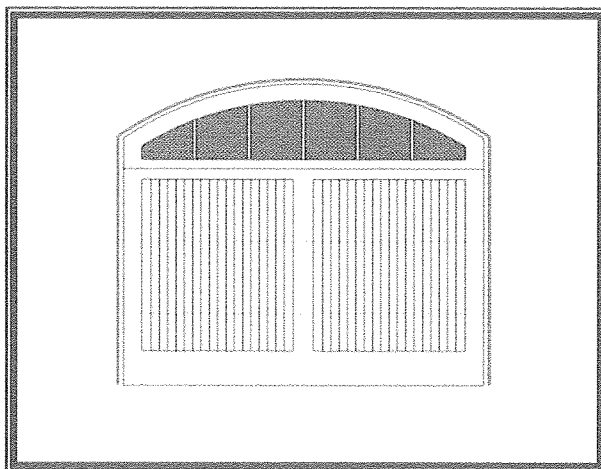


### Garage and Garage Doors

Many of the older homes on smaller lots in the Village of Hinsdale have detached garages located behind the home in the rear of the property. Many homes have attached garages that are side loaded where lot width allows. Some of the newer homes have been developed with attached garages placed in front of the main entry to the home in order to create better use of the back yard.

The intent of the guidelines is to have garages compatible with the established character of the neighborhood. The garage should not dominate the street view of the home's façade and should enhance the overall composition.

**Example:**



## **Village of Hinsdale Residential Design Guidelines: Section Two**

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### **SITE AND LANDSCAPE DESIGN**

Hinsdale was platted in the mid-19th century, with gradual subdivision of the land that makes up the town today. Recent redevelopment has turned over approximately thirty percent of Hinsdale's housing stock, but most blocks retain their original character of site and setting. Dwellings were built with consistent setbacks from the street, with front yards for landscaping and plantings, and with the house's porch and main entrance oriented towards the street. Within the quadrants formed by Garfield/Washington Street and Chicago Avenue, most blocks were laid out with similar lot dimensions and distances between houses, creating a consistent rhythm and pattern in the location of dwellings and their intervening spaces. This streetscape character should be preserved and maintained.

Subject to the limitations imposed by the underlying zoning district and applicable building codes, any new construction, remodeling, demolition and/or landscaping should attempt to blend proposed work into the traditional design of the area. This includes considerations of items such as:

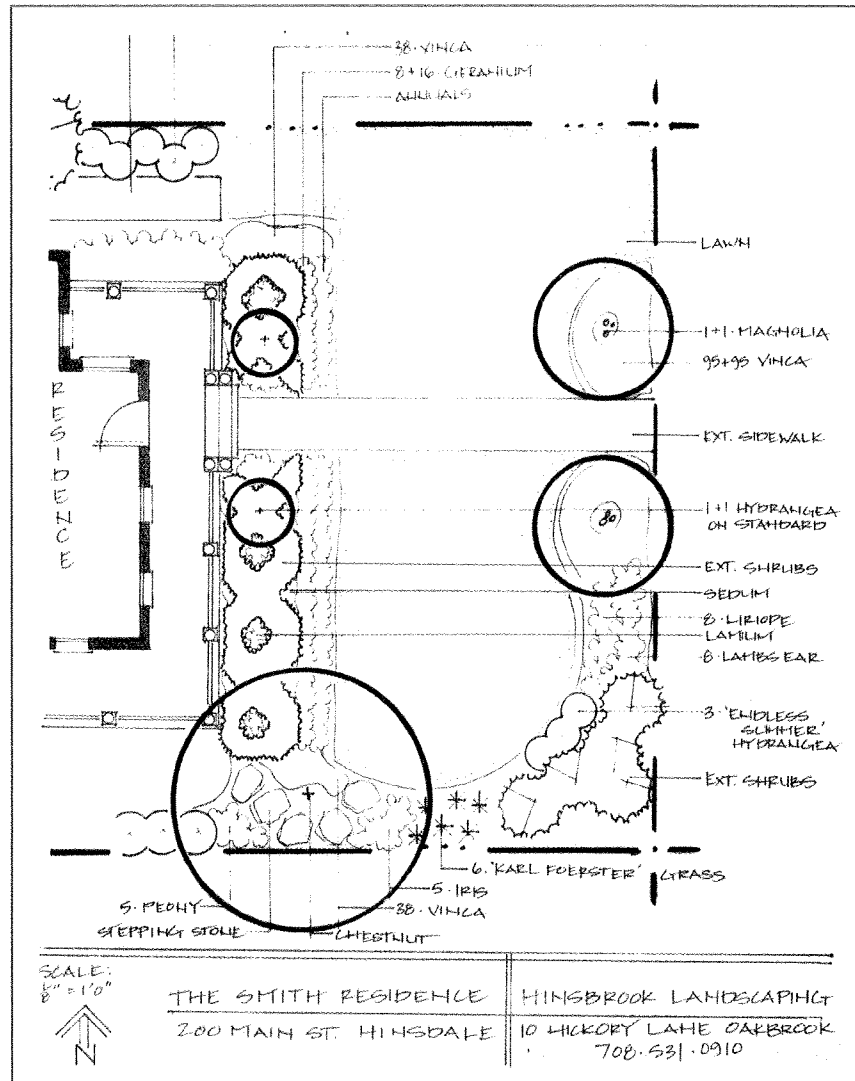
- Set backs
- Lot sizes
- Density
- Location on the lot
- Orientation & size of:
  - new buildings, additions, remodeling
- Placement of hard scape features such as:
  - driveways, sidewalks, parking pads, retaining walls, patios, planters, fountains, pools, gazebos, etc.
  - Other landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, etc.

The following guidelines provide information on changes and alterations to a property's site and setting which could affect its architectural appearance.

## Village of Hinsdale Residential Design Guidelines: Section Two



Detail of  
Residential  
Landscape  
Site Plan,  
Courtesy of  
Hinsbrook  
Landscaping, Inc.



### Landscape Plan

For both New Construction and for Alterations (only if major changes to the front elevation), a Landscape Plan must show:

- Existing and proposed plantings, including the species, quantities and installed sizes (show existing trees with diameters of three (3) inches or more and large clump trees);
- All existing and proposed walls and fences, including height and type of materials.
- Proposed grading, drainage, utilities and driveway layout;
- Location of tree protection fencing;
- Location of trees on adjacent properties over 8" in diameter whose roots encroach on the subject property.



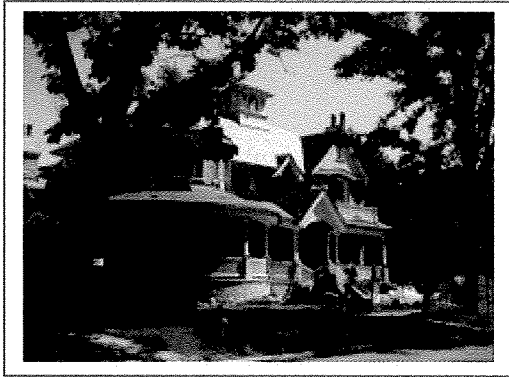
## Village Of Hinsdale Residential Design Guidelines: Section Two

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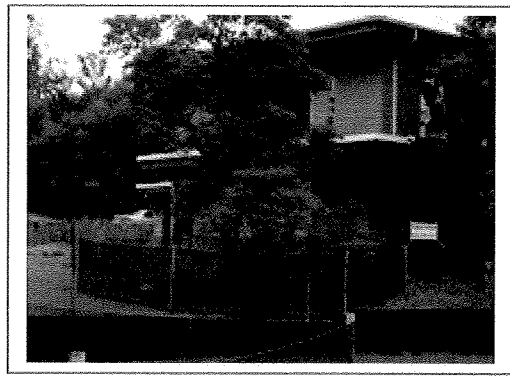
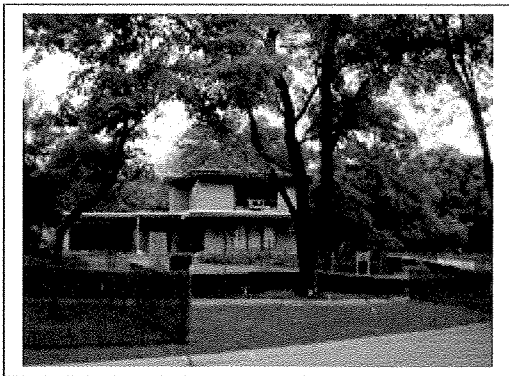
### Character of the Property

New construction should be integrated with the landscape and original distinguishing character of the property and its environment. The existing landscape should be properly protected during construction.



### Tree Preservation

The preservation of mature trees and native vegetation is necessary and desirable to maintain the character of Hinsdale. The demolition of existing structures, new development, and redevelopment of properties threaten the destruction of mature trees which have special historic, community, and aesthetic significance and value. A tree preservation plan is required by Hinsdale's Village Code Section 9-1-7.



## Village Of Hinsdale Residential Design Guidelines: Section Two

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### Site Amenities

Structures such as arbors, pergolas, gazebos, fountains, tree houses, play houses, ponds and statuary should meet the following criteria:

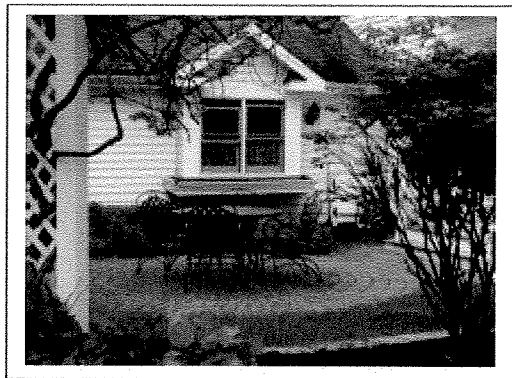
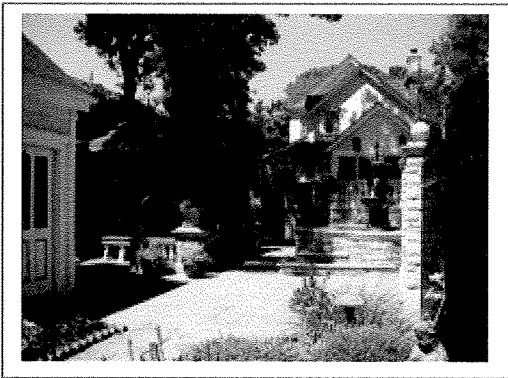
- 1) Be sited in rear yards or side yards
- 2) Be appropriate in scale and in architectural character with the residence;
- 3) Harmonize with the existing on-site and adjacent property trees;



### Patios and Terraces

Use permeable construction for maximum water retention on property

- 1) Acceptable materials include brick, brick pavers, concrete pavers, stone



## Village Of Hinsdale Residential Design Guidelines: Section Two



### Retaining and Garden Walls

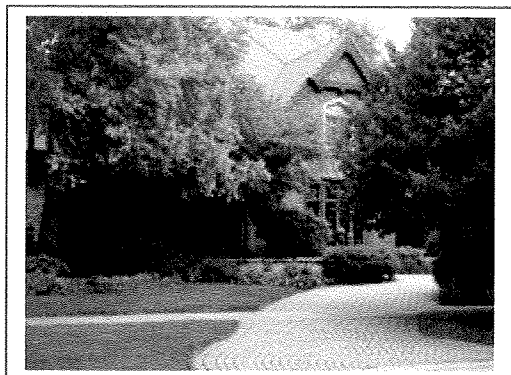
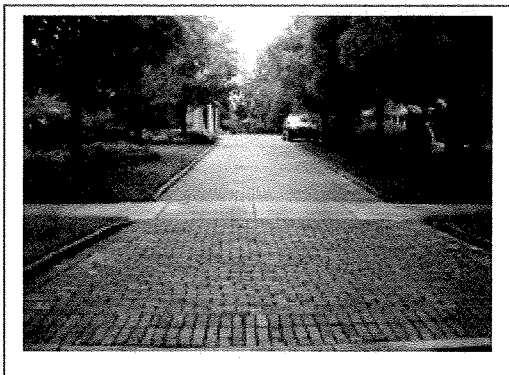
- 1) Retaining walls should be of poured concrete, not concrete blocks, or of stone designs such as cut stone, random rubble, coursed rubble, or cobblestones. Retaining walls of brick are less desirable.
- 2) Garden walls should be of brick, or stone, or concrete pavers, not blocks.



### Driveways

Driveways are often the introduction to a property. In an effort to preserve the landscape and create properties where the landscape is dominant over the improvements, a minimal use of hardscape is encouraged. Driveway design and materials should follow the following criteria:

- 1) Be aesthetically integrated with the site and with the architectural character of the residence;
- 2) Be a subordinate feature of the property;
- 3) Accomplish a desirable transition from the street;
- 4) Avoid impacts to existing trees, both on-site and on adjacent properties;
- 5) Use permeable construction for maximum water retention on property;
- 6) The width of driveways in front of the building line should not exceed ten feet;
- 7) Entry pillars and gates should be consistent with the character of the street.



## Village Of Hinsdale Residential Design Guidelines: Section Two



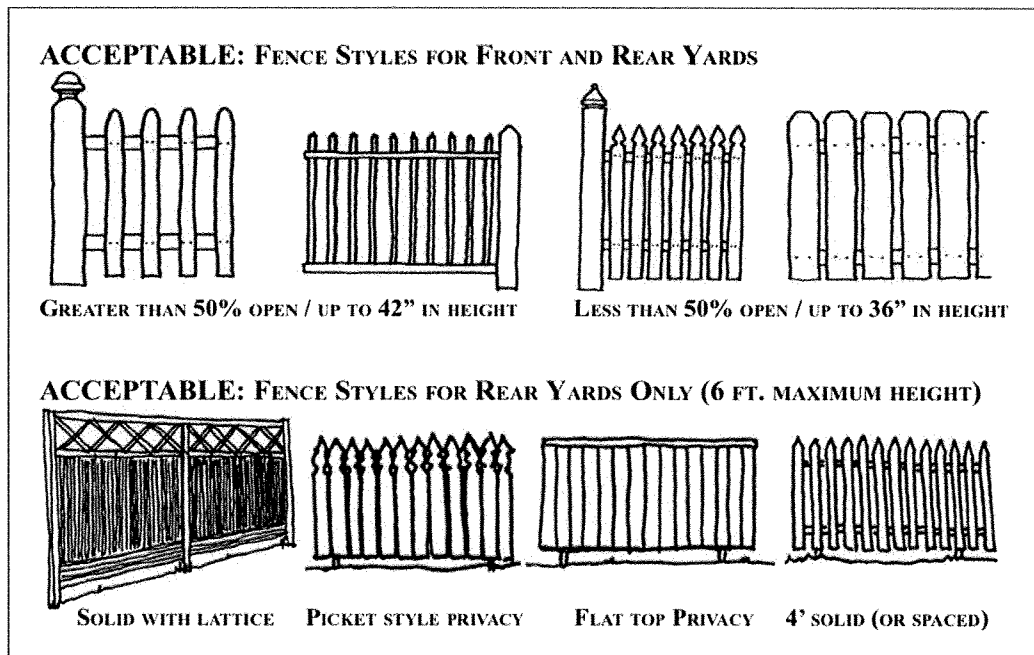
### Fences

Fences serve as a distinctive feature of the streetscape and individual yards while providing a sense of privacy and enclosure for property owners. Well designed fencing can create a unified look for the property on which it is erected, as well as enhance the neighborhood as a whole. Fences are often character defining features and should be treated sensitively.

A number of different types of materials are appropriate for fences, garden walls, and gates. Fences and gates made of cast iron, wrought iron, or wood pickets are appropriate for front yards; solid, vertical board wood fences with a flat cap, are appropriate for rear or side yards. Woven wire (chain link) and stockade fences (with jagged tops) are discouraged.

Fences, garden walls, and gates should be appropriate in materials, design, and scale to the period and character of the structure they surround, and they should harmonize with the surrounding neighborhood. Front yard fences should be designed to allow views of the yard and building, while fences for rear or side yards may be more opaque.

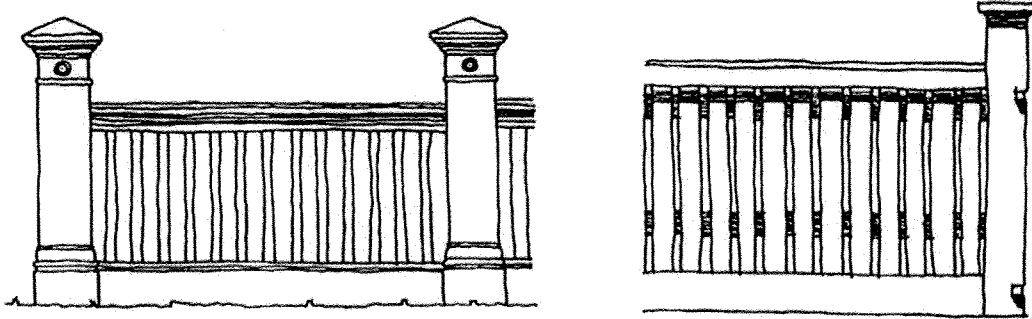
Gates should be compatible with any existing fencing, walls or landscaping, and should be designed to swing onto the private walkway or driveway, not onto the public sidewalk.



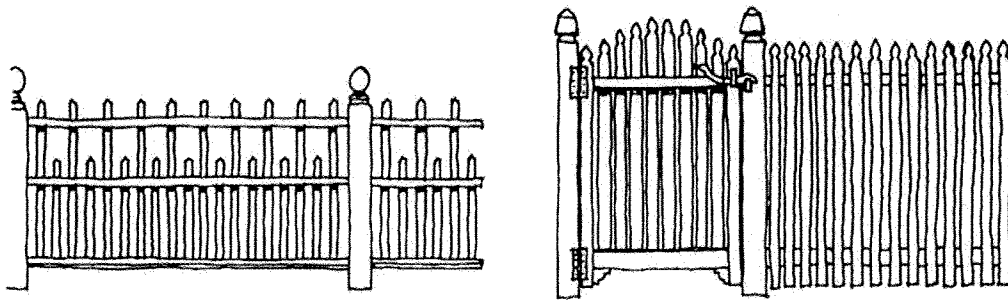
**Village of Hinsdale  
Residential Design Guidelines: Section Two**



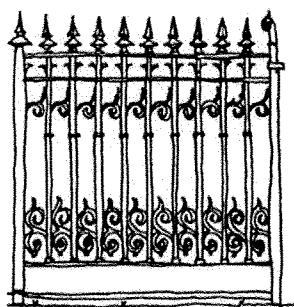
**RECOMMENDED: FENCES OF HISTORIC DESIGN FOR FRONT AND REAR YARDS**



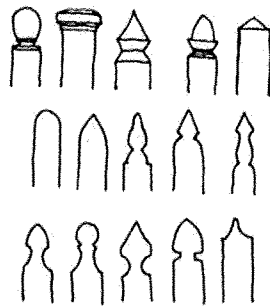
**BALUSTRADE STYLE FENCES**



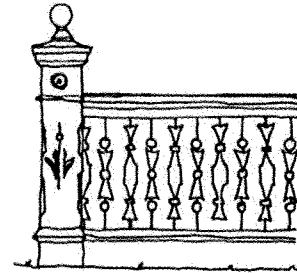
**PICKET STYLE FENCES**



**CAST IRON FENCE**



**POST AND PICKET STYLE**



**SAWN BALUSTER FENCE**

## Village of Hinsdale Residential Design Guidelines: Section Two



### Unity of Design

Unity of design can be achieved through repetition of plant varieties, limited hardscape materials, and by correlation with the exterior of the residence.



### Plant Material

If a mature tree must be taken down, it should be replaced with a tree of equal or greater landscape value. Plant material should be selected for ultimate growth characteristics such as, structure, texture, color, seasonal interest and hardiness. Choice of native (indigenous to the region) plants is encouraged.



Plantings should be harmonious in quality and type to the scale and architectural character of the residence. The schematic landscape plan should show all pre-existing, saved landscape features (including trees), all new landscape elements, and list all plant materials. It is recommended that a registered landscape architect prepare such plan.

## Section Three. \_\_\_\_\_ Rules Of Procedure



Pre-Submittal Consultation With Building Department Staff

Timing of Design Review Submittals

Pre-Application Review by the Design Review Commission

Design Review Commission Meetings

Consent Agenda

Notice of Commission Agenda

Building Permits

Submittal Requirements

## **Village Of Hinsdale Residential Design Guidelines: Section Three**

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### **RULES OF PROCEDURE**

#### Pre-Submittal Consultation With Building Department Staff

Prospective applicants may contact the Building Department to discuss questions they may have about the Design Review Process prior to submitting a formal application. While staff will try to offer guidance on how the Commission has ruled on past cases, only the Commission has decision-making authority. The review process deals with many aspects of design and the intent of the Village in regulating appearance is that only the Commission is qualified to review.

Some projects may require approvals from other Village Boards or Commissions, such as the Zoning Board of Appeals or the Plan Commission. Applicants should contact the Building Department if they believe additional reviews are necessary.

#### Timing of Design Review Submittals

The Design Review Commission meets on the second Thursday of every month, except when there is a conflict with a public holiday. The applicant should submit all required materials to the Building Department at least three weeks prior to a meeting. If the package is complete, the case will be placed on the next available meeting agenda.

Building Department staff may delay placing an application on the regular agenda or recommend that a case be placed on the pre-application agenda for submittals that are incomplete, poorly prepared or incompatible with the Design Guidelines. Staff will contact the applicant when additional information or corrections are necessary to proceed with review of the project.

#### Pre-Application Reviews By The Design Review Commission

Applicants may want input from the Commission on conceptual designs for a project prior to submitting a regular application. These discussions are known as pre-application reviews and will take place at the end of the Commission meetings after the regular cases have been reviewed. The purpose of this review is to grant the applicant an opportunity to obtain preliminary guidance from the Commission, as to whether a plan is consistent with the Design Guidelines. All comments made by the Commission at this time are non-binding. The applicant must submit all appropriate pre-application materials at least two weeks prior to a meeting.

#### Design Review Commission Meetings

Upon review, cases may be approved, denied, continued with the permission of the applicant, or withdrawn at the request of the applicant. Approved cases may proceed through the building permit review process. If a case is denied and the applicant chooses to present new drawings to the Commission, the applicant must submit a new application and materials. If a case is continued, the applicant should return to the Commission with revised drawings and materials at a subsequent meeting.



## **Village Of Hinsdale Residential Design Guidelines: Section Three**

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### Consent Agenda

The consent agenda allows the Commission to approve a group of cases together at the beginning of the meeting. The Commission will recommend cases for the consent agenda. There is no guarantee that cases will remain on the consent agenda, until the agenda is approved by the Commission at the beginning of the meeting. Commissioners can request that any case be removed from or that any case can be added to the consent agenda. If a case is removed, it is considered along with the other regular items in order in which they appear on the agenda. Items typically considered for the consent agenda include:

- Revised building drawings consistent with conditions approved by the Commission;
- Revised building materials and landscape design continues from previous meetings.

### Notice of Commission Action

After the meeting, the Building Department will issue a letter for each case stating the action taken by the Commission. The letter will indicate whether the case was approved, denied, continued or withdraw. It will also identify conditions that must be satisfied prior to Commission approval or prior to a project being submitted for a building permit.

The Building Department maintains summaries of all proceeding of the Commission meetings. These summaries contain the points of discussion for each case, a record of all Commission motions and a Certificate of Approval, which summarized the approval, including any conditions.

### Building Permits

Once applicants receive Commission approval, they may apply for a building permit for construction and demolition work. Building Department plan review cannot begin until Commission approval is received because the Commission may make changes to a project that requires modifications to the construction drawings.

Applicants for building permits are available at the Building Department. Permit applications must be submitted with all required documentation. Review time varies depending upon the type of project and the completeness of the application. Demolition and construction may begin once the necessary approvals are obtained from the Building Department and any conditions established by the Commission are satisfied.

## Village Of Hinsdale Residential Design Guidelines: Section Three

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### Submittal Requirements

All applications submitted for design review shall consist of the follow:

- Ten (10) collated copies of the application and all submittal requirements, including the original size;
- Submittal sizes for all drawings shall be 11" x 17";
- One set of building materials on foam core;
- One set of approval documents from the Zoning Board of Appeals (if required);
- It is strongly recommended that the architectural drawings be prepared by a licensed architect, as the Building Department will require signs and sealed drawings for the building permit.

Submittal requirements vary depending upon the type of project and are listed below. Incomplete applications may result in the case being returned to the applicant or delayed until a later meeting.

- A. Applications. The applications form must be complete and include all required signatures
- B. Plate of Survey. The survey must show all existing structures.
- C. Site Plan. The site plan must show:
  - Layout of the entire project and its relation to surrounding properties and structures;
  - All existing structures to remain and proposed new construction;
  - Both proposed and required zoning district standards (including setbacks, lot coverage, open space, and floor area ration requirements);
  - All existing and proposed streets;
  - All existing and proposed access points and on-site vehicular and pedestrian circulation;
  - All paved areas, including off-street parking, sidewalks and patios;
  - Air conditioning condenser units, utility meters and boxes;
  - Site lighting fixtures (not attached to building)
- D. Landscape Plan. The plan must show:
  - Existing and proposed plantings including the species, quantities and installed sizes (show existing trees with diameters of three (3) inches or more and large clump trees) ; and
  - All existing and proposed walls and fences, including height and type of materials.
- E. Building Floor Plans. Plans must be drawn to scale and adequately show the lay-out of all affected areas measured from the exterior walls.
- F. Building Elevations. Elevations must be drawn to scale and identify all proposed building materials and colors (similar to the materials on the sample board and in the rendering).
- G. Color Rendering. Drawings of street-facing elevations colored to represent actual materials.

**Village Of Hinsdale**  
**Residential Design Guidelines: Section Three**

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- H. Street Elevation Drawing. This must be drawn to scale and show the street-facing elevation of the proposed structure in the center and the street-facing elevations of the first existing building on either side. For corner properties, two (2) drawings are necessary, one (1) for each affected street-facing elevations and the street-facing elevation of the first building on each side.
- I. Color Photographs. These must show the street-facing elevation of the existing structure at the subject property and the street-facing elevations of the three (3) buildings on either side. In the case of corner properties, the photographs must show both street-facing elevations for the subject property and the street-facing elevation of the first property on either side. Color photocopies of the photographs must be used. Polaroids or black and white photocopies are not acceptable.
- J. Building Materials. Provide one (1) sample board on foam core (no larger than 11" x 17") that shows the proposed primary exterior building materials (refer to the example of the sample board that is attached). Materials and color must be similar to those on the elevations and color rendering and should include the follow, where applicable: roofing material, brick and range of color, siding, plaster, trim, or others. Color copies of materials may be submitted, as long as a copy is in each packet and the actual materials are brought to the meeting.

# Appendix.

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Design Review Commission Application

Local Source of Architectural Assistance

**Village of Hinsdale  
Design Review Commission Application**



19 E. Chicago Avenue • Hinsdale, IL 60521 • 630-789-7000 • [www.villageofhinsdale.com](http://www.villageofhinsdale.com)

**Type Of Project:** (check one)

Case Number: \_\_\_\_\_

☐ New Single Family Residence

☐ Single Family Alteration

**Subject Property Information:**

Address: \_\_\_\_\_

Project Description: \_\_\_\_\_

\_\_\_\_\_

**Applicant:** \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**Owner:** (if different than applicant) \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**Architect:** \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

As the undersigned, I hereby certify that the above statements and attached documentation are true to the best of my knowledge. I further certify that I have read and understand the Design Review Guidelines. I also understand that modifications may be made to the project by the Design Review Commission. Approval from the Design Review Commission does not constitute final approval from the Zoning Board Of Appeals, Plan Commission, the Building Department or any other Village entity as part of the building permit process.

**Signature Of Applicant:** \_\_\_\_\_

Date: \_\_\_\_\_

## Village of Hinsdale Residential Design Guidelines Appendix

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### ARCHITECTURAL RESOURCES

#### Roger and Ruth Anderson Architecture Center at Immanuel Hall

The Roger and Ruth Anderson Architecture Center houses the Hinsdale Historical Society's architectural archive collection, which includes blueprints, house histories, photographs, and information on Village development. In addition, the architecture section of the Society's lending library has been moved to the Anderson Center and continues to expand, covering building styles, interior elements, architect biographies, home maintenance, "green" housing, and information on new architectural products. The center is located at 302 S. Grant Street, on the lower level of Immanuel Hall. For more information call 630-654-9500 or visit the website at [www.hinsdalearchitecture.org](http://www.hinsdalearchitecture.org).

#### Architectural Resource Surveys

*Northeast Hinsdale Survey Area A Summary and Inventory, 2006*

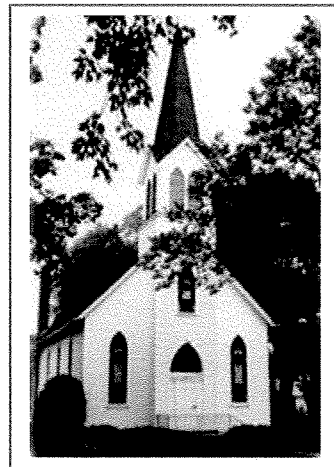
*Robbins II Survey Area: A Summary and Inventory, 2007*

The purpose of the architectural resources is to identify, document, and evaluate historic structures for their architectural significance. They were prepared by Granacki Historic Consultants and are available at the Village Hall.



Hinsdale Historical Society

Immanuel Hall at  
302 S. Grant Street  
in Hinsdale. *Courtesy  
of Hinsdale Historical  
Society*





**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**GENERAL APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Village of Hinsdale  
Address: 19 E. Chicago Ave.  
City/Zip: Hinsdale, Il. 60521  
Phone/Fax: (630) 789-7030 /   
E-Mail:

**Owner**

Name: N/A  
Address:   
City/Zip:   
Phone/Fax: ( )  /   
E-Mail:

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

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

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

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

- 1) Robert McGinnis, Director of Community Development/Building Commissioner
- 2) Sean Gascoigne, Village Planner
- 3) David Cook, Village Manager

## II. SITE INFORMATION

Address of subject property: N/A

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

Brief description of proposed project: Text amendment to Article III, Section 3-110 of the Hinsdale Zoning Code, as it relates to the elimination of the floor area ratio requirement for new single family residences that receive design review approval from the Design Review Commission.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A South: N/A

East: N/A West: N/A

Proposed zoning and land use: N/A

Existing square footage of property: N/A square feet

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: \_\_\_\_\_

\_\_\_\_\_

☒ Map and Text Amendments 11-601E  
Amendment Requested: Elimination of FAR for new homes receiving design review approval.

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

☐ Major Adjustment to Final Plan Development



# TABLE OF COMPLIANCE

Address of subject property: N/A

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	<div style="border: 1px solid black; padding: 10px; text-align: center;"> <b>Text Amendment: Not Applicable</b> </div>	
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

\* Must provide actual square footage number and percentage.

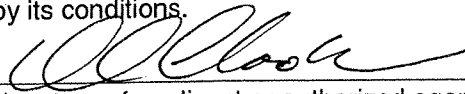
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: \_\_\_\_\_

# CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 21<sup>st</sup>, day of April, 2011, I/We have read the above certification, understand it, and agree to abide by its conditions.

  
Signature of applicant or authorized agent

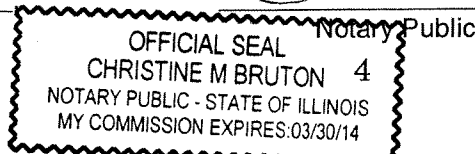
\_\_\_\_\_  
Signature of applicant or authorized agent

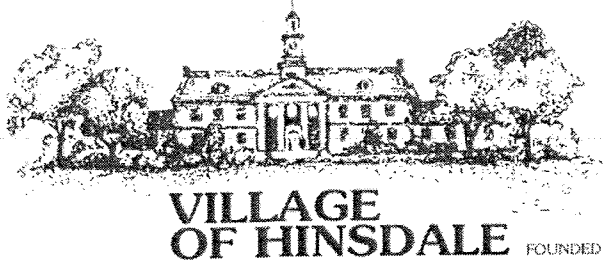
\_\_\_\_\_  
Name of applicant or authorized agent

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

SUBSCRIBED AND SWORN  
to before me this 21<sup>st</sup> day of  
April, 2011







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

**Must be accompanied by completed Plan Commission Application**

**Address of the subject property or description of the proposed request:** Text amendment to Article III, Section 3-110 of the Hinsdale Zoning Code, as it relates to the elimination of the floor area ratio requirement for new single family residences that receive design review approval from the Design Review Commission.

**REVIEW CRITERIA**

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

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

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

The proposed text amendment has been recommended by the Design Review Commission to be the most appropriate course of encouragement for residents to obtain design review approval for new single-family homes.

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

3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.  
N/A
- 
4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it. Through discussion, the Design Review Commission  
determined that eliminating the requirement for FAR does little, if anything to impact the exterior  
aesthetics of a single-family home, given the application of existing bulk requirements for  
setbacks, height and elevation. For this reason, the value of properties should not be affected at  
all.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare. N/A
- 
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment. As stated previously, the Design Review Commission felt that  
eliminating the FAR requirement was an appropriate incentive for single-family homes to go  
through design review approval based on the fact that it does nothing to affect the exterior  
appearance of a home. Therefore, the use of adjacent properties would not be affected at all by  
this text amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment. The value of adjacent properties should not be affected for the same reasons stated  
in question 6.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment. N/A
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification. N/A
- 
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment. N/A

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

N/A

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

13. The community need for the proposed amendment and for the uses and development it would allow. The 2025 Plan identified the desire of the residents to impose some type of residential design review. This interest prompted the creation of the Design Review Commission. After several meetings and deliberations on how to proceed with the process, it was determined that the appropriate course of action was to make the process voluntary and provide an incentive for residents to go through the process. The result was the proposed text amendment.

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

DATE: April 25, 2011

## REQUEST FOR BOARD ACTION

<b>AGENDA SECTION NUMBER</b> ZONING AND PUBLIC SAFETY		<b>ORIGINATING DEPARTMENT</b> Community Development		
<b>ITEM</b> 120 S. Washington - Request: Approval of a Temporary Use for a Temporary Sales Center		<b>APPROVAL</b>		
<p>The Village has received a request by Next Generation Development LLC. (or affiliates) to allow a temporary sales center as a temporary use at 120 S. Washington Street. The Hinsdale Zoning Code provides for <i>Permitted Temporary Uses</i> subject to the specific regulations and time limits as provided for in Section 9-103D of the zoning code and to the other applicable regulations of the district in which the use is permitted. The total period of time granted by such temporary use shall not exceed the period of time as specifically identified for that specific use. Where such uses are not specifically permitted, the Board of Trustees <u>may</u> approve such use, subject to the following regulations:</p> <p>9. <i>Others</i>: In any district, any other temporary use consistent with the purposes of this code and with the purposes and intent of the regulations of the district in which such use is located; provided, however, that any such use shall require the specific prior approval of the board of trustees. The board of trustees shall establish a limitation on the duration of every temporary use approved pursuant to this subsection D9. Any approval granted hereunder shall be deemed to authorize only the particular use for which it was given, and shall not be construed to be any right or entitlement to any subsequent approval hereunder for the applicant or any other person.</p> <p>As identified in the attached application, the applicant is proposing to use the property as a sales and design center to conduct business relative to the Hamptons of Hinsdale project on Grant Street. Should the ZPS and Village Board find the temporary use request to be satisfactory, the following motion would be appropriate:</p> <p><b>MOTION:</b> Move to approve a permit for a temporary use at 120 S. Washington Street for the period 6/1/11 thru 12/31/11 subject to any conditions set forth by the Building Commissioner.</p>				
APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
<b>COMMITTEE ACTION:</b>				
<b>BOARD ACTION:</b>				

# **VILLAGE OF HINSDALE**

## **APPLICATION FOR TEMPORARY USE**

**Address of proposed request:** 120 S. Washington, Hinsdale IL 60521

### **APPLICATION FOR TEMPORARY USE**

The Hinsdale Zoning Code provides for *Permitted Temporary Uses* subject to the specific regulations and time limits as provided for in Section 9-103D of the zoning code and to the other applicable regulations of the district in which the use is permitted. The total period of time granted by such temporary use shall not exceed the period of time as specifically identified for that specific use. Where such uses are not specifically permitted, the Board of Trustees **MAY** approve such use, subject to the following regulations:

9. *Others:* In any district, any other temporary use consistent with the purposes of this code and with the purposes and intent of the regulations of the district in which such use is located; provided, however, that any such use shall require the specific prior approval of the board of trustees. The board of trustees shall establish a limitation on the duration of every temporary use approved pursuant to this subsection D9. Any approval granted hereunder shall be deemed to authorize only the particular use for which it was given, and shall not be construed to be any right or entitlement to any subsequent approval hereunder for the applicant or any other person.

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**Owner:** Mr. David Bremmer

**Phone:** (773)271-6600

**Date:** April 20, 2011

**Temporary Use Period Requested:**

From: June 1, 2011 through December 31, 2011

***Nature of Temporary Use Request:***

Utilize store location, 120 S. Washington Hinsdale IL, as a marketing, sales & design center in which to conduct business relative to the Hamptons of Hinsdale Project located along Grant Street. The Hamptons project, in its current condition, does not allow for on-site sales & marketing activities to be conducted until the units are finished and the site conditions are brought up to project standards. The original sales trailer(s) have been removed. Therefore, we wish to utilize this site which is proximate to the project, to market the new homes to prospective customers. The store would be open daily (approximately 10am to 6 pm – M-Sat and 12-6 on Sunday) except on major holidays and staffed by

sales representatives of Next Generation Development. The store front and existing structure would not be altered, with the exception of the replacement/refacing of the existing external sign. The site would provide for sales offices, a design studio (i.e. cabinet, faucet, countertop selections) and graphic presentations of the project.

Lessee: Next Generation Development, LLC (or one of its affiliates)

By: Gail S. Payonk | Director of Sales & Marketing

975 E. 22<sup>nd</sup> Street | Wheaton IL 60189

630.384.6440 X145

Signature of Owner:

David J. Bremer

Date: \_\_\_\_\_, 20\_\_\_\_

Village Manager

**OR**

Date of Village Board Approval: \_\_\_\_\_, 20\_\_\_\_

For Office Use Only

\$100 Fee Paid ☐

Date: \_\_\_\_\_

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



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

**Application for Certificate of Zoning Compliance**

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

Applicant's name: Next Generation Hamptons of Hinsdale  
Owner's name (if different): Inland Opportunity Hinsdale  
Property address: 120 S. Washington St. Hamptons  
Property legal description: [attach to this form]  
Present zoning classification: B-2  
Square footage of property: 10,126  
Lot area per dwelling: N/A  
Lot dimensions: 61' x 166'  
Current use of property: Vacant  
Proposed use: ☐ Single-family detached dwelling  
☒ Other: temporary use / sales center  
Approval sought: ☐ Building Permit ☐ Variation  
☐ Special Use Permit ☐ Planned Development  
☐ Site Plan ☐ Exterior Appearance  
☐ Design Review  
☒ Other: temporary use

Brief description of request and proposal:

Temporary Sales Center

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:

interior side(s)

N/A  
N/A

N/A  
N/A

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>0'</u>
rear	<u>N/A</u>	<u>20'</u>
Setbacks (businesses and offices):		
front:	<u>5'</u>	<u>0'</u>
interior side(s)	<u>0' 10'</u>	<u>0' 10'</u>
corner side	<u>0'</u>	<u>0'</u>
rear	<u>0'</u>	<u>0'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>28'</u>	<u>35'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

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

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
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Total building coverage:	<u>48%</u>	<u>80%</u>
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Total lot coverage:	<u>100%</u>	<u>100%</u>
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Floor area ratio:	<u>48%</u>	<u>2.5</u>
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Accessory building(s):	<u>N/A</u>	
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Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required: 1/250 (N/A)

Number of loading spaces required: N/A

Statement of applicant:

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

By: John Kulczewski  
Applicant's signature

JOHN KULCZEWSKI  
Applicant's printed name

Dated: APRIL 21, 2011.

## VILLAGE OF HINSDALE

### Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in File for 120 S. Washington Street, regarding a Temporary Use in 2011, for a Certificate of Zoning Compliance, the proposal described in this certificate appears to comply with the standards made applicable to it by the Hinsdale Zoning Code.

This certificate is issued to:

Next Generation LLC. (or affiliates)

Address or description of subject property:

120 S. Washington Street, Hinsdale, IL 60521

Use or proposal for subject property for which certificate is issued:  
Temporary Sales Center at 120 S. Washington.

Plans reviewed, if any: *See attached plans, if any* - See File for 120 S. Washington Street, regarding a Temporary Use in 2011.

Conditions of approval of this certificate:

- Section 9-103D of the Hinsdale Zoning Code pertaining to Permitted Temporary Uses.

*Note: other conditions may be attached to approval of any pending zoning application.*

**NOTE ALL OF THE FOLLOWING CAREFULLY:**

This approval granted in this certificate has been granted based on the information provided to the Village and the Village's understanding of the facts and circumstances related to the proposal at this time. If (a) any information provided to the Village changes, (b) any new information is becomes available or is discovered, or (c) the Village's understanding of the facts and circumstances otherwise changes, then this certificate may be rescinded.

This certificate does not signify Building Code Review or approval and is not authorization to undertake any work without such review and approval where either is required. See the Hinsdale Building Code for details.

Before any structure to which this certificate is applicable may be occupied or used for any purpose, a Certificate of Occupancy must be obtained. See Section 11-402 of the Hinsdale Zoning Code and the Hinsdale Building Code for details.

Subject to an extension of time granted pursuant to the Hinsdale Zoning Code, this certificate shall become null and void six months after the date on which it was issued unless construction, reconstruction, remodeling, alteration, or moving of a structure is commenced or a use is commenced.



If this certificate is issued in violation of the provisions of the Hinsdale Zoning Code, whether intentionally, negligently, or innocently, then it shall be void *ab initio* and shall give rise to no rights whatsoever.

By:   
Village Manager

Dated: 4/21, 2011

DATE: April 25, 2011

**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>		<b>ORIGINATING</b> Community		
<b>SECTION NUMBER</b> Zoning and Public Safety Committee		<b>DEPARTMENT</b> Development		
<b>ITEM</b> Resolution to Use MFT Funds for Design Engineering of the 2011 Resurfacing Program		<b>APPROVAL</b> Dan Deeter Village Engineer		
<p>Attached is a resolution appropriating MFT funds for the budgeted \$89,530 for Design Engineering of the 2011 Resurfacing Program. At the January 18, 2011 meeting, the Board of Trustees awarded design engineering to HR Green Company in the amount not to exceed \$89,530.00. IDOT has requested a resolution allocating MFT funds for Design Engineering prior to processing the construction documentation. Since this is a time sensitive issue, this request for board action is being presented at the Zoning &amp; Public Safety Committee meeting.</p>				
<p><b>Motion: To Approve A Resolution for Improvement by Municipality under the Illinois Highway Code.</b></p>				
<b>STAFF APPROVALS</b>				
<b>APPROVAL</b>	<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b>				
<b>BOARD ACTION:</b>				



BE IT RESOLVED, by the President and Board of Trustees of the  
Council or President and Board of Trustees  
Village Hinsdale of Hinsdale Illinois  
City, Town or Village

that the following described street(s) be improved under the Illinois Highway Code:

Name of Thoroughfare	Route	From	To
First St.		County Line	Columbia Ave
Third St.		County Line	Columbia Ave
Columbia		First St.	Third St.
Pamela Circle		West End	County Line
Charleston Rd.		West End	County Line
Eight Place		Madison	East End
The Lane		Garfield Road	240' East
Graue Mill		Entrance Road	

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of Bituminous street mill, patching, and resurfacing; storm sewer  
repair; sanitary sewer repair; water main replacement, CCC&G removal & replacement; sidewalk installation;  
& crack sealing.

and shall be constructed varies wide  
and be designated as Section 11-00092-00-RS

2. That there is hereby appropriated the (additional ☐ Yes ☒ No) sum of Eighty nine thousand five hundred thirty  
 Dollars ( \$89,530.00 ) for the  
improvement of said section from the municipality's allotment of Motor Fuel Tax funds.

3. That work shall be done by Contract ; and,  
Specify Contract or Day Labor

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit two certified copies of this resolution to the  
district office of the Department of Transportation.

Approved

Date

Department of Transportation

Regional Engineer

I, Christine Bruton Clerk in and for the

Village Hinsdale of Hinsdale

City, Town or Village

County of Cook & DuPage, hereby certify the

foregoing to be a true, perfect and complete copy of a resolution adopted

by the President and Board of Trustees

Council or President and Board of Trustees

at a meeting on

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this




day of

(SEAL)

City, Town, or Village Clerk

DATE: April 25, 2011

**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>	<b>ORIGINATING</b>			
<b>SECTION NUMBER</b> ZPS Consent Agenda	<b>DEPARTMENT</b> Community Development			
<b>ITEM</b> Alley Vacation Request – 746 S.Thurlow Street	<b>APPROVAL</b> Dan Deeter Village Engineer			
<p>Attached please find an ordinance vacating a portion of a public alley adjacent to 746 S. Thurlow Street. Also included is the appraisal report establishing a fair market value for the vacated property. A plat of vacation will be prepared upon approval of this request for recording at DuPage County. The alley has previously had vacations approved and is therefore not a through alley right-of-way.</p> <p>The appraisal established the value of the property at approximately \$19.60 per square foot. The property to be vacated contains an area of 824 square feet. The total appraised value of the property is \$16,000.</p> <p><b>MOTION: To Recommend Adoption of an Ordinance Vacating the West Half of Public Alley Right-of-Way Adjacent to 746 S. Thurlow Street at a Purchase Price of \$16,000.</b></p>				
<b>APPROVAL</b> 	<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION</b>				
<b>BOARD ACTION:</b>				

- VILLAGE OF HINSDALE -

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE VACATION OF A CERTAIN  
PORTION OF AN UNIMPROVED ALLEY SITUATED WEST OF AND  
ADJOINING 746 S. THURLOW STREET IN THE VILLAGE OF HINSDALE,  
DUPAGE AND COOK COUNTIES, ILLINOIS**

**WHEREAS**, the Village of Hinsdale, DuPage and Cook Counties, Illinois (the "Village") is a duly authorized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, the property owner of 746 S. Thurlow Street, Hinsdale, Illinois, which property is identified by permanent index number ("P.I.N.") 09-11-414-022, has requested that a certain portion of an alley, as more fully described below, be vacated in order to be developed and maintained by said property owner; and

**WHEREAS**, Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1 *et seq.* (2007) (the "Code"), authorizes the Village to determine whether or not the public interest is served by vacating an alley, or part thereof, within its corporate boundaries, by an ordinance duly adopted by the affirmative vote of three-fourths of the trustees then holding office; and

**WHEREAS**, the Code further provides that upon vacation of an alley, or any part thereof, by the Village, title to the vacated property vest in the then owner or owners of land abutting thereon; and

**WHEREAS**, the Village President and Board of Trustees of the Village of Hinsdale (the "Corporate Authorities") have determined that the relief to the public from the further burden and responsibility of maintaining a certain portion of the alley, as more fully described below, and to return said portion to the tax rolls for the benefit of all taxing bodies is in the public interest.

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

**Section 1. Recitals Incorporated.** The above recitals and findings are incorporated herein and made a part hereof.

**Section 2. Vacation of Unimproved Alley.** Pursuant to the terms of this Ordinance, the Village shall vacate a 8.5' x 97' portion of the unimproved alley



situated west of and adjoining 746 S. Thurlow Street, Hinsdale, Illinois (the "Subject Property"), legally described, as follows:

LOTS 69, 70, 71 AND 72 IN THE RESUBDIVISION OF BLOCK 24 OF STOUGH'S 2<sup>ND</sup> ADDITION TO THE TOWN OF HINSDALE BEING A SUBDIVISION IN THE EAST ½ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED SEPTEMBER 12, 1874 AS DOCUMENT 18729, IN DUPAGE COUNTY, ILLINOIS..

P.I.N. 09-11-414-022

**Section 3. Plat of Vacation Approved.** The Plat of Vacation, a copy of which is attached hereto as Exhibit A and made a part hereof, is approved.

**Section 4. Conditions of Vacation.** The Subject Property is vacated subject to any existing easement of public record for any public or private utility for the maintenance, renewal and construction or reconstruction of public and private utilities and that the Village reserves unto itself as a corporate municipality and to any public utility, its successors or assigns, the right to maintain and relocate any respective facilities in, under, across and along those parts of the public alley as herein vacated, with the right of access thereto at all times for any and all such purposes as may be reasonably required for the construction, maintenance and efficient operation of said equipment pursuant to any existing easement of public record.

**Section 5. Payment of Consideration and Title to Vacated Property.** Upon the vacation of the Subject Property, title thereto shall be acquired by and vest to the property owner of 746 S. Thurlow Street, Hinsdale, Illinois upon the payment of sixteen thousand dollars (\$16,000.00) to the Village by the property owner as fair market value for the Subject Property. The vacation of the Subject Property, and the recording of the Plat of Vacation, shall not be effective until said payment is received pursuant to Section 11-91-1 of the Code, 65 ILCS 5/11-91-1.

**Section 6. Execution of Documents.** The Village President, Village Clerk and all other officials are hereby authorized to take any and all action and execute any and all documents required to implement said vacation and record this Ordinance and the Plat of Vacation with the applicable county recorder of deeds upon the payment of the consideration set forth in Section 5 of this Ordinance.

**Section 7. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 8. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2011.

AYES:

NAYES:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2011

\_\_\_\_\_  
Thomas Cauley, Village President

ATTEST:

\_\_\_\_\_  
Christine Bruton, Village Clerk

DEAN AND JACKIE PISANI  
517 ROUND HOLLOW LANE  
SOUTHLAKE, TX 76092  
P. 630-248-3988

February 24, 2011

Mr. Daniel Deeter, PE  
Village Engineer  
Village of Hinsdale  
19 E Chicago Avenue  
Hinsdale IL 60521

Re: Request to vacate public alley right-of-way behind 746 S. Thurlow Street

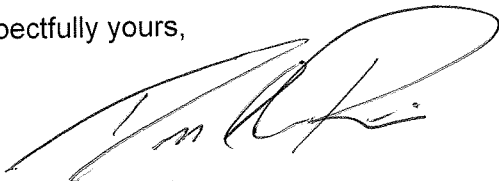
Mr. Deeter:

We are the property owners of 746 S. Thurlow Street in Hinsdale, IL. We respectfully request that the Village vacate the public alley right-of-way located directly behind our property. We are attaching a check in the amount of \$400.00 payable to the Village of Hinsdale for the appraisal fee in anticipation of purchasing the east half of the vacated public alley right-of-way.

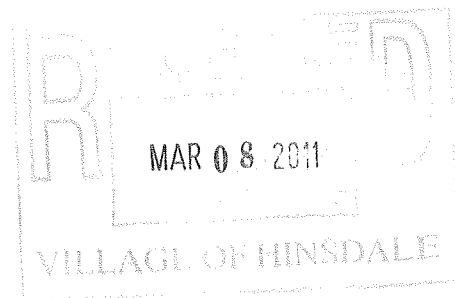
Please know that we are in the midst of building and landscape efforts for this property and your prompt attention to this request would be greatly appreciated. Any and all expeditious efforts that could be given this request would also be greatly appreciated. We are willing to pay an expediting fee if there is such a process.

Should you have any questions regarding this request or require any additional information, feel free to contact Dean Pisani at 630-248-3988. We appreciate your assistance and consideration in this matter.

Respectfully yours,



Dean and Jackie Pisani



**SUMMARY APPRAISAL REPORT**

AN 8.5' X 97' PORTION OF THE UNIMPROVED  
ALLEY SITUATED WEST AND ADJOINING  
746 SOUTH THURLOW STREET  
HINSDALE, ILLINOIS

Prepared For

Mr. Dan Deeter  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, Illinois 60521

Prepared By

C.A. Benson & Associates, Inc.  
419 North La Grange Road  
La Grange Park, Illinois 60526

**C.A. BENSON & ASSOCIATES, INC.**  
**419 North La Grange Road - La Grange Park, IL 60526**  
**P.O. Box 157 - La Grange, IL 60525**  
**(708) 352-6056 Fax (708) 352-6070**

April 6, 2011

Mr. Dan Deeter  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, IL 60521

Re: Summary Appraisal of an 8.5' x 97' portion of  
unimproved alley situated west and adjoining 746  
South Thurlow Street, Hinsdale, Illinois

Dear Mr. Deeter:

In accordance with your request, I have inspected the above captioned property and analyzed all pertinent factors relative to it in order to estimate its "as is" market value of the fee simple interest. The property was inspected on March 31, 2011, which is the effective date of this valuation.

The property consists of an 8.5' by 97' portion of unimproved alley located west and adjoining 746 South Thurlow Street, Hinsdale, Illinois. It contains 824 square feet and is zoned R-4, Single-Family Residential.

Based on this analysis, it is my opinion that the "as is" Market Value of the subject property as of March 31, 2011 was

<p><b>SIXTEEN THOUSAND DOLLARS</b> <b>(\$16,000)</b></p>
--

This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

# C.A. Benson & Associates, Inc.

## **PURPOSE OF THE APPRAISAL:**

The purpose of this appraisal is to provide my best estimate of the market value of the subject real property as of the effective date. *Market Value* is defined by the federal financial institutions regulatory agencies as follows:

*Market Value* means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f))

**INTENDED USE:** The function of this appraisal is to assist the Village of Hinsdale with a possible sale of the subject.

**INTENDED USER:** The intended user of this appraisal report is the client.

**INTEREST VALUED:** Fee simple

**DATE OF INSPECTION:** March 31, 2011

**EFFECTIVE DATE OF VALUE:** March 31, 2011

**DATE OF REPORT:** April 6, 2011

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS:** In preparing this appraisal, I have

- Inspected the subject property;
- Gathered and confirmed information on comparable sales;
- Applied the Sales Comparison Approach to Value to arrive at an indicated value.

This Summary Appraisal Report is a brief recapitulation of my data, analyses and conclusions. Supporting documentation is retained in my file.

**COMPETENCY OF THE APPRAISER:** The appraiser has the appropriate knowledge and experience to complete this assignment competently as illustrated by the Qualifications of the Appraiser statement contained within this report.

# C.A. Benson & Associates, Inc.

## DESCRIPTION OF REAL ESTATE APPRAISED:

The subject property is situated in the Village of Hinsdale, approximately 20-miles southwest of the City of Chicago's Central Business District. Hinsdale is bordered by Oak Brook to the north, Burr Ridge to the south, Western Springs to the east and Clarendon Hills to the west.

Hinsdale is a residential community that has a population of 18,452 residents as of July 2009 and an average family income of \$150,024 (2009). Over the past 12 months, the average sale price of a single-family residence in Hinsdale was \$1,042,025, which is a 7.3% increase over the prior 12 month median sale price of \$971,367. This reflects an increase in residential values after declines in the previous years.

Hinsdale is a substantially built-up community and is one of the communities in the Southern DuPage County suburbs, which include Burr Ridge, Clarendon Hills, Darien, Downers Grove, Glen Ellyn, Lisle, Naperville, Oak Brook, Oakbrook Terrace, Warrenville, Westmont, Wheaton, Willowbrook, Winfield and Woodridge. The majority of these are mid-aged to older established communities that have reached maturity. Redevelopment of new single-family residences is occurring in Hinsdale, Clarendon Hills and Downers Grove on sites where older residences have been demolished. The overall composition of the area provides most amenities such as adequate employee base, established commercial/residential areas and municipal services, educational facilities, etc. The area hospitals include Good Samaritan, La Grange Community and Hinsdale. Hinsdale has a thriving central business district and the Oak Brook Center and Yorktown Center regional shopping malls are in nearby driving distance.

The major transportation systems include the North-South Tollway (I-355), the Tri-State Tollway (I-294) and the East-West Tollway (I-88). In addition, the Metra commuter trains and Pace buses service Hinsdale.

More specifically, the subject property is located in the southwest section of Hinsdale. The immediate area is approximately 98% built-up with single-family residences of varying architectural designs in the range of 0 to 80+ years. The price range varies from \$275,000 for smaller existing single-family residences to in excess of \$1,500,000 for new custom two story residences. Many of the older, smaller residences have been torn down and redeveloped with large custom single-family residences. The immediate occupancy of the neighborhood consists of professionals, executives and white-collar workers. Maintenance level is good and there were no adverse conditions noted on the date of inspection.

Overall, the community of Hinsdale and the subject neighborhood are stable without any land changes anticipated with the exception of residential development of new single residents on lots that were previously improved with older homes. The strengths of the community include the viable central business district, the good community services, ample shopping, proximity to major transportation systems and the historically strong demand for residential, retail and office properties.

The subject property is the east 8.5' of a 17' wide unimproved alley. It has a width of 97', which is equal to the width of the adjoining residence located at 746 South Thurlow Street. It is rectangular in shape and has a calculated area of 824 square feet. It is in an R-4, Single Family Residence District which requires a minimum lot area of 10,000 square feet and 70 or 80 feet of street frontage depending on whether the site is an interior or corner parcel. The subject property is not buildable and would be of use only to the adjoining property owner. It is in a zone "X" area of minimal flooding activity per FEMA Map #17043C0903H, dated December 16, 2004.

# C.A. Benson & Associates, Inc.

## **ESTIMATE OF EXPOSURE TIME:**

The subject property is an 8.5' x 97' section of an unimproved alley, which can only be sold to the adjoining property owner. As such, estimating a marketing time is futile as a potential sale is reliant on the adjoining property owner's willingness to buy the property. The typical marketing time for area buildable sites and single-family residences is 3 to 9 months.

## **PERMANENT INDEX NUMBER:**

The subject is a section of unimproved alley, which has no permanent index number.

**TOTAL 2009 ASSESSED VALUE:** Not assessed

## **THREE-YEAR PROPERTY HISTORY:**

According to FIRREA and the Uniform Standards of Professional Practice of the Appraisal Foundation, I am required to report and analyze any sale transactions involving the subject property during the past three years or any listing or pending sale transaction involving the subject property.

The subject is part of an unimproved alley under ownership by the Village of Hinsdale. This appraisal will be used as an estimate of market value for a possible sale of the property.

## **HIGHEST AND BEST USE ANALYSIS:**

The subject consists of an 8.5' x 97', rectangular shaped portion of unimproved alley. It cannot be developed by itself and has value only to the adjoining property owner. It is my opinion that the highest and best use of the subject property is in conjunction with the adjoining residential property.

## **SUMMARY OF ANALYSIS AND VALUATION:**

As indicated, the Sales Comparison Approach to Value will only be used.

## **SALES COMPARISON APPROACH TO VALUE AS IMPROVED:**

Definition: A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison.\*

\*Source: Page 255, *The Dictionary of Real Estate Appraisal*, Appraisal Institute, Fourth Edition.



# C.A. Benson & Associates, Inc.

## SALES COMPARISON APPROACH TO VALUE - Continued

In order to estimate the market value of the subject property by the Sales Comparison Approach, I have analyzed the following sales.

1. **738 South Adams Street, Hinsdale** was reported sold in January 2010 for \$295,000. This is a 49.98 foot by 131.3 foot parcel zoned R-4, containing 6,562 square feet. The sales price was equal to \$44.96 per square foot.
2. **20 South Bodin Street, Hinsdale** was reported sold in March 2011 for \$285,000. This is a 50 foot by 133.5 foot parcel zoned R-4, containing 6,675 square feet. The sales price was equal to \$42.70 per square foot.
3. **809 South Thurlow Street, Hinsdale** was reported sold in February 2010 for \$396,000. This is a 75 foot by 125 foot parcel zoned R-4, containing 9,375 square feet. The sale price was equal to \$42.24 per square foot.
4. **106 South Quincy Street, Hinsdale** was reported sold in August 2010 for \$295,000. This is a 50 foot by 134.3 foot parcel zoned R-4, containing 6,715 square feet. The sale price was equal to \$43.93 per square foot.

### Commentary

The above sales were all improved with older smaller single-family residences and the sale prices were reflective of land value. They sold from \$42.24 to \$44.96 per square foot and averaged \$43.46 per square foot for a buildable site.

The subject consists of an 824 square foot unimproved alley that is not buildable and can only be sold to an adjoining property owner. Historical comparables of varying size sites indicated that additional site area above the standard size lot contributes at a rate of 45% of the base lot. For this analysis, 45% of the \$43.50 (rd) average value of a buildable site or \$19.58 per square foot, rounded to \$19.60 per square foot is indicated.

# C.A. Benson & Associates, Inc.

## SALES COMPARISON APPROACH TO VALUE - Continued

Based on the above analysis, it is my opinion that \$19.60 per square foot is indicated for the subject property.

824 square feet @ \$19.60 per square foot =

\$16,150

**INDICATED VALUE BY THE SALES COMPARISON APPROACH:**

**\$16,000 (rd)**

### COMMENT AND FINAL VALUE CONCLUSION:

Based on the sales data analyzed in this report, it is my opinion that the "as is" fee simple market value of the subject property as of March 31, 2011 was

**SIXTEEN THOUSAND DOLLARS  
(\$16,000)**

Respectfully submitted,

C.A. BENSON & ASSOCIATES, INC.



Charles A. Benson, Jr., SRA  
Illinois State Certified General Real Estate Appraiser  
License #553.000387 (Exp. 9/30/11)

# C.A. Benson & Associates, Inc.

## ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

# C.A. Benson & Associates, Inc.

## ASSUMPTIONS AND LIMITING CONDITIONS - Continued

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

# C.A. Benson & Associates, Inc.

## CERTIFICATION

I certify that, to the best of my knowledge and belief...

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinion and conclusions are limited only by the reported assumptions and limiting conditions, are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent on the reporting of a pre-determined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
- my analysis, opinion and conclusions were developed, and this report has been prepared in conformity with the requirements of the *Code of Professional Ethics* and the *Standards of Professional Practice* of the *Appraisal Institute*.
- the use of this report is subject to the requirements of the *Appraisal Institute* relating to review by its duly authorized representatives.
- as of the date of this report, I have completed the requirements of the continuing education program of the *Appraisal Institute*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.



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Charles A. Benson, Jr., SRA  
Illinois State Certified General Real Estate Appraiser  
License #553.000387 (9/30/11)

# C.A. Benson & Associates, Inc.

## QUALIFICATIONS OF CHARLES A. BENSON, JR.

### EDUCATION

University of Wisconsin, Madison, B.B.A., 1974  
Majoried in Real Estate and Urban Land Economics

### APPRAISAL COURSES SUCCESSFULLY COMPLETED

S.R.E.A. Courses 101 (1972), 201 (1976), 202 (1989)  
A.I.R.E.A. Course VIII (1978)  
Standards of Professional Practice - Parts A & B, Appraisal Institute 1998  
USPAP Update - 2009

### SEMINARS

Residential Design and Functional Utility; Subdivision Analysis; Rates, Ratios & Reasonableness; Valuation Under Federal Lending Regulations; Appraisal of Retail Properties; Industrial Valuation: Conditions of the Chicago Real Estate Market, 2007; Fair Lending and the Appraiser; Valuation of Detrimental Conditions in Real Estate; Partial Interest Valuation – Undivided; Forecasting Revenue; Illinois Appraiser's Update – 2004 thru 2009; Professionals Guide to the Uniform Residential Appraisal Report; Appraisal Challenges: Declining Markets and Sales Concessions; The Discounted Cash Flow Model: Concepts, Issues and Applications.

### EXPERIENCE

Actively engaged in the real estate appraisal business since 1975; has made appraisal of thousands of properties of various types including single family residences, apartment buildings, commercial, industrial, special use properties and vacant land.

### **Clients**

Appraisal clients include: Inland Bank, American Metro Bank, Banco Popular, Midwest Bank, National City Bank, First National Bank of LaGrange, Highland Community Bank, Cathay Bank, Pacific Global Bank, Suburban Bank & Trust, United Trust Bank, The University of Chicago, attorneys, individuals, corporations and others.

Qualified as an expert witness for the Circuit Court of Cook County and the Circuit Court of DuPage County.

### AFFILIATIONS

- The Appraisal Institute - Received SRA designation in April 1988.
- Holds State of Illinois Real Estate Broker's License #475.090669.
- Member of the Realtor Association of the West/South Suburban Chicagoland.
- State Certified General Real Estate Appraiser, State of Illinois, License No. 553.000387.

**A D D E N D U M**

**Sidwell Map**

**SIDWELL MAP**  
(Subject Shaded in (Red))





**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>	<b>ORIGINATING DEPARTMENT</b>
<b>SECTION NUMBER ZONING &amp; PUBLIC SAFETY</b>	<b>Community Development</b>
<b>ITEM Cases <u>A-33-2010 and A-34-2010</u> – Applicant: Doug Fuller – Request: Text Amendment to Section 6-106, to allow Real Estate Offices in the O-1 District as Special Uses and a Special Use to Allow a Real Estate Office with a Maximum of 13 Personnel at 22 N. Lincoln Street.</b>	<b>APPROVAL</b>

The Applicant, Doug Fuller, had originally submitted an application to amend Article VI (Office Districts), Section 6-106 (Special Uses), of the Village of Hinsdale Zoning Code, to allow Real Estate Offices, with a Maximum of 10 Agents, in the O-1 Specialty Office District as Special Uses. In addition to the text amendment, the applicant had also requested the necessary special use to allow a real estate office, with a maximum of 10 agents, at 22 N. Lincoln Street.

At the March 9<sup>th</sup> Plan Commission meeting, as part of discussions regarding the Findings and Recommendations for these cases, several comments and concerns were raised prompting the request that the Plan Commission Chair memorialize these concerns in a letter to the Village Board for their consideration, as these cases moved forward. As a result of the comments and concerns, on March 15, 2011, the Board of Trustees remanded both the text amendment and special use pertaining to the above referenced items back to the Plan Commission for their review and consideration.

At the Plan Commission meeting of April 13<sup>th</sup>, the Commission recommended the removal of the restriction for 10 agents from the Text Amendment request, stating this would be more appropriate to consider on a case by case basis as part of any Special Use request for a realtors office. In addition, the Commission also considered testimony from the applicant regarding the proposed draft language for the Special Use. Initially the ordinance had used the term “agents” and at the direction of the Plan Commission, was changed to “personnel” which was intended to include all support staff. The applicant expressed concerns with this, indicating the need for additional allowances for their staff. The Commission recommended leaving the language as written, but increasing the permitted number to 13, instead of 10 to accommodate support staff.

Below is draft language proposed by the applicant that would amend the Zoning Code so that Real Estate Offices would be Special Uses in the O-1, Specialty Office District:

<b>Section 6-106 Special Uses</b>	<b>O-1</b>	<b>O-2</b>	<b>O-3</b>
A. Finance, Insurance and Real Estate:			
3. Real Estate Offices (65)	S		

At the Plan Commission meeting of April 13, 2011, it was recommended unanimously (8-0, 1 absent), that the text amendment to Section 6-106, to allow Real Estate Offices in the O-1 District as Special Uses and a Special Use to Allow a Real Estate Office with a Maximum of 13 Personnel at 22 N. Lincoln Street, be approved.

Attached are the draft findings and recommendations from the Plan Commission and the draft ordinances for both requests.

**MOTIONS:**

Move that the request be forwarded to the Board of Trustees to approve an “Ordinance Amending Article VI (Office Districts), Section 6-106 (Special Uses), Subsection A (Finance, Insurance and Real Estate) of the Village of Hinsdale Zoning Code, to Add Real Estate Offices as a Special Use in the O-1 Specialty Office District”. And ;

Move that the request be forwarded to the Board of Trustees to approve an “Ordinance Approving a Special Use Permit for a Real Estate Office, with a Maximum of Thirteen (13) Personnel, at the Property Located at 22 North Lincoln Street.”

APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
--	--	----------	----------	---

**COMMITTEE ACTION:**

**BOARD ACTION:**

**DRAFT**

**HINSDALE PLAN COMMISSION**

**RE: Case A-33-2010 - Applicant: Doug Fuller – Request: Text Amendment to Section 6-106, to allow Real Estate Offices in the O-1 District as Special Uses.**

**DATE OF PLAN COMMISSION REVIEW: April 13, 2011**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 25, 2011**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. The Applicant, Doug Fuller, submitted an application to Article VI (Office Districts), Section 6-106 (Special Uses), to allow Real Estate Offices with a Maximum of 10 Agents, in the O-1 District as Special Uses.
2. The Plan Commission heard testimony from applicant regarding the proposed text amendment at the Plan Commission meeting of April 13, 2011.
3. The Commission recommended the removal of the restriction for 10 agents from this portion of the request finding this more appropriate to be discussed as part of the Special Use process.
4. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

**II. RECOMMENDATIONS**

The Village of Hinsdale Plan Commission, by a vote of eight (8) “Ayes”, zero (0) “Nays” and one (1) “Absent” recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed.

**THE HINSDALE PLAN COMMISSION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

## HINSDALE PLAN COMMISSION

**RE: Case A-34-2010 - Applicant: Doug Fuller - Location: 22 N. Lincoln: Special Use Permit to allow a real estate office, with a maximum of 10 agents, at 22 N. Lincoln Street.**

**DATE OF PLAN COMMISSION REVIEW: April 13, 2011**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: April 25, 2011**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. The applicant, Doug Fuller, has submitted an application for a Special Use to allow a real estate office, with a maximum of 10 agents, at 22 N. Lincoln Street.
2. The property is located within the O-1, Specialty Office District and improved with a 2-story home used for office.
3. The Plan Commission heard testimony from the applicant regarding the proposed request at the Plan Commission meeting of April 13, 2011.
4. The applicant expressed concern with the new language in the ordinance stating "personnel" rather than "agents" indicating the need for additional allowances for their staff.
5. The Plan Commission recommended leaving the language as written, but increasing the permitted number to 13, instead of 10 to accommodate support staff.
6. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit.

#### II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of eight (8) "Ayes," 0 "Nay," and one (1) "Absent" recommends that the President and Board of Trustees approve the Application for a special use permit to allow a real estate office, with a maximum of 13 personnel, at 22 N. Lincoln Street.

THE HINSDALE PLAN COMMISSION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

VILLAGE OF HINSDALE

ORDINANCE NO. 02011-\_\_\_\_\_

**AN ORDINANCE AMENDING ARTICLE VI (OFFICE DISTRICTS),  
SECTION 6-106 (SPECIAL USES), SUBSECTION A  
(FINANCE, INSURANCE AND REAL ESTATE) OF THE  
HINSDALE ZONING CODE TO ADD REAL ESTATE OFFICES  
AS A SPECIAL USE IN THE O-1 SPECIALTY OFFICE DISTRICT  
(Plan Commission Case No. A-33-2010)**

WHEREAS, Doug Fuller (the "Petitioner"), has filed an application seeking to amend Article VI (Office Districts), Section 6-106 (Special Uses), Subsection A (Finance, Insurance and Real Estate) of the Hinsdale Zoning Code to add real estate offices as a special use in the O-1 Specialty Office District of (the "Application"); and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing to consider the Application on April 13, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on March 24, 2011, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of 8 in favor, 0 against and 1 absent, all as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. A-33-2010; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on April 25, 2011, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have considered the Findings and Recommendation of the Plan Commission and all of the facts and circumstances affecting the Application, and the President and Board of Trustees have determined that it is appropriate to amend the Hinsdale Zoning Code as provided in this Ordinance.

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

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

**Section 2. Amendment of Section 6-106.** Article IV (Office Districts), Section 6-106 (Special Uses), Subsection A (Finance, Insurance and Real Estate) of the Hinsdale Zoning Code is amended by adding the underlined language to read as follows:

**Sec. 6-106. Special Uses:**

Except as specifically limited in the following table, the uses listed in the following table may be permitted in the office districts indicated subject to the issuance of a special use permit as provided in section 11-602 of this code. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual" (see appendix A of this code) and section 11-501 of this code. SIC codes are given in parentheses following each use listing.

**A. Finance, Insurance And Real Estate:**

	O-1	O-2	O-3
1. Depository and nondepository credit institutions (60-61), not including drive-in establishments or automatic teller machines, except automatic teller machines attached to the principal structure on the lot and only subject to the provisions of subsection 6-110L of this article.	S		
2. Drive-in depository and nondepository credit institutions (60-61), but only subject to the provisions of subsection 6-110M of this article.	S	S	
3. <u>Real estate offices (65).</u>	<u>S</u>		

\* \* \*

**Section 3. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2011.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2011.

---

Thomas K. Cauley, Jr., Village President

ATTEST:

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Christine M. Bruton, Deputy Village Clerk

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DRAFT

VILLAGE OF HINSDALE

ORDINANCE NO. O2011-\_\_\_\_\_

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A REAL ESTATE OFFICE, WITH A MAXIMUM OF THIRTEEN (13) PERSONNEL, AT THE PROPERTY LOCATED AT 22 NORTH LINCOLN STREET**  
(Plan Commission Case No. A-34-2010)

WHEREAS, Doug Fuller (the "Petitioner"), has filed an application for a special use permit for a real estate office for the property commonly known as 22 North Lincoln Street, and legally described in Exhibit A, attached hereto and incorporated herein (the "Subject Property"); and

WHEREAS, the Subject Property is located within the O-1 Specialty Office District, where a real estate office is a special use; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing to consider the Application on April 13, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on March 24, 2011, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of 8 in favor, 0 against and 1 absent, as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. A-34-2010, incorporated herein by reference as though fully set forth; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on April 25, 2011, considered the Application and the recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the recommendation of the Zoning and Public Safety Committee, the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits and Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions set forth in this Ordinance.

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



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

Section 2. Approval of Special Use Permit for a Real Estate Office, with a Maximum Number of Thirteen (13) Personnel at any One Time. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Hinsdale Zoning Code, hereby approves a special use permit for a real estate office, with a maximum number of thirteen (13) personnel, which shall include agents, support staff and employees, to occupy the property located at 22 North Lincoln Street at any one time, and legally described in Exhibit A, subject to the conditions set forth in Sections 3 and 4 of this Ordinance.

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

- A. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- C. Building Permits. The Petitioner 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.

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

Section 5. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and 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 6. 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 \_\_\_\_\_ day of \_\_\_\_\_ 2011.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

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

ATTEST:

\_\_\_\_\_  
Christine M. Bruton, Deputy Village Clerk

**ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE  
CONDITIONS OF THIS ORDINANCE:**

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

Its:

Date: \_\_\_\_\_, 2011

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**EXHIBIT A**

**LEGAL DESCRIPTION**

THE NORTH HALF OF LOT 1 IN BLOCK 8 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION IN THE SOUTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1868 AS DOCUMENT NO. 9593, IN DUPAGE COUNTY, ILLINOIS.

DATE: April 19, 2011

**REQUEST FOR BOARD ACTION**

<b>AGENDA SECTION</b> Zoning & Public Safety		<b>ORIGINATING DEPARTMENT</b> Police Department		
<b>ITEM</b> Ordinance to allow for changes to parking permits and daily fees in the West Hinsdale Commuter lot.		<b>APPROVAL</b> Chief Bradley Bloom <i>BAB</i>		
<p>At the April 5, 2011 the Village Board approved the installation of a paybox and the collection of a daily parking fee at the West Hinsdale Commuter train station.</p> <p>The installation of the paybox and approved changes to the parking permits requires a change to the Village ordinances. The accompanying ordinance change will allow for the collection of a daily parking fee of .25 cents per hour and will restrict parking permits at West Hinsdale to Village residents only.</p> <p><b>Motion:</b> A recommend that the Village Board approve an ordinance amending Title 6, Chapter 6, Section 6-6-4 to allow the collection of a daily parking fee of .25 per hour and restricting the sale of permits in the West Hinsdale commuter lot to Village residents only.</p>				
<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> <i>W</i>
<b>COMMITTEE ACTION:</b>				
<b>BOARD ACTION:</b>				

## VILLAGE OF HINSDALE

ORDINANCE NO. O2011-\_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 6 (MOTOR VEHICLES AND TRAFFIC), CHAPTER 6 (STOPPING, STANDING AND PARKING), SECTION 6-6-5 (VILLAGE PERMIT PARKING LOTS) OF THE VILLAGE CODE OF HINSDALE**

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. Village Code Amended. Title 6 (Motor Vehicles and Traffic), Chapter 6 (Stopping, Standing and Parking), Section 6-6-5 (Village Permit Parking Lots), is amended by deleting the overstricken language and adding the underlined language to read as follows:

**6-6-5: VILLAGE PERMIT PARKING LOTS:**

A. Permit Parking Only: The parking lots designated in subsection B of this section are designated as permit parking lots. No parking shall be allowed in such lots at the times indicated in subsection B of this section except for vehicles bearing valid parking permit stickers. Permits for said lots shall be issued to residents, merchants, and nonresidents as indicated in subsection B of this section. Such permits shall be issued on a biannual basis for the fees and times indicated in subsection B of this section.

B. Lot Designation; Charges; Permit Color:

**BIANNUAL CHARGES**

Permit Area	Rate			Permit Color
	Resident rate	Nonresident	Merchant	
Burlington Drive	n/a	n/a	\$180.00	Red
Chestnut Street lot (paybox only) <sup>3</sup>	n/a	n/a	n/a	n/a
Chicago Avenue (south side Washington to Garfield)	\$310.00	n/a	\$180.00	Red/blue
County Line Road (Hillgrove to Walnut as designated)	\$280.00	n/a	n/a	Brown

Highland Station lot <sup>3</sup>	\$280.00	n/a	n/a	Brown
Hillgrove (south side Oak to County Line) <sup>3</sup>	\$280.00	n/a	n/a	Brown
Hinsdale Avenue (north side Lincoln to Vine)	n/a	n/a	\$180.00	Red
Hinsdale Avenue (north side Vine to Monroe as designated) <sup>4</sup>	n/a	n/a	n/a	Purple
Lincoln lot	n/a	n/a	\$180.00	Yellow
Lincoln Street (west side Chicago to Maple)	\$310.00	n/a	\$180.00	Red/blue
Post Circle	\$310.00	n/a	\$180.00	Red/blue
Second Street (Washington to Grant as designated)	n/a	n/a	\$180.00	Red
Symonds Drive (across from post office as designated)	\$310.00	n/a	\$180.00	Red/blue
Symonds Drive (Post Circle to Elm as designated) <sup>2</sup>	n/a	n/a	n/a	Green
Village lot <sup>2</sup>	\$310.00	n/a	n/a	Blue
Washington lot <sup>1</sup>	n/a	n/a	\$240.00	Orange
Washington Street (both sides Second to Third)	n/a	n/a	\$180.00	Red
West Hinsdale <sup>3</sup>	\$280.00	<del>\$310.00</del> <u>n/a</u>	n/a	Silver

Notes:

1. In addition to permit parking, a paybox shall also be available. Parking by paybox shall be limited to 6 hours at \$0.25 per hour.
2. Village employee parking - no fee.
3. In addition to permit parking, a paybox shall also be available. Parking by paybox shall be limited to 12 hours from 6:00 A.M. to 6:00 P.M. at \$0.25 per hour.
4. Merchant parking - no fee.

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Section 2. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2011.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2011.

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Thomas K. Cauley, Jr., Village President

ATTEST



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Christine M. Bruton, Deputy Village Clerk

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DATE: April 5, 2011

**REQUEST FOR BOARD ACTION**

<b>AGENDA: Zoning and Public Safety SECTION NUMBER</b>		<b>ORIGINATING DEPARTMENT      Police Department</b>		
<b>ITEM</b> Request for Street Closure Wellness House		<b>APPROVAL</b> Chief Bradley Bloom 		
<p>We have received a request close Hillgrove Ave and County Line between Hillgrove and Walnut starting on Saturday May 14, 2011 through Sunday May 15, 2011 to accommodate the annual Wellness House 3K and 5K race. The race is sponsored by the Hinsdale Wellness House.</p> <p>The street closure is necessary to accommodate a tent that is set up on County Line Road. This is the third year that the street closure request has been made. Last year we experienced few problems resulting from the street closure. The low volume of traffic is easily detoured during the street closure and commuter permit parking on Hillgrove and County Line is relocated as well.</p> <p>Additionally, we have coordinated the roadway closures with the construction crews working at Hinsdale Hospital and on the Highland Depot platform and received their concurrence that the street closure will not impede their construction activities.</p>				
<p><b>Motion:</b> To recommend that the Village Board approve a request to close Hillgrove Ave and County Line Road between Hillgrove and Walnut Street from May 14, 2011 through May 15<sup>th</sup>, 2011.</p>				
<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b>				
<b>BOARD ACTION:</b>				



You'll feel better inside.



**Board of Directors**

**Chair:**

Blair R. Haarlow

**Members:**

Tracy Anderson  
Robert H. Baum  
Dick Burridge Sr.  
Jim Carras  
Sharon Cloghessy  
Michael Dahl  
Martin Dukler  
Richard W. George  
Thomas D. Grusecki  
James N. Hallene  
Thomas M. Hickey  
Cheri Jones  
David Jones  
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Sylvia Kuchenbecker  
Margarette M. Lawless  
Thomas S. Lee  
Mary Lynn Miscimarra  
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Brad Warble  
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**Executive Director:**

Jeannie Cella, MS, LCPC

**Lifetime Trustees:**

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Susan and Ken Beard  
Katherine and Michael Birk  
Mary Grace and Kevin Burke  
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Allen Koranda  
Kay and Fred Krehbiel  
Marcia and Thomas McCormick  
Edward T. McGowan

**Honorary Board:**

Tonnie and Stu MacKay  
Terri and Dick Barrett



April 5, 2011

Deputy Police Chief Kevin Simpson  
Village of Hinsdale Police Department  
121 Symonds Drive  
Hinsdale, IL 60521

Dear Kevin,

As discussed please find the amended permit requests. The Walk for Wellness House will be held on Sunday, May 15, 2011. The Courses will include a 5k run, 3k run, 5k walk and 3k walk. We sincerely appreciate your efforts in keeping the event safe and fun for all.

We respectfully request that Hillgrove Ave. (between Oak and County Line) and County Line (between Hillgrove and Walnut) be on Saturday, May 14<sup>th</sup> through Sunday, May 15<sup>th</sup>. This would include prohibiting parking in the village spaces on County Line across from Wellness House starting that Friday afternoon as well. Additionally, because of safety concerns in 2007, we would like to prohibit parking on Walnut (between Oak and Mills) for Sunday only. We agree to accommodate any Saturday equipment deliveries related to the adjacent construction project (details to be provided by crew Forman). Wellness House appreciates access to the temporary parking area adjacent to the event site.

Please know that this request is to accommodate the tent set-up prior to the event and the large crowds that we anticipate at the event itself on Sunday. It is our intent to not stake Village property. Attached is our insurance documentation listing the Village of Hinsdale as additionally insured and maps of the courses.

Thank you for your time and consideration of our request. We will be in contact soon to schedule a meeting to discuss details and logistics. Should you have any questions please feel free to contact Jim Petrakis at 312-933-6412.

Sincerely,

Kate Fortney  
312-350-1272  
Special Events Consultant  
Wellness House

DATE: April 19, 2011

**REQUEST FOR BOARD ACTION**

<b>AGENDA SECTION</b> Zoning & Public Safety		<b>ORIGINATING DEPARTMENT</b> Police Department		
<b>ITEM</b> Ordinance to Declare Surplus and Sell Village Property.		<b>APPROVAL</b> Chief Bradley Bloom <i>BBB</i>		
<p>We are requesting that the following Village owned property be declared surplus and sold using the Internet auction site E-Bay:</p> <p>2008 Ford Expedition – Vin# 1FMFU16508LA07771 - Mileage 109,381 (marked squad) 1998 Jeep Grand Cherokee – Vin#1J4GZ58S9WC144168 – Mileage 100162 (seized vehicle) 2001 Lexus 4-door sedan – Vin# JTHBD182610024862 - Mileage 89,372 (seized vehicle)</p> <p>Included for your approval is an ordinance declaring these vehicles as surplus and to be sold via the Internet auction site E-bay.</p> <p><b>Motion:</b> A recommend that the Village Board approve an ordinance declaring property as surplus and approving the sale of the surplus property at the Internet website E-bay by public auction.</p>				
<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> <i>D</i>
<b>COMMITTEE ACTION:</b>				
<b>BOARD ACTION:</b>				

**Village of Hinsdale**  
**Ordinance No. \_\_\_\_\_**

**An Ordinance Authorizing the Sale by Auction  
of Personal Property Owned by the Village of Hinsdale**

WHEREAS, in the opinion of at least a simple majority of the corporate authorities of the Village of Hinsdale, it is no longer necessary or useful to or for the best interests of the Village of Hinsdale, to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of Hinsdale to sell said property on the E-Bay Auction website (www.ebay.com) open to public auction to be held on or after the week of May 24, 2010.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HINSDALE:

Section One: Pursuant to 65 ILCS 5/11-76-4, the President and Board of Trustees of the Village of Hinsdale find that the personal property listed on the form attached (Exhibit A) to this Ordinance and now owned by the Village of Hinsdale, is no longer necessary or useful to the Village of Hinsdale and the best interests of the Village of Hinsdale will be served by its sale.

Section Two: Pursuant to said 65 ILCS 5/11-76-4, the Village Manager is hereby authorized and directed to sell the aforementioned personal property now owned by the Village of Hinsdale on the E-Bay Auction website (www.ebay.com) open to public auction, on or after Monday, May 9, 2011, to the highest bidder on said property.

Section Three: The Village Manager is hereby authorized and may direct E-Bay to advertise the sale of the aforementioned personal property in a newspaper published within the community before the date of said public auction.

Section Four: No bid which is less than the minimum price set forth in the list of property to be sold shall be accepted except as authorized by the Village Manager or his agent.

Section Five: The Village Manager is hereby authorized and may direct E-Bay to facilitate an agreement for the sale of said personal property. E-Bay will charge an administrative fee, which will come out of the proceeds from the sale of surplus vehicles and equipment.

Section Six: Upon payment of the full auction price, the Village Manager is hereby authorized and directed to convey and transfer title to the aforesaid personal property, to the successful bidder.

Section Seven: This Ordinance shall be in force and effect from and after its passage, by a simple majority vote of the corporate authorities, and approval in the manner provided by law.

PASSED this \_\_\_\_th day of \_\_\_\_\_ 2011.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_th day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

**EXHIBIT A**  
**INVENTORY FORM\***

**Municipality: Hinsdale**

**Contact Person: Mark Wodka**

**Phone Number : (630) 789-7086**

**FAX Number: (630) 789-1631**

<b>YEAR</b>	<b>ITEM/MAKE</b>	<b>MODEL/STYLE</b>	<b>VIN NUMBER</b>	<b>MINIMUM BID</b>
2008	Ford	Explorer	1FMFU16508LA07771	\$500.00
1998	Jeep	Cherokee	1J4GZ58S9WC144168	\$500.00
<b>2001</b>	Lexus	4dr sedan	JTHBD182610024862	\$500.00

\*This Inventory Form, the Response Form, and copies of titles must be returned to reserve space. Items are accepted on a first-come, first-served basis.

# Memorandum

**To:** Members of the Zoning and Public Safety Committee  
**From:** Chief Bradley Bloom *RB*  
**Date:** April 19, 2011  
**Re:** ZPS Discussion Item-Consideration of Amendments to the Liquor Ordinance



In reviewing and applying our current liquor ordinance we have found that some of the current language is vague and we would propose adding some additional language for clarification purposes.

The first area for consideration is the practice of allowing a patron to bring their own alcohol to a business for consumption. Our current ordinance does not specifically address this practice, however staff interpreted the term "dispense" as written below as disallowing this practice.

## *Section 3-3-4 LIQUOR LICENSE REQUIRED:*

*B. Sale In Violation Of License Prohibited: It shall be unlawful for any licensee to sell, offer for sale, or dispense in the village any alcoholic liquor except in the manner authorized by, and in compliance with, the terms and restrictions of the liquor laws and such licensee's local liquor license.*

Here are examples from other communities relating to this practice:

### **From Barrington if you do NOT want BYOB:**

*Bringing Liquor Onto Premises: Except as otherwise provided in subsection 3-3-7K of this chapter and for the delivery of inventory of alcoholic liquor purchased by a licensee under this chapter for consumption on its licensed premises, at no time shall any person bring or be permitted by the licensee to bring any other alcoholic liquor onto the premises of any restaurant or onto any other premises requiring a license under this chapter for consumption on said premises.*

### **From Forest Park if you DO want to allow BYOB (a new class license would need to be established)**

*CONDITIONAL BYOB LICENSE: A license subject to the conditions set forth in subsection 3-3-5I of this chapter, issued by the local liquor control commissioner to a restaurant which allows its patrons to bring into the premises beer and wine for their personal consumption while being served a meal in said establishment.*

*I. Class C (BYOB): This license shall authorize the consumption of beer or wine only, brought onto the premises of a restaurant by a patron for their personal consumption while being served a meal in said establishment, subject to the following conditions and restrictions:*

- 1. Only beer and wine are allowed to be consumed on the licensed premises.*
- 2. The license holder is only allowed to provide glasses and ice for the patrons.*
- 3. The license holder, its agents and/or employees are prohibited from opening, serving, pouring, storing and/or disposing of any alcoholic liquor for its patrons.*
- 4. Patrons are prohibited from taking any opened alcoholic liquor from the premises. Any opened and unconsumed alcoholic liquor must be disposed of by the patron prior to exiting the premises, in a*

*proper drain and trash receptacle which is to be made available to the patron by the establishment, and which shall be emptied by the establishment at the close of each business day.*

The second issue concerns some ambiguity and enforcement issues regarding hours in which alcohol could be dispensed. As you are aware when Belloumini's was annexed into the Village a special liquor classification was created. This classification did not include language that was present in all other classifications allowing alcohol consumption that states the following:

*All consumption of alcoholic liquor shall be discontinued within thirty (30) minutes after the service of those beverages has ended.*

Staff has interpreted Belloumini's classification as being a subset of the Class C license but requests that the ordinance language be clarified to specifically include this provision. Moreover, you may wish to consider the following language of what different communities do to regulate hours and control who may be on the premises:

From Hawthorn Woods:

*No person holding a Class A, B, C, E, F or G license, issued pursuant to this Chapter, shall sell, or permit to be sold, offer for sale, give away or deliver any alcoholic liquor between the hours of one o'clock (1:00) A.M. and ten o'clock (10:00) A.M. No person holding a Class D license issued pursuant to this Chapter, shall sell, or permit to be sold, offer for sale, give away or deliver any alcoholic liquor between the hours of one o'clock (1:00) A.M. and eight o'clock (8:00) A.M. All patrons and customers shall leave the premises not later than fifteen (15) minutes following the closing hours herein established; except, that on New Year's Eve in any given year, holders of such licenses shall be permitted to remain open to sell alcoholic liquor for one additional hour.*

From Oak Brook:

*It shall be unlawful to keep open for business or to admit the public to or to permit the public to remain within, or to permit the consumption of alcoholic liquor in or upon any licensed premises by any person, including employees of the licensee, other than during the above permitted hours; provided, however, that in the case of restaurants and hotels, such establishments may be kept open for business, but alcoholic liquor may only be sold or consumed in or upon such licensed premises by any person, including the employees of the licensee, during such permitted hours.*

From Yorkville:

*All areas within the licensed premises shall be cleared of customers or secured from customers and the public in general during the time sales are not permitted, and no person, other than the licensee or his employees and agents, shall be permitted within the areas of such premises where alcoholic liquor is stored, shelved or kept during such time and then only for the purpose of cleaning, preparing and arranging stock, and all such areas where alcoholic liquors are stored, shelved or kept shall be secured from the public and it shall be unlawful for any licensee to sell or offer for sale at retail any alcoholic liquor in the city except as permitted for the following hours: (Ord. 1981-11, 11-5-1981)*

Lastly, in order to verify compliance of the hours in which liquor may be sold we are requesting that you consider adding the following language:

*Unobstructed View Of Premises: All parts of the interior of the location, place or premises used for the business of a retail liquor dealer shall be kept well lighted. No screens, blinds, curtains or other obstruction to a free and clear view of the interior of such location, place or premises shall be used at the entrance or windows thereof, and no closed or partially closed room or screened place shall be maintained in connection with such location, place or premises for service of liquor to customers; provided, however, that nothing herein contained shall be construed to prohibit the use for such service of an open room connected with such location, place or premises by an open stairway.*

