

**DRAFT
MINUTES
VILLAGE OF HINSDALE
ZONING AND PUBLIC SAFETY COMMITTEE
MONDAY, SEPTEMBER 24, 2012
MEMORIAL HALL
7:30 p.m.**

Present: Chairman Saigh, Trustee Angelo, Trustee Haarlow, Trustee Elder

Absent: None

Also Present: Dave Cook, Village Manager, Robert McGinnis, Director of Community Development/Building Commissioner, Brad Bloom, Police Chief, Rick Ronovsky, Fire Chief, Sean Gascoigne, Village Planner

Chairman Saigh called the meeting to order at 7:30 p.m.

Minutes – August 2012

Trustee Elder moved to approve the minutes for the August 27, 2012 meeting as amended. Second by Trustee Haarlow. Motion passed unanimously.

Monthly Reports – August 2012

Fire Department

Chief Ronovsky reported that there were 224 calls for service in August with a year to date total of 1672 calls.

Both new Firefighters – Nick McDonough and Mike Wilson completed their initial training and have been assigned to shift. Their probationary training continues now that they are assigned to shift. All shifts are now fully staffed. During August, our members responded to assist Riverside, Elmhurst, and Clarendon Hills with personnel and equipment to extinguish structure fire in their communities. There was a fire incident in Hinsdale on the 0-100 block of Bruner where a resident reported smoke coming from a neighbor's home. Upon arrival, fire fighters found an exterior central air conditioner on fire. Fire was quickly put out and the home was ventilated and checked for hazards. Damage was minimal.

Chief Ronovsky mentioned that the annual Police and Fire Open House will be on Saturday, October 13th from 11am to 3pm.

Chairman Saigh commented on an ambulance call for an injured child who was transported to Good Samaritan Hospital on August 20th with a head injury.

Police Department

Chief Bloom reminded the Committee of the upcoming community meeting on police consolidation that is scheduled for September 27, 2012, 7:00pm at Hinsdale Central. Chief Bloom also announced that he is working with the Village Attorney to develop a distracted driving ordinance that he hopes to bring to the ZPS Committee in October.

Community Development

Robert McGinnis commented on departmental activity for August noting that revenues for the month were just over \$150,000 due to the timing of 7 permits for new single family homes being issued during the month. He also noted that the department issued 116 permits and conducted 358 inspections in August.

He noted that plan review turnaround was running about 4 weeks and inspection requests were running about 3 days.

He noted that the hospital had submitted plans for an almost \$500,000 renovation, that 11 occupancy permits had been issued to date at the Hamptons of Hinsdale project, and that the Eden's project at 10 N. Washington would likely be ready for final inspections in late October.

Request for Board Action

Approve Awarding Marque Ambulance, the Lowest Responsible Bidder, The Contract for the Purchase of One Type I Modular Ambulance in the Amount of \$190,925

Chairman Saigh introduced the item and Chief Ronovsky explained that the Fire Department went back to bid for the purchase of a replacement ambulance in the Fire Department. The previous vendor notified our Village that they were closing their ambulance building division. Bids were available from August 16th to September 7th. They were opened on September 7th with four bids being returned. Fire Department members reviewed the bids and recommended that the Village purchase a 2013 Marque ambulance from Foster Coach for \$190,925. Marque was the second lowest bidder. Trustee Haarlow asked about the lowest bidder, Lifeline Ambulances. They did not meet our specifications. Trustee Elder made a motion to approve the request, seconded by Trustee Haarlow. Motion passed unanimously.

Ordinance Approving a Special Use Permit to Operate a Dance Studio at 414 Chestnut Street

Chairman Saigh introduced the item and asked Sean Gascoigne to provide a summary of the request. Sean Gascoigne stated that this was unanimously approved at Plan Commission with the addition of a 3' high knee wall to be constructed at the southeast corner of the building. Trustee Angelo made a motion to approve an Ordinance approving a Special Use Permit to Operate a Dance Studio at 414 Chestnut Street. Second by Trustee Haarlow. Motion passed unanimously.

Ordinance Approving Site Plans and Exterior Appearance Plans for Modifications to a Commercial Building at 29 E. First Street

Chairman Saigh introduced the item and the applicant, Peter Burdi gave the background. Sean Gascoigne explained that this was unanimously approved at Plan Commission. Trustee Elder made a motion to approve an Ordinance Approving Site Plans and Exterior Appearance Plans for Modifications to a Commercial Building at 29 E. First Street. Second by Trustee Angelo. Motion passed unanimously.

Approve a Permit for a Temporary Use at 50 S. Garfield Street for the period 12/15/12 thru 3/15/13 Subject to any Conditions to be Set Forth by the Building Commissioner

Chairman Saigh introduced this item and asked the applicant, Doug Fuller, to speak on the request. Doug Fuller explained the request and stated that the tent was worth erecting last year but that the funds to erect a permanent structure at the site were just not there this year and that whatever they built there had to look really good. He stated that they were discussing this amongst themselves, but were asking for another season with the tent in the meantime.

There was discussion over the dates requested and whether they would meet their needs and the request was amended to December 1, 2012.

Chairman Saigh asked for a motion to approve the request. Trustee Elder made a motion to approve a Permit for a Temporary Use at 50 S. Garfield Street for the period 12/15/12 thru 3/15/13 Subject to any Conditions to be Set Forth by the Building Commissioner. Second by Trustee Haarlow. Motion passed unanimously.

Approve a Permit for a Temporary Use for a Parking Lot at the Corner of Hillgrove and County Line Road for the period of 9/25/12 thru 1/11/13

Chairman Saigh introduced this item and asked if anyone was present to speak on the request. John George spoke on behalf of the hospital. He gave brief background on the request and explained that they were asking to use the temporary parking lot originally used for the construction of the addition until they were able to move forward with an application for a Major Adjustment of a Planned Development for the parking lot and some gates in front of the old main entrance on Oak Street.

Mr. George explained that their desire was to keep the temporary lot and bring it up to code and to use it for their employees. He stated that they had not increased the number of employees, but are trying to keep the cars, which are presently being parked offsite, onsite in this lot. He stated that they are presently using a church parking lot and leasing spacing from the Village on Symonds Drive for overflow parking for their employees.

Mr. George stated that the parking lot would be approximately 50 spaces and would be operated by key card and that a parking study would be done in conjunction with the Major Adjustment. He stated that they felt that this location was ideal for this use due to the fact that it was buffered from residential areas by the hospital property, the tracks to the south and another parking lot across the street.

Trustee Angelo stated that without a traffic study or any supporting documentation, that he would not be able to support this request.

Mr. Gable explained that they were simply relocating existing employee vehicles already being parked in this area, but that a parking study would accompany their application for the major adjustment.

Ben Bradley spoke in opposition to the request due to the concern over increased traffic. He stated that he had signatures from neighbors concerned about this as well.

Trustee Haarlow asked why this parking problem was not anticipated when the addition was being designed. Mr. Gable responded and that they were depending on others property to park their employee vehicles, but did not think that was a good long term solution.

Trustee Angelo asked if the hospital had any future vision other than a parking lot for this location. Mr. Gable responded that there was not.

Mr. Gable apologized for the fact that this parking lot was being used prior to a formal approval being obtained.

There was discussion amongst the Trustees over the request and their concerns in approving it without a compelling reason and appropriate supporting documentation.

Chairman Saigh asked for a motion. Trustee Elder made a motion to approve a Permit for a Temporary Use for a Parking Lot at the Corner of Hillgrove and County Line Road for the period of 9/25/12 thru 1/11/13. Second by Trustee Haarlow. Motion to approve unanimously denied.

Ordinance Approving Site Plans and Exterior Appearance Plans for Parking Lot Improvements at 620 N. Oak Street

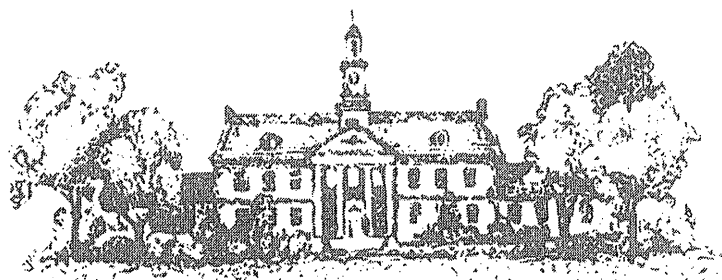
Chairman Saigh introduced the item and summarized the request. He stated that this was unanimously approved at Plan Commission with conditions, went over those with the committee members, and asked for a motion. Trustee Elder made a motion to approve an Ordinance Approving Site Plans and Exterior Appearance Plans for Parking Lot Improvements at 620 N. Oak Street. Second by Trustee Haarlow. Motion passed unanimously.

Adjournment

With no further business to come before the Committee, Chairman Saigh asked for a motion to adjourn. Trustee Elder made the motion. Second by Trustee Angelo. Meeting adjourned at 8:42 PM.

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

September 2012



POLICE SERVICES MONTHLY REPORT

SEPTEMBER 2012

CRIME PREVENTION ACTIVITY

September 2012

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

September 6, 7, 13, 14, 20	21 classes	Hinsdale Middle School
September 21, 26, 27, 28	15 classes	Hinsdale Middle School
September 24	3 classes	St. Isaac Jogues School

The Junior High D.A.R.E Program is a 10-lesson program that is presented in all eighth grade classrooms in Hinsdale Public and Parochial Schools. Topics include making good decisions, consequences, decision-making, drug, alcohol, tobacco awareness and resistance.

On September 4, 2012, Officer Coughlin met with an underage alcohol offender and his parents and assigned him to Peer Jury.

On September 5, 2012, Officer Coughlin attended the DJOA Board Meeting in Wheaton. Topics covered were the upcoming awards banquet, new membership, officer elections and the upcoming training conference.

On September 5, 2012, Officer Coughlin assisted School District 181 and State Farm Insurance with a Bicycle Safety Rodeo at Madison School. Officer Coughlin assisted with bike registrations, bike inspections and bike licenses.

On September 6, 2012, Officer Coughlin coordinated a school lockdown drill at Oak School. The drill went very smoothly with a few minor issues that were addressed with Principal Walsh.

On September 6, 2012, Officer Coughlin assisted School District 181 and State Farm Insurance with a Bicycle Safety Rodeo at Oak School. Officer Coughlin assisted with bike registrations, bike inspections and bike licenses.

On September 7, 2012, Officer Coughlin coordinated a school lockdown drill at Hinsdale Middle School. The drill went very smoothly with a few minor issues that were addressed with Principal Pena.

On September 10, 2012, Officer Coughlin coordinated a school lockdown drill at St. Isaac Jogues School. The drill went very smoothly with a few minor issues that were addressed with Principal Cronquist.

On September 10, 2012, Officer Coughlin coordinated a school lockdown drill at The Lane School. The drill went very smoothly with a few minor issues that were addressed with Principal Godfrey.

On September 11, 2012, Officer Coughlin attended rifle training at the Lemont range. Officer Coughlin passed rifle qualification and participated in training scenarios.

On September 12, 2012, Officer Coughlin coordinated a school lockdown drill at Madison School. The drill went very smoothly with a few minor issues that were addressed with Principal McMahon.

On September 12, 2012, Officer Coughlin assisted School District 181 and State Farm Insurance with a Bicycle Safety Rodeo at Monroe School. Officer Coughlin assisted with bike registrations, bike inspections and bike licenses.

On September 13, 2012, Officer Coughlin assisted School District 181 and State Farm Insurance with a Bicycle Safety Rodeo at The Lane School. Officer Coughlin assisted with bike registrations, bike inspections and bike licenses.

On September 17, 2012, coordinated a school lockdown drill at Nurturing Wisdom Academy. The drill went very smoothly with no issues.

On September 19, 2012, Officer Coughlin met with an underage offender and her parents and assigned her to Peer Jury.

On September 19, 2012, Officer Coughlin and Assistant Fire Chief McElroy met with staff at Hinsdale Adventist Academy to schedule lockdown, fire and disaster drills.

On September 20, 2012, Officer Coughlin gave a station tour to a group of special needs students from Hinsdale Middle School. Officer Coughlin also spoke to them about school safety, crossing the street, 9-1-1 and answered many questions from the students.

On September 20, 2012, Officer Coughlin attended the District 181 Safety & Crisis Meeting at Elm School. Topics discussed were recent lockdowns, special medical needs for students/staff, crisis plan updates 2012-2013, training new staff and crisis plan checklist for beginning of each school year.

On September 24, 2012, Officer Coughlin coordinated a school lockdown drill at Monroe School. The drill went very smoothly with a few minor issues that were addressed with Principal Benaitis.

On September 29, 2012, Officer Coughlin led the Homecoming parade throughout Hinsdale. Officer Coughlin then worked the homecoming football game and homecoming dance.

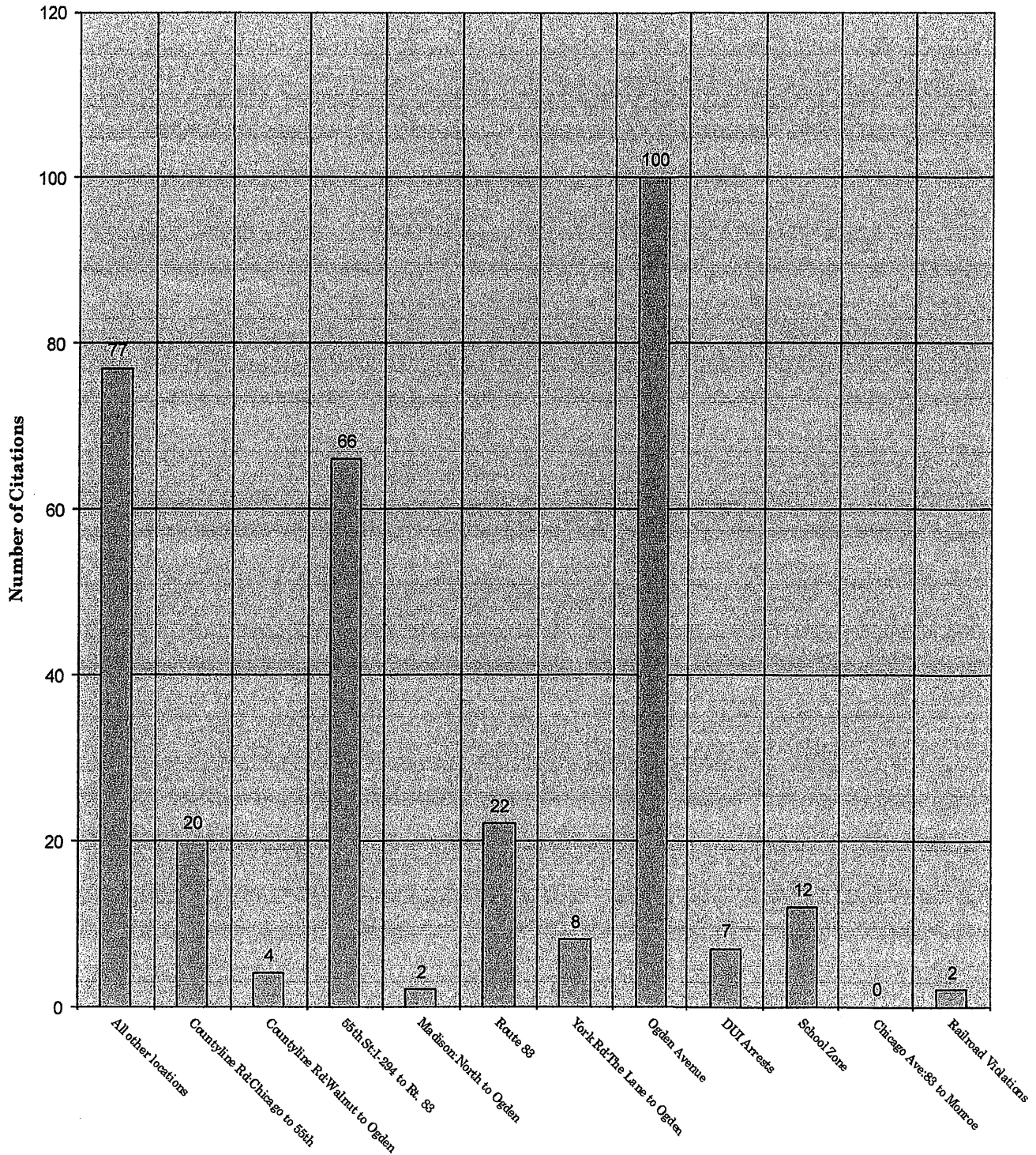
On September 5, 6, 12, 13, 18 2012, Officer Coughlin supervised five high school students completing community service work.

On September 7, 14, 21, 28 2012, Officer Coughlin 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.

Submitted by:

Officer Michael Coughlin
Crime Prevention/DARE/Juvenile

Hinsdale Police Department
Selective Enforcement Citation Activity
 September 2012



TRAFFIC ENFORCEMENT

SEPTEMBER 2012

	This Month	This Month Last Year	YTD	Last YTD
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** Includes Citations and Warnings*

Speeding	118	141	1,202	1,377
Disobeyed Traffic Control Device	43	21	207	228
Improper Lane Usage	28	42	387	367
Insurance Violation	22	20	172	159
Registration Offense	30	47	335	301
Seatbelt Violation	14	16	478	456
Stop Signs	39	49	392	418
Yield Violation	18	9	138	104
No Valid License	10	9	36	51
Railroad Violation	1	2	8	25
Suspended/Revoked License	7	5	49	39
Other	71	76	786	830
Totals	401	437	4,190	4,355

INVESTIGATIONS DIVISION SUMMARY

September 2012

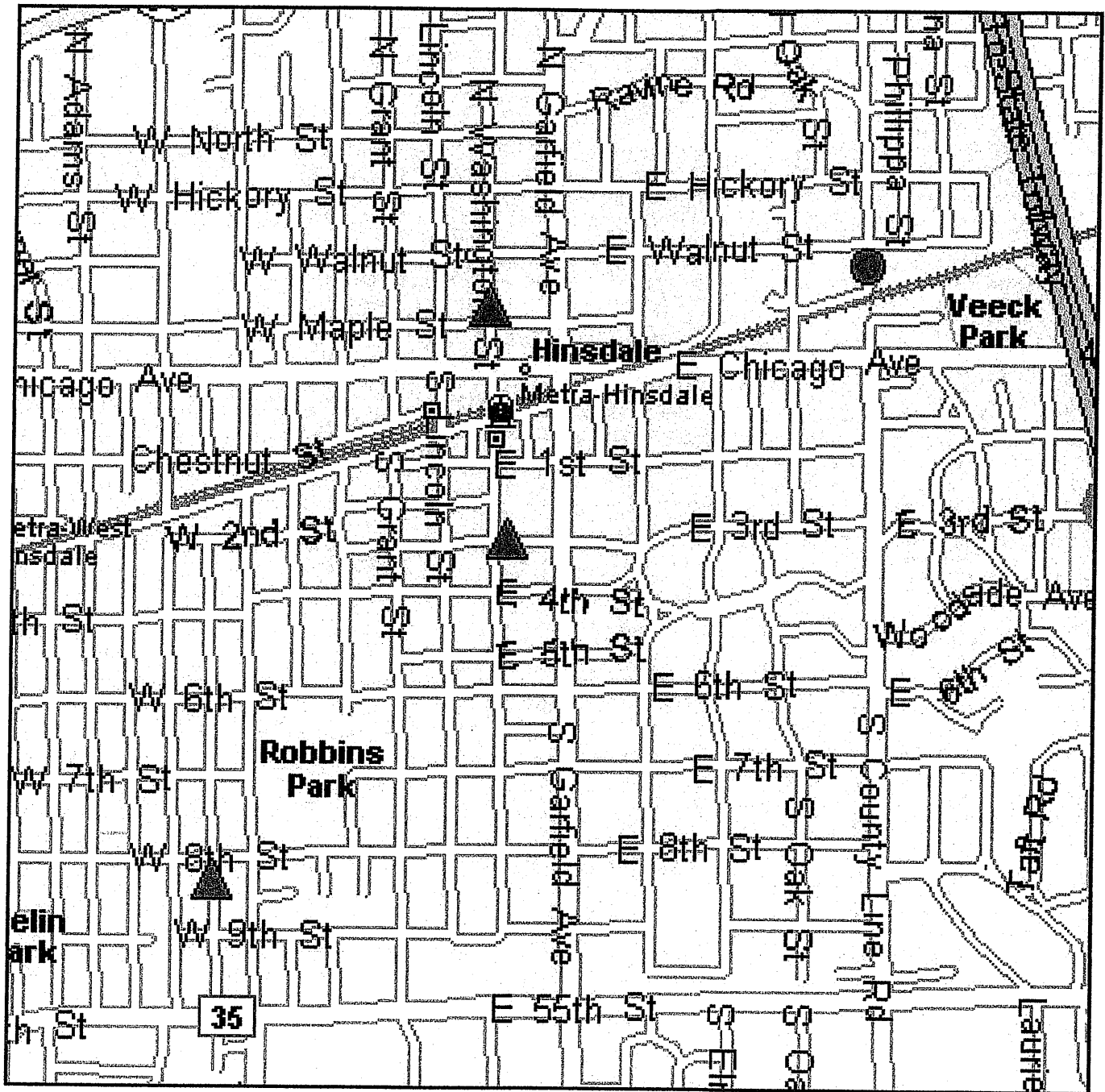
- On September 1, 2012, a 41-year-old Hinsdale man was charged with two counts of **Domestic Battery**, the man is alleged to have grabbed and dragged a female family member. The man was transported to the DuPage County Jail.
- On September 25, 2012, a 30-year-old Willowbrook man was charged with one count of **Driving with a Revoked License**, one count of **Suspended registration**, one count of **Possession of Cannabis-under 30 grams**, one count of **Possession of Drug Equipment** and served with an active **Warrant for Failure to Appear**. The man was stopped during a traffic stop and was able to post bond on all charges and released.
- On September 25, 2012 a 30-year-old New Berlin, Illinois man was charged with one count of **Driving under the Influence**, one count of **Improper Lane Usage** and one count of **Signal Violation**, after being stopped for traffic violations. The man was released after posting bond.
- On September 26, 2012, a 55-year-old Scottsdale, Arizona man was charged with one count of **Battery**. This charge stems from an altercation the man had with a taxi cab driver on August 1, 2012. The man was released after posting bond.
- On September 28, 2012, a 22-year-old Hinsdale man was charged with one count of **Theft** stemming from an investigation in the theft of golf clubs from a garage in the 100 block of north Washington Street. The man was released on an I-Bond.
- On September 27, 2012, a 25-year-old Darien man was charged with one count of **Possession of Cannabis under 30-grams** and one count of **Possession of Drug Equipment**, after a vehicle he was in was stopped in the KLM Park parking lot. The man was released on an I-Bond.

Submitted by:

Frank R. Homolka
Investigative Aide

BURGLARIES

SEPTEMBER 2012



RESIDENTIAL BURGLARIES



BURGLARY FROM VEHICLE

Hinsdale Police Department

MONTHLY OFFENSE REPORT

SEPTEMBER 2012

CRIME INDEX	This Month	This Mo. Last Year	Year To Date	Last Year To Date
1. Criminal Homicide	0	0	0	0
2. Criminal Sexual Assault/Abuse	0	0	0	3
3. Robbery	0	0	1	0
4. Assault and Battery, Aggravated	0	0	1	0
5. Burglary	3	0	22	14
6. Theft	15	10	117	136
7. Auto Theft	0	0	0	5
8. Arson	0	0	0	0
TOTALS	18	10	141	158

SERVICE CALLS — SEPTEMBER 2012

	This Month	This Month Last Year	This Year to Date	Last Year To Date	% CHANGE
Sex Crimes	1	1	4	3	33
Robbery	0	0	1	0	100
Assault/Battery	1	4	16	22	-27
Domestic Violence	7	11	79	98	-19
Burglary	3	0	8	8	0
Residential Burglary	3	0	14	7	100
Burglary from Motor Vehicle	2	0	20	17	18
Theft	13	10	123	124	-1
Retail Theft	0	0	6	9	-33
Identity Theft	2	1	23	19	21
Auto Theft	1	0	6	5	20
Arson/Explosives	0	0	0	0	0
Deceptive Practice	1	5	13	12	8
Forgery/Fraud	1	2	20	28	-29
Criminal Damage to Property	5	8	57	64	-11
Criminal Trespass	0	3	5	12	-58
Disorderly Conduct	3	2	9	8	13
Harassment	8	9	38	50	-24
Death Investigations	0	0	1	0	100
Drug Offenses	2	3	21	25	-16
Minor Alcohol/Tobacco Offenses	1	2	18	15	20
Juvenile Problems	20	20	167	235	-29
Reckless Driving	1	1	8	16	-50
Hit and Run	9	9	64	55	16
Traffic Offenses	12	12	58	69	-16
Motorist Assist	24	38	392	426	-8
Abandoned Motor Vehicle	1	4	16	19	-16
Parking Complaint	24	24	162	138	17
Auto Accidents	56	60	467	446	5
Assistance to Outside Agency	1	4	20	22	-9
Traffic Incidents	4	9	42	64	-34
Noise complaints	16	16	126	134	-6
Vehicle Lockout	23	22	254	274	-7
Fire/Ambulance Assistance	133	176	1377	1669	-17
Alarm Activations	103	95	1082	968	12
Open Door Investigations	8	4	40	30	33
Lost/Found Articles	8	10	104	126	-17
Runaway/Missing Persons	7	3	30	31	-3
Suspicious Auto/Person	33	34	476	462	3
Disturbance	12	10	60	94	-36
911 hangup/misdial	84	58	759	753	1
Animal Complaints	28	72	289	334	-13
Citizen Assists	48	45	459	394	16
Solicitors	7	9	98	65	51
Community Contacts	16	8	50	37	35
Curfew/Tuancy	1	0	16	16	0
Other	148	201	965	1283	-25
TOTALS	881	959	8063	8625	-7

**Hinsdale Police Department
Training Summary
September 2012**

- Officers completed their monthly legal update. Topics included: New Laws; Anonymous Tips About Danger; DUI – Basis for Stop.
- During the month of September, officers began to complete the yearly rifle qualification, which was done in conjunction with neighboring agencies.
- September 17-20, 2012, Deputy Chief Wodka attended Police Executive Role in the 21st Century at the LaGrange Park District
- September 24-29, 2012, Officers Hayes and Lillie attended FIAT SWAT Team week, culminating in a full-team scenario on September 29. Sergeant Bernholdt attended the full-team scenario on the 29th as a crisis negotiator for the team.
- September 24-26, 2012, Detective Susmarski, as part of the DuPage County Arson Task Force, attended Arson Case Management in Wheeling. The purpose of this course was to provide Fire Investigators, Law Enforcement Personnel, Insurance Investigators, D.A. Prosecutors, and Private Fire Investigators, with an in-depth course of study, covering investigative techniques used to properly investigate, and conduct a Fire Origin and Cause case. The course covered the effects of different materials and temperatures as they relate to fire, the types of fires the investigator will come into contact with, the different roles of the Fire Companies, Investigators, Insurance Companies, Private Investigators, and Specials Assistance Groups. This course had emphasis on Case Management, Evidence Collection, Evidence Preservation, Report Writing, Courtroom Testimony, Search Warrants, and Fire Scene Sketches. A comprehensive Investigative handbook, including the necessary forms to conduct an efficient investigation was provided.
- September 27, 2012, Sergeant Bernholdt attended the quarterly Terrorism Liason Officer Committee (TLOC) in Schaumburg. Topics addressed were Active Shooter: Risk Factors for Violence, NIU Campus Shootings, and Iran and Syria updates. TLOC is sponsored by the Chicago FBI Office.

Submitted by:

Erik Bernholdt, Sergeant
Training Coordinator

SEPTEMBER 2012 COLLISION SUMMARY

All Collisions at Intersections				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	LOCATION	This Month	Last 12 Months	Last 5 Years
County Line Rd. & 55th	1	4	29	County Line Rd. & Ogden	2	6	14
County Line Rd. & Chicago	1	3	7	Garfield & 55th	1	2	11
County Line Rd. & Ogden	3	16	44	Garfield & Third	1	1	2
Garfield & 55th	2	4	18	Garfield & Walnut	1	1	11
Garfield & Third	1	1	3	Lincoln & Fifth	1	2	7
Garfield & Walnut	1	1	11	Lincoln & Third	1	3	8
Lincoln & Fifth	1	2	7	Oak & Walnut	1	1	5
Lincoln & Third	1	3	8	Washington & Hinsdale	1	2	6
Madison & Carolyn Lane	1	1	3	TOTALS	9	18	64
Oak & Walnut	1	1	6				
Washington & Hinsdale	1	2	7				
York & Ogden	1	10	39				
TOTALS	15	48	182				

Contributing Factors and Collision Types			
Contributing Factors:		Collision Types:	
Failure to Yield	13	Private Property	10
Improper Backing	5	Hit & Run	5
Failure to Reduce Speed	15	Crashes at Intersections	15
Following too Closely	3	Personal Injury	8
Driving Skills/Knowledge	0	Pedestrian	0
Improper Passing	2	Bicyclist	0
Too Fast for Conditions	1		
Improper Turning	5	TOTAL CRASHES	51
Disobeyed Traffic Control Device	1		
Improper Lane Usage	1		
Had Been Drinking	0		
Weather Related	0		
Vehicle equipment	0		
Unable to determine	0		
Other	5		
TOTALS	51		

Manual on Uniform Traffic Control Devices Warrants

September 2012

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—SEPTEMBER 2012

PARKING CITATIONS BY LOCATION

		This Month	This Month Last Year	YTD	Last YTD
Chestnut Lot	<i>Commuter Permit</i>	25	39	269	295
Highland Lot	<i>Commuter Permit</i>	18	19	185	132
Village Lot	<i>Commuter Permit</i>	46	62	534	551
Washington Lot	<i>Merchant Permit</i>	36	34	368	378
Hinsdale Avenue	<i>Parking Meters</i>	288	381	2,944	2,924
First Street	<i>Parking Meters</i>	208	376	2,617	2,992
Washington Street	<i>Parking Meters</i>	384	540	4,170	3,829
Lincoln Street	<i>Parking Meters</i>	23	46	324	339
Garfield Lot	<i>Parking Meters</i>	131	161	1,478	1,325
Other		395	475	3,831	4,039
TOTALS		1,554	2,133	16,720	16,804

VIOLATIONS BY TYPE

	This Month	This Month Last Year	YTD	Last YTD
Parking Violations				
METER VIOLATIONS	1,052	1,562	11,879	11,625
HANDICAPPED PARKING	2	8	24	43
NO PARKING 7AM-9AM	34	17	217	169
NO PARKING 2AM-6AM	130	103	1,004	970
PARKED WHERE PROHIBITED BY SIGN	99	93	510	642
NO VALID PARKING PERMIT	26	57	464	589
TOTAL PARKING VIOLATIONS	1,343	1,840	14,098	14,038
Vehicle Violations				
VILLAGE STICKER	75	99	893	944
REGISTRATION OFFENSE	54	60	528	608
VEHICLE EQUIPMENT	13	17	447	442
TOTAL VEHICLE VIOLATIONS	142	176	1,868	1,994
Animal Violations	4	10	74	127

Youth Bureau Summary

September 2012

On 9/3/12 at approximately 9:00pm, a HCHS senior was arrested for criminal damage to a motor vehicle. Suspect claims she has had an ongoing issue with the owner of the car. Suspect admitted to egging and rubbing the eggshells into the paint of what she thought was the car of the person with whom she has had issues. Suspect was assigned Peer Jury.

On 9/11/12 at approximately 3:20pm, a HCHS sophomore was seen smoking a cigar on a school bus. Suspect was assigned Peer Jury.

On 9/12/12 at approximately 12:00pm, a HCHS sophomore was found smoking a cigarette in the boy's bathroom across from the Guidance Office. Suspect was issued a local ordinance citation for "Unlawful Possession/Use of Tobacco" and was ordered to appear in Field Court.

On 9/14/12 at approximately 8:42pm, a senior at HCHS was found under the influence of alcohol while at a HCHS football game. Suspect refused a breathalyzer test. Suspect was given Peer Jury as this was his first offense.

On 9/14/12 at approximately 8:00am, a HCHS sophomore was issued a "School Curfew Violation Notice" after the student refused to go to school. Student was given a Station Adjustment.

On 9/14/12 at approximately 4:45pm, three 8th graders from HMS were found on the roof of the Lane School. No further action was taken.

On 9/18/12 at approximately 10:38pm, a 17-year-old was stopped after an officer entered a plate number into the mobile data terminal and found that it did not match the car. After finding the DL of the driver was suspended, the driver was handcuffed and placed in a squad car. A search was done of the vehicles in which items were recovered that were later found to have been reported stolen along with four sealed beers in the car's trunk. Suspect was taken to the station, fingerprinted, photographed and read his Miranda rights. Suspect was given a local ordinance citation for "Possession of Alcohol Under 21" and ordered to appear in Field Court.

On 9/21/12 at approximately 10:58pm, a junior from Lyons Township High School was found to be in possession of alcohol. Suspect was issued a local ordinance citation for "Unlawful Use of Alcohol by a Minor." Suspect was ordered to appear in Field Court as he was not eligible for Peer Jury.

On 9/24/12 at approximately 8:00am, a HCHS sophomore was issued a "Violation of School Curfew Notice" for staying home from school without parental permission.

On 9/25/12 at approximately 8:28am, an officer was dispatched for "domestic trouble". An 8th grade CHMS student complained that his brother threw a bottle of salad dressing at him after yelling at the older brother for not waking him up for school. The 8th grader was brought to the station to clean up and was transported to CHMS by the officer. No further action was taken.

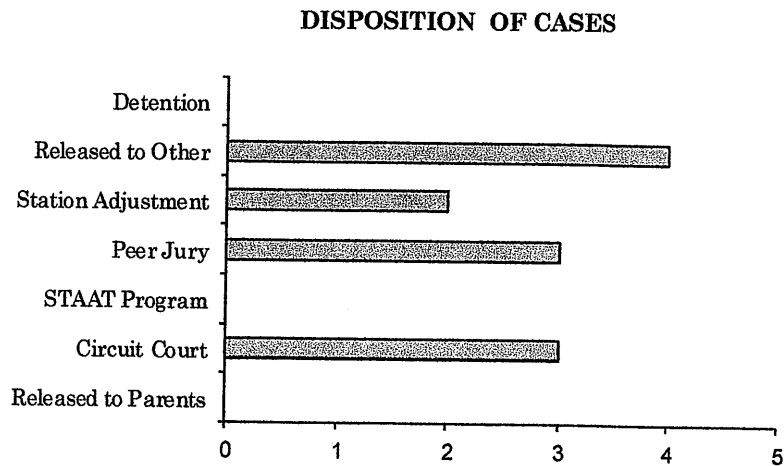
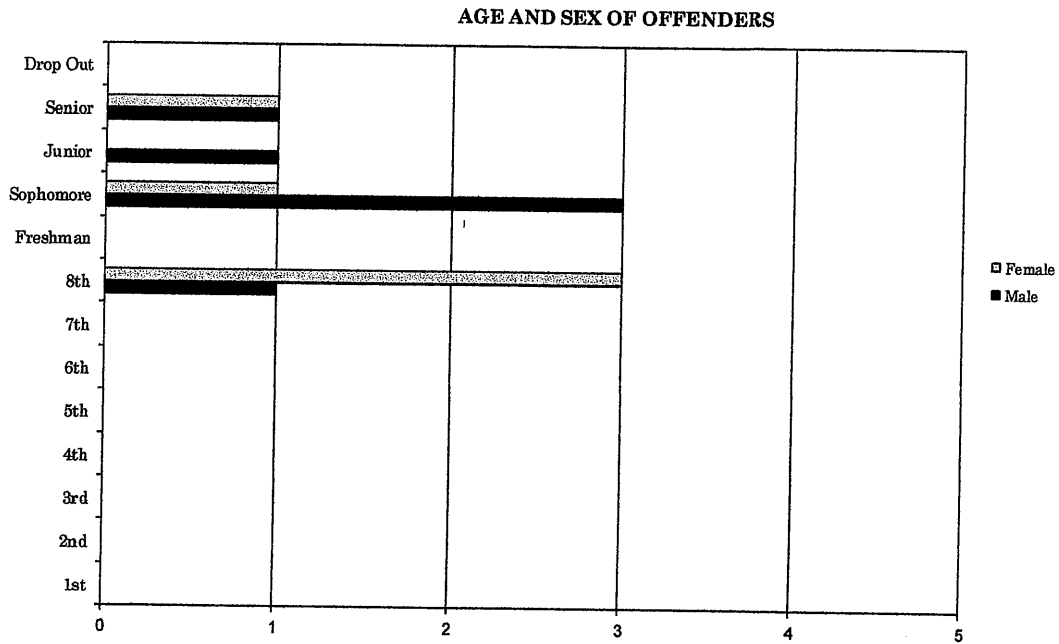
Submitted by:

Officer Michael Coughlin
Crime Prevention/DARE/Juvenile

Hinsdale Police Department

Juvenile Monthly Report

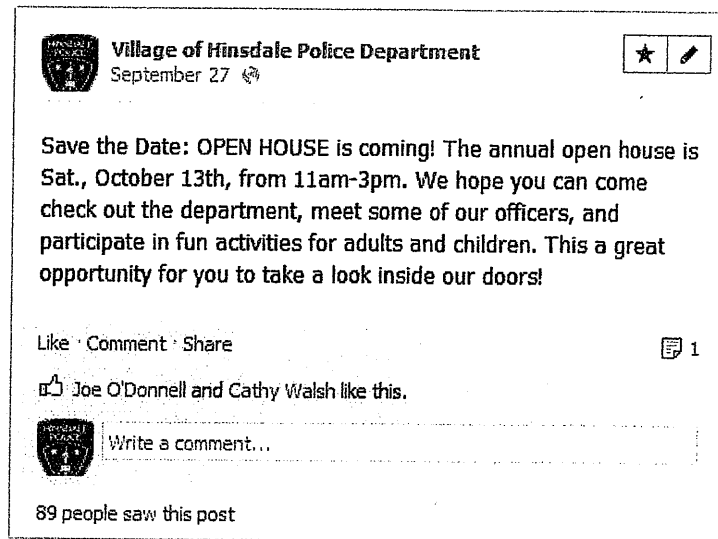
September 2012





Social Networking Monthly Status Report September 2012

The **Hinsdale Police Department** continues to publicly advocate its community notification via social media. During the past reporting period, posts were disseminated on the following topics:

- Community Crime Notification regarding a residential burglary in the 800 block of South Thurlow Street.
- Notification of the Garfield Street construction traffic closure Tuesday and Wednesday between 3rd and 6th Streets.
- Advertised Prescription Drug Take-Back Day scheduled for September 29th.
- Community Crime Notification regarding a residential burglary in the 10 block of E. Third Street.
- Publicized the new YANA program for Seniors, which will provide weekly well-being phone calls.
- Announced the annual Police and Fire Departments' Open House scheduled for Saturday, October 13th from 11 am – 3 pm.
- Stressed safety when celebrating during Hinsdale Central Homecoming weekend.



<u>Number of Followers</u>		
	Sep '12	July '11
	213	101
	233	72



Hinsdale Fire Department Monthly Report September 2012



Emergency Response

In September, the Hinsdale Fire Department responded to a total of **176** requests for assistance for a total of **1858** responses this calendar year. There were **32** simultaneous responses and **seven** train delays this month. The responses are divided into three basic categories as follows:

<i>Type of Response</i>	<i>September 2012</i>	<i>% of Total</i>	<i>September 2011</i>
Fire: (Includes activated fire alarms, fire and reports of smoke)	80	45%	92
Ambulance: (Includes ambulance requests, vehicle accidents and patient assists)	75	43%	98
Emergency: (Includes calls for hazardous conditions, rescues, service calls and extrications)	21	12%	38
Simultaneous: (Responses while another call is on- going. Number is included in total)	32	18%	57
Train Delay: (Number is included in total)	7	4%	4
Total:	176	100%	228

Year to Date Totals

Fire: 764 Ambulance: 775 Emergency: 319

2012 Total: 1858

2011 Total: 2137

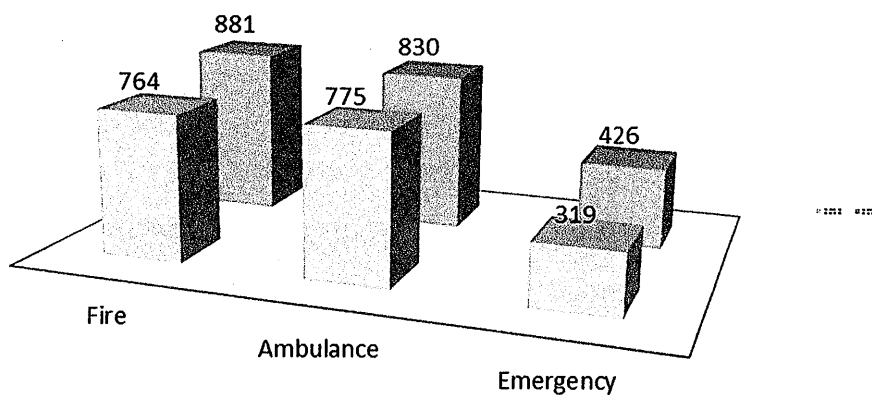


Hinsdale Fire Department Monthly Report September 2012

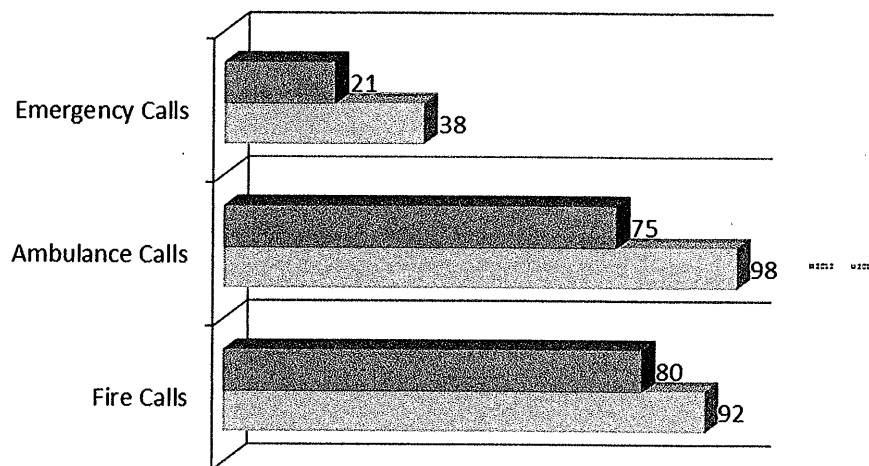


Emergency Response

**Type of Responses
Year to Date**



Total Calls for September



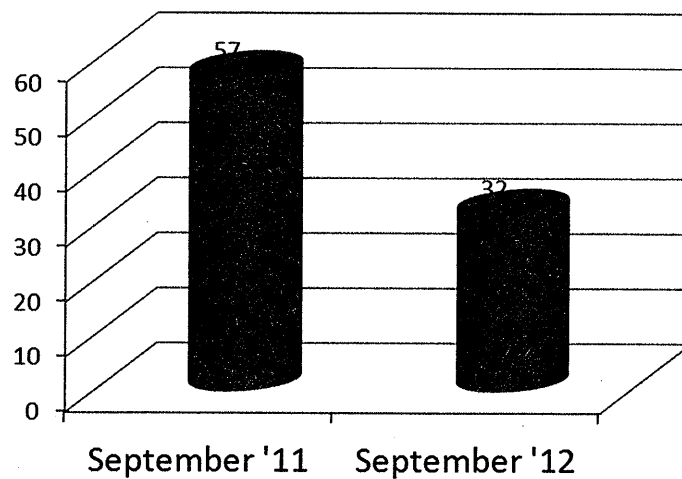


Hinsdale Fire Department Monthly Report September 2012

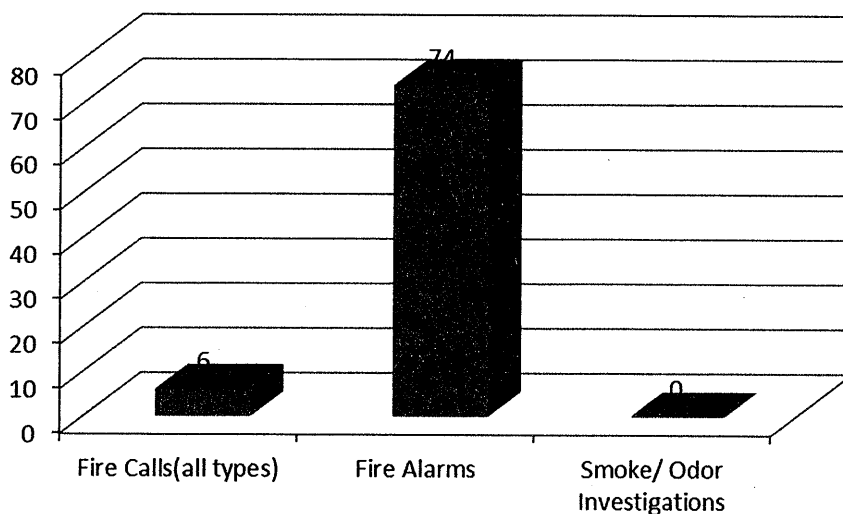


Emergency Response

Simultaneous Calls



Distribution of Fire Related Calls



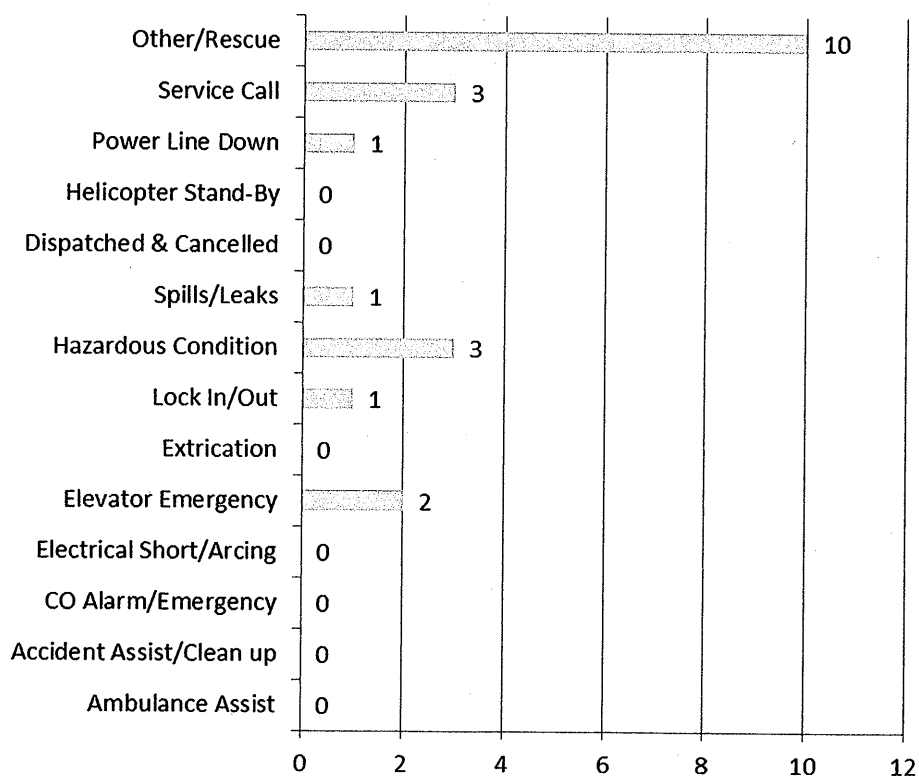


Hinsdale Fire Department Monthly Report September 2012

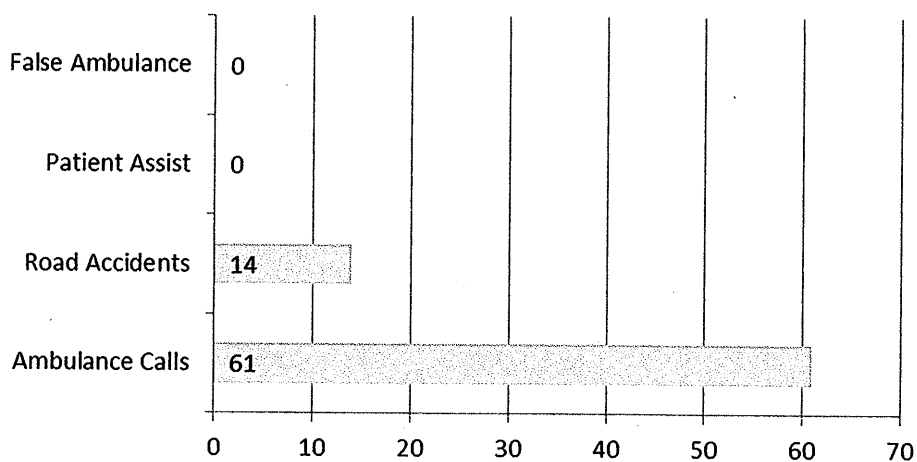


Emergency Response

Distribution of Emergency Related Calls



Distribution of EMS Related Calls





Hinsdale Fire Department Monthly Report September 2012



Incidents of Interest

- September 1st – members responded to Garfield and the Burlington Railroad Crossing for a stalled vehicle that was struck by a freight train. Upon arrival, occupants of the car were out of the car prior to being struck by the train. Members checked the area for hazards and made sure that nobody was injured.
- September 6th – members responded to the Corner Bakery at 42 E Hinsdale Avenue for a reported fire in the oven. Upon arrival, members found that a store employee used a portable fire extinguisher to put out a fire in one of their ovens. Members made sure that fire was out and ventilated the smoke from the restaurant.
- September 8th – members responded with an engine to assist the Westmont Fire Department with a fire inside the kitchen hood and duct ventilation system. Members assisted with smoke removal.
- September 14th – Fire Investigator Karban responded to assist the Brookfield Fire Department with investigating the cause of a fire in a home in their town.
- September 15th – members responded to I-294 at Ogden Avenue for a vehicle that struck several construction barrels. Upon arrival, members found a single vehicle accident with a driver that had minor injuries. Members secured the area for hazards and evaluated the driver. After receiving treatment, the driver refused transport to the hospital.
- September 21st – Members responded to 8th & County Line Road for a reported telephone pole on fire. Upon arrival, members found the support arms of the telephone pole on fire. Members secured the area and awaited the arrival of ComEd.
- September 22nd – members responded to I-294 for a vehicle accident with a driver injured. Upon arrival, members found a single vehicle that struck the concrete median. Members secured that area for hazards and transported the driver to Good Samaritan Hospital's Trauma Center with a head injury.



Hinsdale Fire Department Monthly Report September 2012

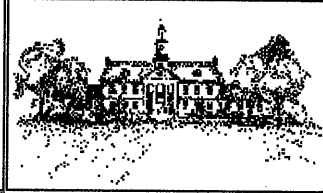


Training/Events

- Probationary Firefighter/Paramedic Mike Wilson completed day training and was evaluated by the chief officers and assigned to the red shift as of September 10th. He continues his probationary training program.
- All shifts completed monthly Paramedic CE conducted by the Good Samaritan EMS System through Hinsdale Hospital. This month members received education and skills review on Vital Signs and Patient Assessment.
- HAZMAT Technicians attended regular monthly training at the Riverside Fire Department. Topic was Mass Decontamination.
- All Technical Rescue Team members completed their annual response validation training at the Pleasantview Fire District.
- Chief Ronovsky, Asst. Chief McElroy, Captains Votava and DeWolf and Lt. Claybrook participated in a table top emergency management exercise in cooperation with the Village and the Village of Clarendon Hills.
- Captain DeWolf attended monthly training with the DuPage County Fire Investigation Task Force. Topic was investigating fire deaths and homicides.
- Firefighter Karban attended monthly training for our MABAS Fire Investigative Response Team.
- During the month, all shifts conducted joint equipment familiarization training with the Pleasantview Fire District. Members reviewed each department's aerial ladder and its equipment, operations, and capabilities.
- During the month, all shifts trained on auto extrication, policy and procedure review, the new "starcom" radio system, driver's training of department apparatus and familiarization with recent construction at Hinsdale Central High School.
- Both probationary firefighters are completing their training on our required confidence course for apparatus driving.



***Hinsdale Fire Department
Monthly Report
September 2012***



Training/Events

- Firefighter Tullis attended a two day class on Leadership Principles offered by the Illinois Fire Chief's Association.
- Asst. Chief McElroy, Lt. Claybrook, and Firefighter Tullis attended a Fire Service Leadership Class the NIPSTA Fire Academy in Glenview.
- Firefighter Smith attended mandatory TRT training for certification as a Vehicle and Machinery technician through the Illinois Fire Service Institute. This was held at the Romeoville Fire Academy.
- Firefighter Skibbens attended a mandatory training class for certification as a Fire Apparatus Engineer through the Illinois Fire Service Institute. This was held at the Romeoville Fire Academy.
- In September, members completed the annual SCBA consumption drill.

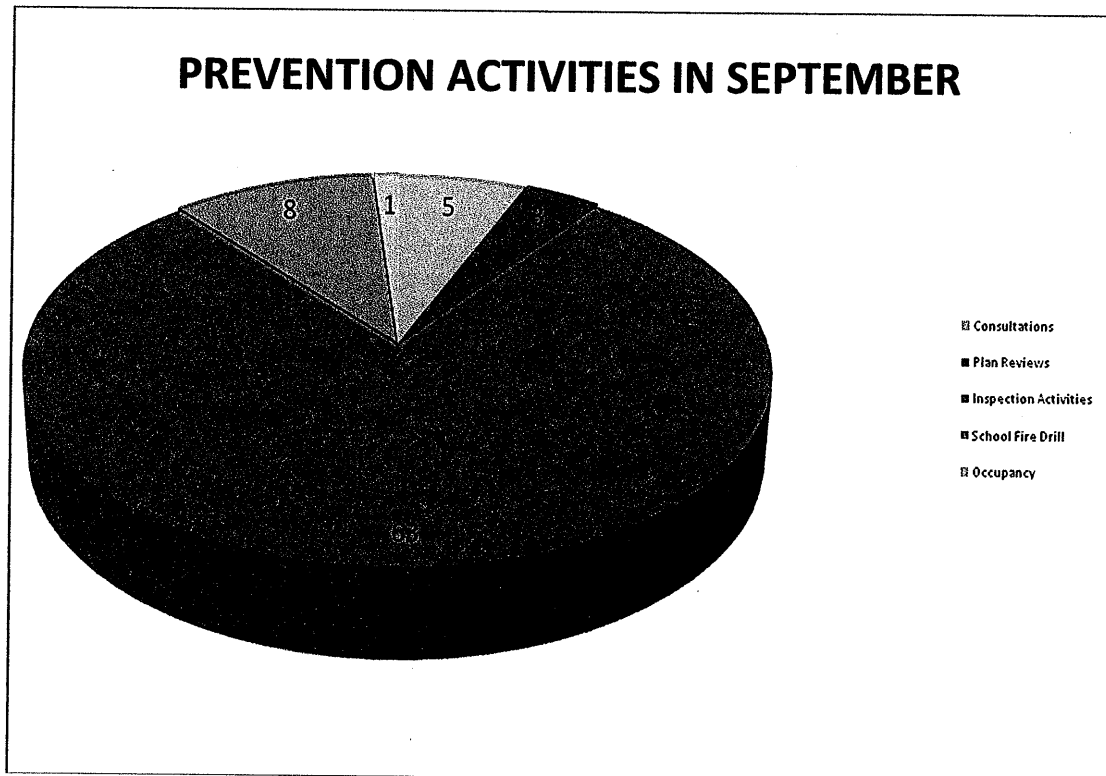


Hinsdale Fire Department Monthly Report September 2012



Public Education

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.



Fire Prevention/Safety Education:

- District 181 Crisis Plan meeting was attended and groundwork laid out for staff training of new hires and substitutes.
- Public and private school inspections were conducted and reports submitted to the ROE and school districts.
- Preschool fire inspections and fire drills were scheduled for October along with public education events. Members attended several block parties also to bring
- Members conducted community CPR and AED training.
- Members conducted walk through surveys of the downtown business' including working on the Alley ID program to identify addresses during an emergency.



***Hinsdale Fire Department
Monthly Report
September 2012***



Public Education

- **Firefighter Patitucci attended the Downers Grove Township SALT meeting. This group is former from members of various community services to aid senior citizens. Our Department has been an active member for several years now.**
- **Captain Votava attended several meetings related to the Village's Emergency Operations Plan. These included the continual process of updating this document as well as the County Medical Distribution System.**
- **Members participated in the high school's annual Homecoming activities.**



Hinsdale Fire Department Monthly Report September 2012



The Survey Says...

Each month, the department sends out surveys to those that we provide service. 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 12 responses in the month of September with the following results:

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

Yes – 12 / 12

Was the quality of service received:

“Higher” than what I expected – 9 / 12

“About” what I expected – 3 / 12

“Somewhat lower” than I had expected 0 / 12

Miscellaneous Comments:

“The Members of the Emergency Squad were very Professional and efficient. They kept me informed as to what they were doing and why and made me feel like I was in good hands. Hinsdale should be very proud to have these individuals as part of their Fire Department. No Response is necessary, but please convey my Thanks to this Ambulance Crew.”

“The firemen had a wonderful attitude and made Dad feel safe and secure. At age 94, that was a great service to him!”

“They are perfect in every respect manors(sic) and performance.”

“The paramedics are outstanding. They are pleasant and very competent. Keep up the good work.”

“They are always excellent!”

Memorandum

To: Chairman Saigh and Public Safety Committee

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

Date: October 10, 2012

Re: **Community Development Department Monthly Report-September 2012**

In the month of August the department issued 86 permits including 3 demolition permits and 4 permits for new single family homes. The department conducted 390 inspections and revenue for the month came in at just under \$115,000.

There are approximately 64 applications in house including 16 single family homes and 15 commercial alterations. There are 19 permits ready to issue at this time, plan review turnaround is running approximately four weeks, and lead times for inspection requests are running approximately 3 days.

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, 158 inspections were performed for the month of September by the division. This does not include inspection and oversight of any capital projects.

We currently have 45 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 - September 2012

PERMITS	THIS MONTH	THIS MONTH LAST YEAR	FEES	FY TO DATE	TOTAL LAST FY TO DATE
New Single Family Homes	4	1			
New Multi Family Homes	0	1			
Residential Addns./Alts.	9	30			
Commercial New	0	0			
Commercial Addns./Alts.	1	7			
Miscellaneous	33	7			
Demolitions	3	0			
Total Building Permits	50	46	\$ 90,085.00	\$ 389,360.00	\$ 393,382.00
Total Electrical Permits	17	29	\$ 8,766.00	\$ 34,827.50	\$ 36,863.00
Total Plumbing Permits	19	25	\$ 15,856.00	\$ 55,191.00	\$ 77,473.00
TOTALS	86	100	\$ 114,707.00	\$ 479,378.50	\$ 507,718.00

Citations			\$9,404		
Vacant Properties	45				

INSPECTIONS	THIS MONTH	THIS MONTH LAST YEAR			
Bldg, Elec, HVAC	142	257			
Plumbing	17	37			
Property Maint./Site Mgmt.	73	58			
Engineering	158	146			
TOTALS	390	498			

REMARKS:

VILLAGE OF HINSDALE - SEPTEMBER 11, 2012 COURT CALL/RESULT

Name	Ticket NO.	Location	Violation	
FM&J Asphalt Paving	10525	Kelly	229 Fuller Rd.	250
Heniff, Robert J	8777	John	439 N. Bruner St.	8904
Holland, Liliane K	8770	Kelly	723 S. Lincoln St.	Cont 11/6
Libras Brothers Inc	8778	Kelly	802 S. Washington	250
Liliane D. Holland Trust	8769	Kelly	723 S. Lincoln St.	Cont 11/6

Fines assessed: 9,404

STOP WORK ORDERS ASSESSED


Date SWO Issued to Address Reason

SWO assessed:

MONTHLY TOTAL:

9,404

DATE October 18, 2012

AGENDA SECTION ZPS		ORIGINATING DEPARTMENT Administration		
ITEM Chamber Request for Free Parking in CBD on Saturdays During Holiday Season		APPROVED David C. Cook Village Manager		
<p>Attached is the annual request from the Hinsdale Chamber of Commerce for free parking in the Central Business District on Saturdays during the holiday season including November 24th, December 1st, 8th, 15th and 22nd.</p> <p>Should the Committee concur with the Chamber's request, the following motion would be appropriate:</p> <p>Motion: To recommend to the Board of Trustees approval of the Chamber of Commerce's request for free parking in the Central Business District on Saturdays during the holiday season from November 24th through December 22nd.</p>				
STAFF APPROVALS				
APPROVAL	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
COMMITTEE ACTION:				
BOARD ACTION:				



Tom Cauley Jr.; Village President and Village Board of Trustees
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

October 18, 2012

To: President Cauley and Village Board of Trustees,

Re: Free Parking in CBD for Holiday Season

The Hinsdale Chamber of Commerce wishes to encourage the Village Board of Trustees to waive the parking meter fees for customers and visitors in the downtown business district on Saturdays for the holiday season; including November 24th, December 1st, 8th, 15th and 22nd, 2012.

Although monthly sales tax revenue reports from the Village of Hinsdale have continued to improve, the Chamber believes our business community still faces many challenges and struggles in an effort to recover from this economic recession. In an effort to support our merchants, and to also maintain and enhance the very unique and charming character the Village prides itself on, the Chamber believes this good will act for the holiday season can benefit everyone.



Thank you for your consideration.

Respectfully,

Michael O'Brien; President
Hinsdale Chamber of Commerce

DATE: October 22, 2012

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER	ORIGINATING DEPARTMENT Community Development			
ITEM 40 S. Clay Street – Village Children’s Academy – Exterior Appearance and Site Plan Review Approval for the Installation of a New Fence for a Children’s Play Area	APPROVAL			
<p>The applicant is requesting exterior appearance and site plan review approval, to allow for the installation of a decorative aluminum fence for a children’s play area. The sites are currently improved with two multi-story buildings and zoned O-2, Limited Office District.</p> <p>Village Children’s Academy is proposing to install approximately 45’ of new decorative aluminum fence for the purpose of enclosing a children’s outdoor play area. The fence will be the same fence used on the Clay Street (east) side of the building and will also be 4’-0” in height, as illustrated in the attached documents.</p> <p>At the Plan Commission meeting of October 10, 2012, the Plan Commission unanimously recommended approval for exterior appearance and site plan approval for the installation of a new fence for a children’s play area at 40 S. Clay.</p> <p><u>Review Criteria</u></p> <p>In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:</p> <ol style="list-style-type: none">1. Subsection 11-604F pertaining to Standards for site plan disapproval; and2. Subsection 11-606E pertaining to Standards for building permits (exterior appearance review), which refers to Subsection 11-605E Standards and considerations for design review permit. <p>Attached are the draft findings and recommendation from the Plan Commission and the draft ordinance.</p> <p>MOTION: Move that the request be forwarded to the Board of Trustees to approve an “Ordinance Approving Site Plans and Exterior Appearance Plans for Installation of an Ornamental Aluminum Fence at 40 S. Clay.”</p>				
APPROVAL 	APPROVAL	APPROVAL	APPROVAL	MANAGER’S APPROVAL 
COMMITTEE ACTION:				
BOARD ACTION:				

DRAFT

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE PLANS
FOR INSTALLATION OF AN ORNAMENTAL ALUMINUM FENCE AT 40 S. CLAY.**

WHEREAS, the Village Children's Academy (the "Applicant") submitted an application for site plan approval and exterior appearance review for the installation of an ornamental aluminum fence (the "Application") at property located at 40 S. Clay Street, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, the Subject Property is located in the O-2, Limited Office District and is improved with a multi-story office building; and

WHEREAS, the application was considered by the Hinsdale Plan Commission at a public meeting held on October 10, 2012, and, after considering all of the matters related to the Application, the Plan Commission recommended approval of the Exterior Appearance Plans on a vote of seven (7) in favor, zero (0) against, and two (2) absent, and recommended approval of the Site Plans on a vote of seven (7) in favor, zero (0) against, and two (2) absent, all as set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A**; and;

WHEREAS, the President and Board of Trustees find that the Application satisfies the standards established in Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated in this Ordinance.

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

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

SECTION 2: Approval of Site Plans and Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the site plans and exterior appearance plans attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), subject to the conditions set forth in Section 3 of this Ordinance.

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

- A. Compliance with Plans. All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B.**
- 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 all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

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

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 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 _____ 2012.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____ 2012.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

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

By: _____

Its: _____

Date: _____, 2012

EXHIBIT A

**FINDINGS OF FACT
(ATTACHED)**

DRAFT

HINSDALE PLAN COMMISSION

RE: 40 S. Clay – Village Children's Academy - Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW: October 10, 2012

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

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Rob Tullis, contractor and applicant on behalf of Village Children's Academy, (the "Applicant") submitted an application Exterior Appearance and Site Plan Review Approval for the Installation of a New Fence for a Children's Play Area, to the Village of Hinsdale for the property located at 40 S. Clay (the "Subject Property").
2. The Subject Property is zoned in the O-2, Limited Office District and improved with two multi-story office buildings.
3. The applicant is proposing to install a new ornamental aluminum fence for a children's play area, which will be approximately 28'-0" x 18'-0".
4. The proposed fence would match the appearance of the existing aluminum fence which already exists on the Clay Street side of the building.
5. The Plan Commission finds that the application complies with the standards set forth in Section 11-606 of the Hinsdale Zoning Code pertaining to the exterior appearance review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review. There are no changes proposed to the site plan.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of 7 "Ayes," 0 "Nays," and 2 "absent", recommends that the President and Board of Trustees of the Village of Hinsdale approve the exterior appearance and site plans for 40 S. Clay Street.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2012.

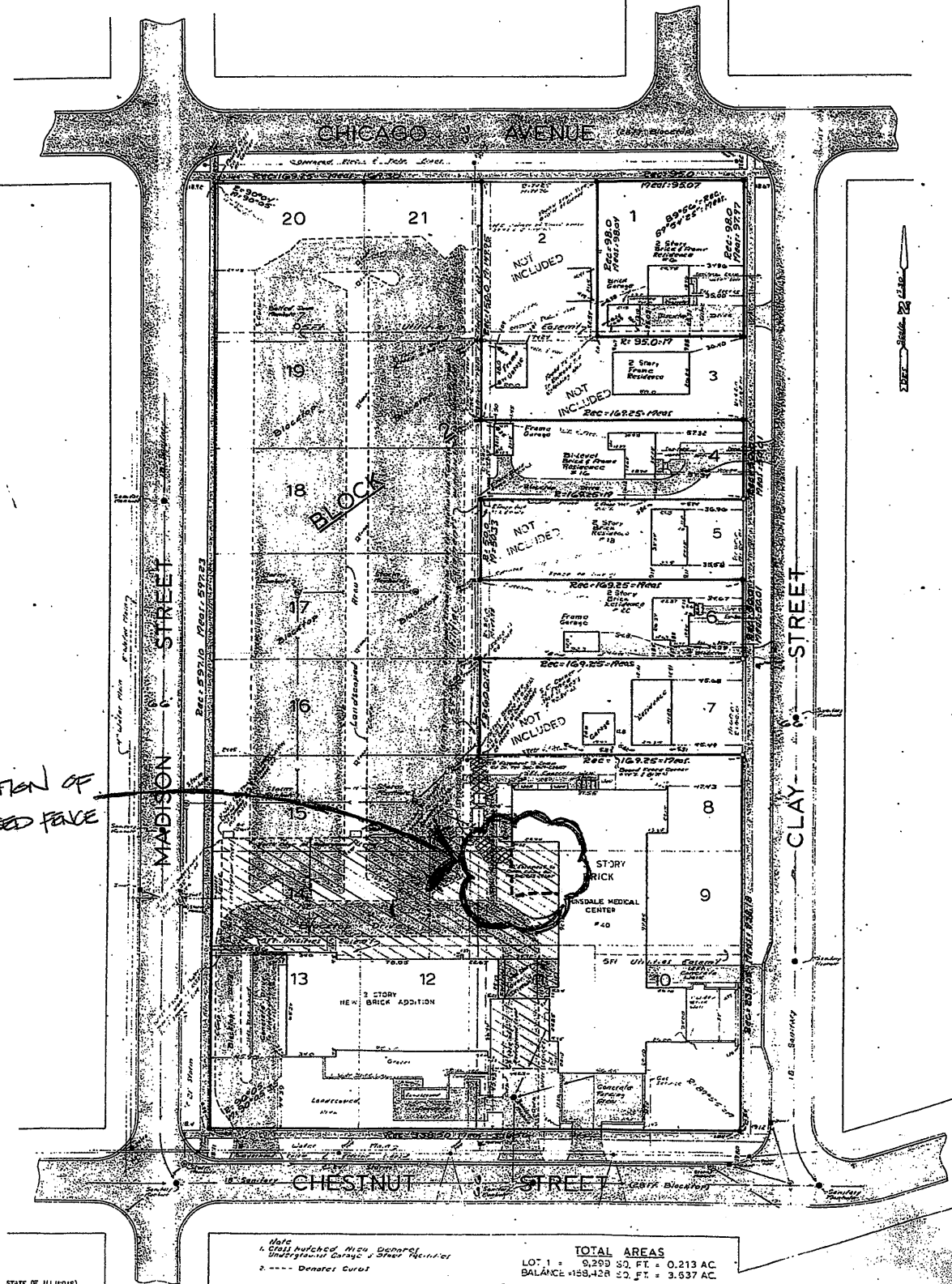
EXHIBIT B

**APPROVED SITE PLAN AND EXTERIOR APPEARANCE PLAN
(ATTACHED)**

EXHIBIT "B"

PLAT OF SURVEY

OF LOTS 1, 4, AND 6 AND LOTS 8 THRU 21, SOUTH INCLUSIVE, IN BLOCK 2 IN GRANT SQUARE RESUBDIVISION OF BLOCKS 1 AND 2 AND THE VACATED ALLEYS RUNNING NORTH AND SOUTH THROUGH SAID BLOCKS FROM THE NORTH LINE OF CHESTNUT STREET TO THE SOUTH LINE OF CHICAGO AVENUE, IN HANNAH'S SUBDIVISION OF PART OF OUTLOT 1 OF THE ORIGINAL TOWN OF HINSDALE, IN SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 5, 1949 AS DOCUMENT 277974, AND RE-RECORDED SEPTEMBER 8, 1958 AS DOCUMENT 603754 IN DU PAGE COUNTY, ILLINOIS.



Note
1. Graft hatched area denotes
Underground Garage & Street Facilities
2. --- Denotes Curb

TOTAL AREAS
LOT 1 = 9,290 SQ. FT. = 0.213 AC.
BALANCE 158,428 SQ. FT. = 3.637 AC.

STATE OF ILLINOIS
COUNTY OF DU PAGE
TO: HINSDALE MEDICAL CENTER PARTNERSHIP, CHA REALTY CORP. AND CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AEA AND ASDA IN 1962.

BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN HEREON AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY LINE OF THE PREMISES EXCEPT AS SHOWN HEREON.

GIVEN UNDER MY HAND AND SEAL AT BETHANY, ILLINOIS, THIS 10th DAY OF March, A.D. 1980.

WEBSTER AND ASSOCIATES, INC.
BY: *James F. Webster*
ILLINOIS LAND SURVEYOR REG. 139



PREPARED FOR:
HINSDALE MEDICAL CENTER PARTNERSHIP
40 S. CLAY STREET
HINSDALE, ILLINOIS 60521
PHONE: 312-393-0438

PLAT OF SURVEY	
HINSDALE MEDICAL CENTER 40 S. CLAY STREET HINSDALE, ILLINOIS 60521 OF PARTS OF BLOCK 2 IN GRANT SQUARE RESUBDIVISION, IN DU PAGE COUNTY, ILLINOIS	
SURVEYED BY CLW FOR DPS CHECKED BY ECLW	WEBSTER AND ASSOCIATES, INC. LAND SURVEYING AND ENGINEERING 207 SOUTH MAPLEVILLE STREET WHEATON, ILLINOIS 60187 312-608-7003
SCALE 1" = 30' DATE 3/10/80	REVISION

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: VILLAGE CHILDRENS ACADEMY
Owner's name (if different): HSS PROPERTIES/PARTNERS
Property address: 40 S. CLAY
Property legal description: [attach to this form]
Present zoning classification: O-2
Square footage of property: 167,727
Lot area per dwelling: _____
Lot dimensions: N/A
Current use of property: LIMITED OFFICE
Proposed use: ☐ Single-family detached dwelling
☐ Other: N/A
Approval sought: ☐ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☒ Exterior Appearance
☐ Design Review
☒ Other: ALUMINUM FENCE

Brief description of request and proposal:

PROPOSE TO INSTALL APPROX 45' ALUMINUM
FENCE AS INDICATED, TO MATCH
EXISTING FENCING @ CLAY ST.

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:

interior side(s)

1

1

Provided:

Required by Code:

corner side

rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required:

Number of loading spaces required:

Statement of applicant:

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

By:

Applicant's signature

ROBERT A. TULLIS

Applicant's printed name

Dated:

7/16, 2012

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in the Plan Commission File for 40 S. Clay Street – Village Children’s Academy – regarding Exterior Appearance in 2012 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:

Village Children’s Academy

Address or description of subject property:

40 S. Clay Street, Hinsdale, IL 60521

Use or proposal for subject property
for which certificate is issued:

Addition of an aluminum fence for a children’s play area

Plans reviewed, if any: *See attached plans, if any.* See Plan Commission File for 40 S. Clay Street – Village Children’s Academy, regarding a Site Plan and Exterior Appearance Review in 2012.

Conditions of approval of this certificate:

- The petitioner must apply for and obtain Exterior Appearance and Site Plan Review Approval for the proposed changes.
- Section 11-606 of the Hinsdale Zoning Code pertaining to the Exterior Appearance Review
- Section 11-604 of the Hinsdale Zoning Code governing Exterior Appearance/Site Plan Review in 2009

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:

8/15, 2012



VILLAGE
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village Childrens Academy
Address: 40 S. CLAY
City/Zip: HINSDALE
Phone/Fax: 630 325 9252
E-Mail: (Beth Vicari) vcahinsdale@sbcglobal.net

Owner

Name: HSS PARTNERS LLC
Address: 4801 GOLF RD
City/Zip: SKOKIE, IL 60077
Phone/Fax: 847 677 9100
E-Mail: _____

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

Name: _____
Title: _____
Address: _____
City/Zip: N/A
Phone/Fax: _____
E-Mail: _____

Name: _____
Title: _____
Address: _____
City/Zip: N/A
Phone/Fax: _____
E-Mail: _____

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

- 1) N/A
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 40 S. CLAY

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

Brief description of proposed project: INSTALL APPROX. 45 NEW
ALUMINUM FENCING TO MATCH EXISTING
@ CLAY STREET SIDE OF BUILDING

General description or characteristics of the site: GRASS COVERED
LAWN AREA

Existing zoning and land use: O-2/OFFICE

Surrounding zoning and existing land uses:

North: O2/R4

South: O2/B3

East: O2/B1

West: O2/R4

Proposed zoning and land use:

Existing square footage of property: 167,727 square feet

Existing square footage of all buildings on the property: 29,834 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:

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback	N/A	
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: _____

N/A

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 10 day of July, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Robert A. Tullis
Name of applicant or authorized agent

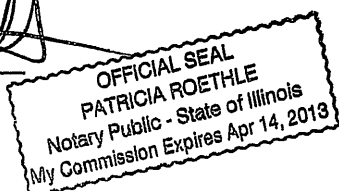
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 11th day of

August, 2012.

Patricia Roethle
Notary Public





**VILLAGE
OF HINSDALE** FOUNDED IN 1873

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

Address of proposed request:

40 S. CLAY

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

Within 250 feet of a Single-Family Residential District: \$800

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades. GOOD
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. GOOD / MATCHING
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. GOOD / MATCHING
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. N/A

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. N/A
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. N/A
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. GOOD MATCHING
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. MATCHING
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. N/A
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. criteria will be MET.
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. N/A
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character,

whether this be vertical character, horizontal character, or nondirectional character.

Applied

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

Applied

REVIEW CRITERIA – Site Plan Review

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

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

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

N/A

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

N/A

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

N/A

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

N/A

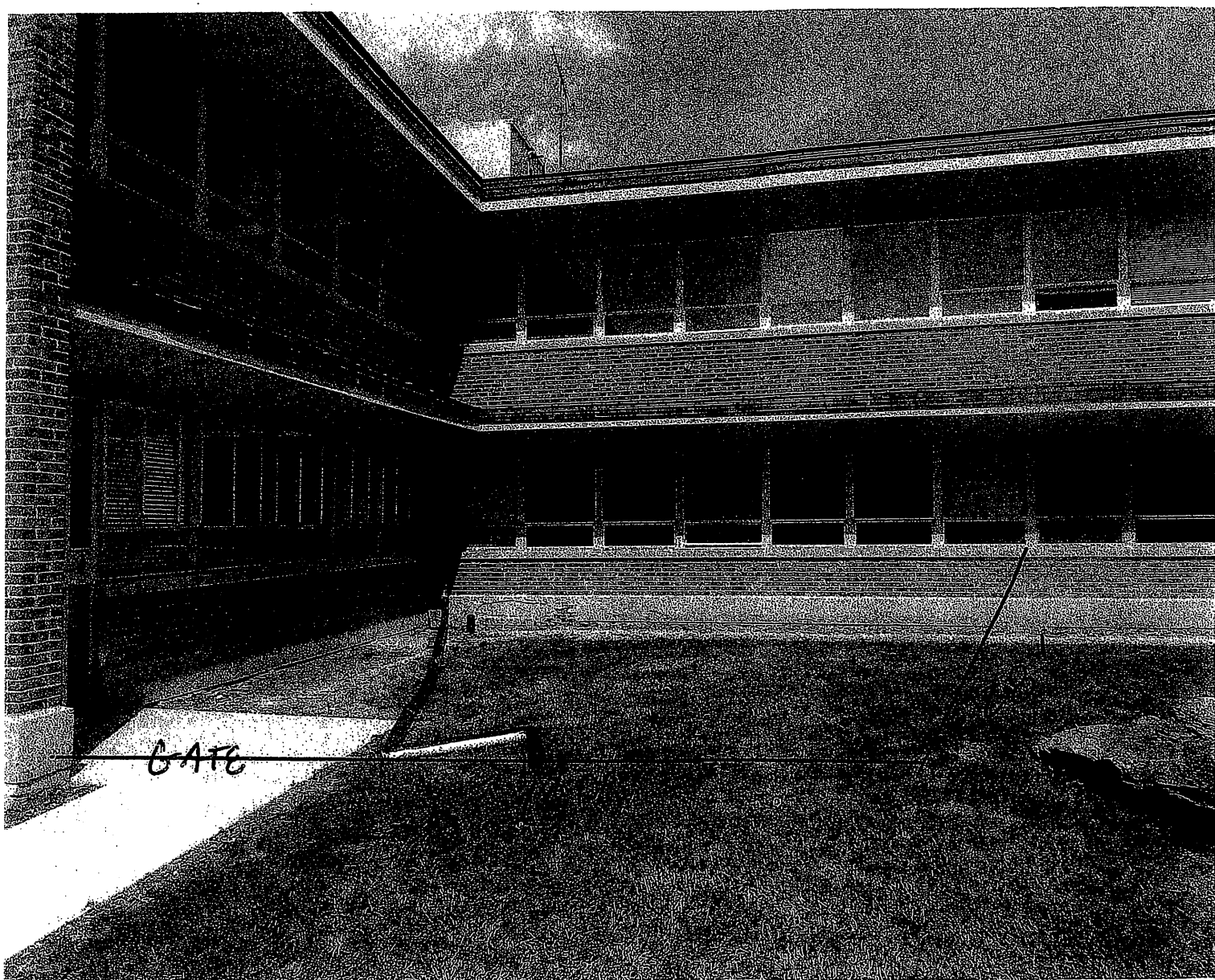
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

N/A

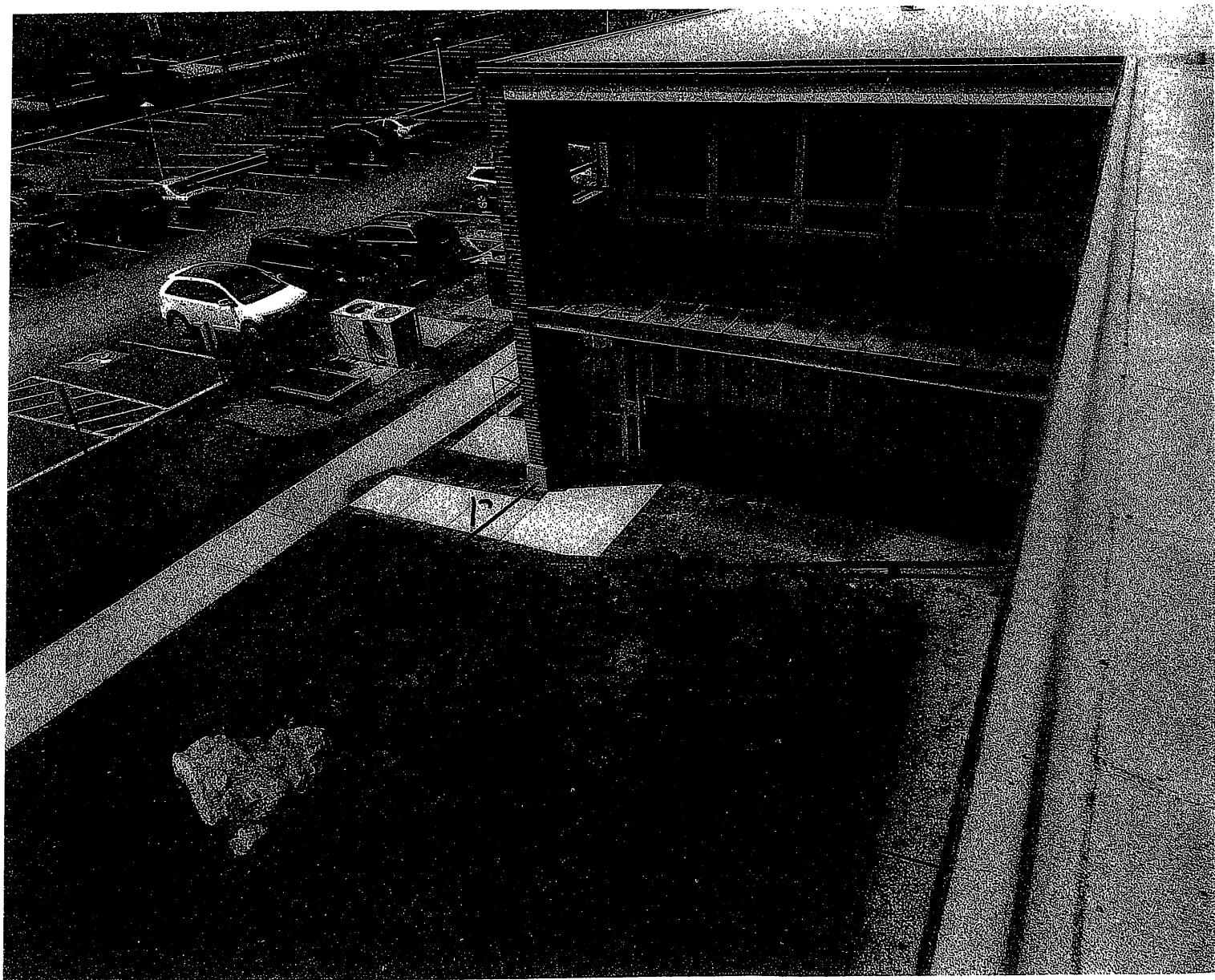
6. The screening of the site does not provide adequate shielding from or for nearby uses.

N/A

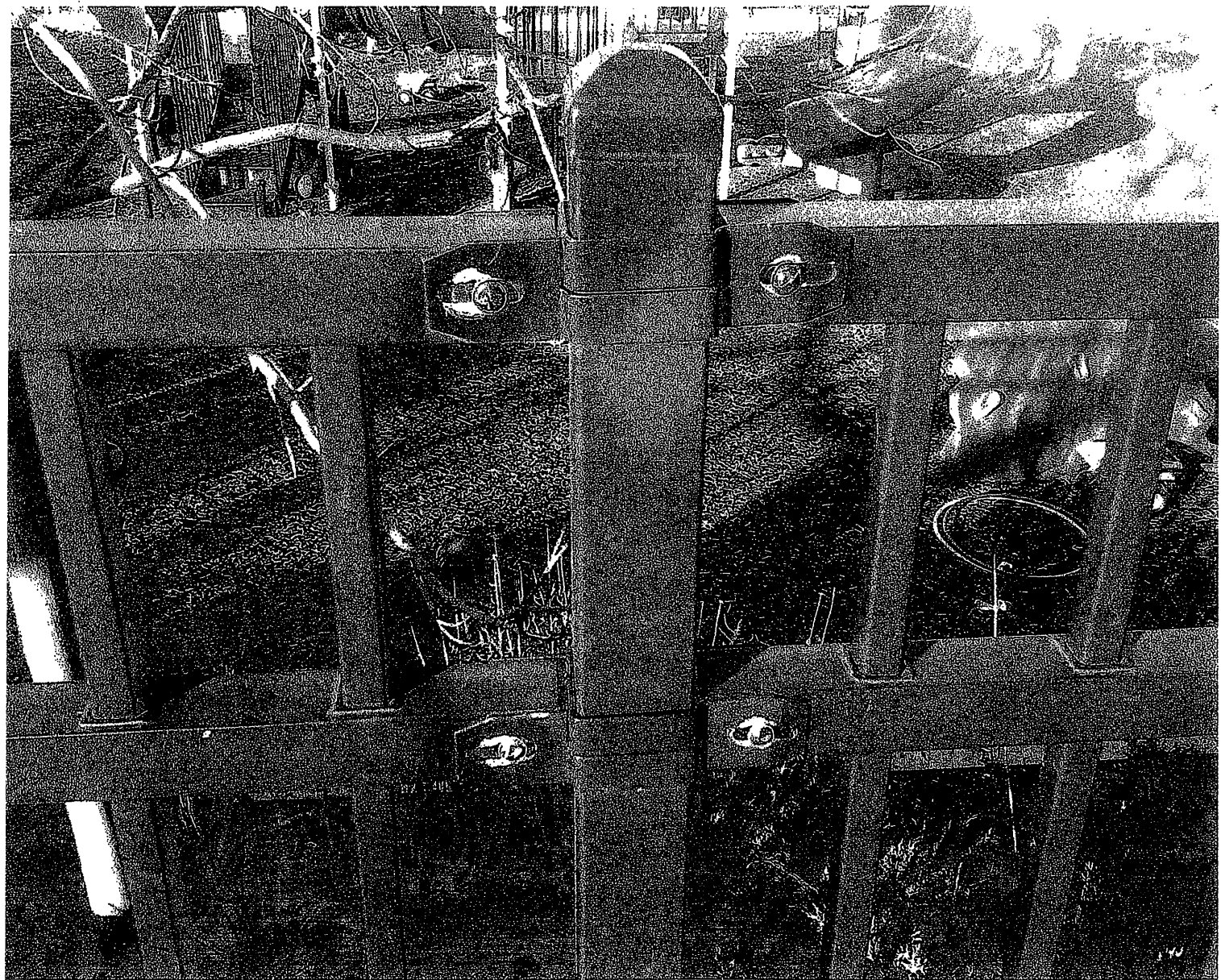
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. N/A
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance. N/A
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. N/A
10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. N/A
11. The proposed site plan does not provide for required public uses designated on the Official Map. N/A
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare. N/A











FENCE TYPE
EXISTING @ CLAY STREET


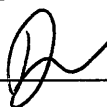


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OF

DATE: October 22, 2012

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER	ORIGINATING DEPARTMENT Community Development			
ITEM Referral - Case A-26-2012 – Applicant: Village of Hinsdale – Request: Text Amendment to Section 11-604(F)1 (Site Plan Review), as it relates to the approval process.	APPROVAL			
<p>Over the past several years Plan Commissioners, both past and present, have expressed concern and confusion as to why the zoning code identifies the site plan process as disapproval rather than approval. Currently as the code is written, if a Commissioner wants to recommend that a site plan be approved for a specific proposal, they are required to vote in the negative to approve it. This process has not only confused Commissioner's but has prompted several of them to question staff if it could be changed. As such, with direction from the ZPS and the Village Board, staff is prepared to work with the Village Attorney to draft appropriate language to accomplish the suggested changes to the Village of Hinsdale Zoning Code as it relates to site plan approval.</p> <p>At the Plan Commission meeting of October 10, 2012, the Plan Commission unanimously recommended approval for the Text Amendment to Section 11-604(F)1 (Site Plan Review), as it relates to the approval process.</p> <p>Attached are the draft findings and recommendation from the Plan Commission and the draft ordinance.</p> <p>MOTION: Move that the request be forwarded to the Board of Trustees approve an "Ordinance Amending Article XI ("Zoning Administration and Enforcement"), Section 11-604 ("Site Plan Review"), of the Hinsdale Zoning Code as it Relates to Site Plan Approvals".</p>				
APPROVAL 	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
COMMITTEE ACTION:				
BOARD ACTION:				

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE XI ("ZONING ADMINISTRATION AND ENFORCEMENT"), SECTION 11-604 ("SITE PLAN REVIEW"), OF THE HINSDALE ZONING CODE AS IT RELATES TO SITE PLAN APPROVALS

WHEREAS, the Village of Hinsdale (the "Village") has filed an application pursuant to Section 11-601 of the Hinsdale Zoning Code for an amendment to the text of Section 11-604(F)(1) of the Zoning Code relative to the process of site plan approvals (the "Application"); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on October 10, 2012, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*, 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 7 in favor, 0 against and 2 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-26-2012 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on October 22, 2012, 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 have duly considered the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

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

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

Section 2: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the proposed text amendment set forth below is demanded by and required for the public good.

Section 3: Amendment. Article XI (Zoning Administration and Enforcement), Section 11-604 (Site Plan Review), subsection (E)(5) (Procedure; Action By Plan Commission) of the Hinsdale Zoning Code be and is hereby amended to read in its entirety as follows:

"5. *Action By Plan Commission:* Within sixty (60) days following the conclusion of the public meeting, the plan commission shall transmit to the board of trustees its recommendation, in the form specified in subsection 11-103H of this article, recommending either approval of the site plan or disapproval of the site plan based on one or more of the standards set forth in subsection F1 of this section. In the case of any recommendation for disapproval, suggestions as required by subsection F2 of this section shall be provided. The failure of the plan commission to act within sixty (60) days, or such further time to which the applicant may agree, shall be deemed to be a recommendation for approval of the site plan as submitted."

Section 4: Amendment. Article XI (Zoning Administration and Enforcement), Section 11-604 (Site Plan Review), subsection (F) (Standards for Site Plan Disapproval) of the Hinsdale Zoning Code be and is hereby amended to read in its entirety as follows:

F. *Standards For Site Plan DisaApproval:*

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

- (a) The application is ~~incomplete~~ in specified particulars ~~or~~ and does not contains or reveals violations of this code or other applicable regulations that the applicant, after written request, has failed or refused to supply or correct.
- (b) ~~If t~~The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, ~~and the applicant has failed to secured~~ approval of that application.
- (c) The site plan ~~fails to adequately meets~~ specified standards required by this code with respect to the proposed use or development, including special use standards where applicable.
- (d) The proposed site plan does not interferes with easements or rights-of-way.
- (e) The proposed site plan does not unreasonably destroys, damages, detrimentally modify~~ies~~, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
- (f) The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
- (g) The proposed site plan does not creates undue traffic congestion or hazards in the public streets, ~~or~~ and the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site.
- (h) The screening of the site ~~does not~~ provides adequate shielding from or for nearby uses.
- (i) The proposed structures or landscaping provide ~~are unreasonable~~ lacking amenity in relation to, or are ~~incompatible~~ with, nearby structures and uses.
- (j) In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes ~~inadequate~~ provision for the creation or preservation of open space or for its continued maintenance.
- (k) The proposed site plan does not creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the village.
- (l) The proposed site plan does not places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and

satisfactorily integrate the site's utilities into the overall existing and planned utility systems serving the village.

(m) The proposed site plan ~~does not~~ provides for required public uses designated on the official map.

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

2. *Alternative Approaches:* In citing a failure to meet any of the foregoing standards, other than those of subsections F1(a) and F1(b) of this section, as the basis for recommending disapproval of, or disapproving, a site plan, the plan commission or the board of trustees shall suggest alternate site plan approaches that could be developed to avoid the specified deficiency or shall state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives."

Section 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 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 _____ 2012.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____ 2012.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

DRAFT

EXHIBIT "A"

HINSDALE PLAN COMMISSION

RE: Case A-26-2012 – Applicant: Village of Hinsdale – Request: Text Amendment to Section 11-604(F)1 (Site Plan Review), as it relates to the approval process.

DATE OF PLAN COMMISSION REVIEW: October 10, 2012

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

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, the Village of Hinsdale, submitted an application to Section 11-604(F)1 (Site Plan Review), as it relates to the approval process.
2. The Plan Commission heard testimony from Village Staff regarding the proposed text amendment at the Plan Commission meeting of October 10, 2012.
3. Commissioners have expressed concern and confusion over the past several years as to why the zoning code identifies the site plan process as disapproval rather than approval and therefore welcomed and supported the proposed changes.
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.

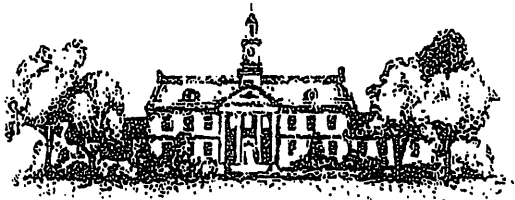
II. RECOMMENDATIONS

The Village of Hinsdale Plan Commission, by a vote of seven (7) "Ayes", zero (0) "Nays" and two (2) "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 _____, 2012.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village of Hinsdale
Address: 19 E. Chicago Avenue
City/Zip: Hinsdale, Il. 60521
Phone/Fax: 630-789-7030 / _____
E-Mail: N/A

Owner

Name: _____
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) Sean Gascoigne - Village Planner
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: N/A (Text Amendment)

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

Brief description of proposed project: Text Amendments to Section 11-604 as it relates to site plan disapproval.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A

South: N/A

East: N/A

West: N/A

Proposed zoning and land use: N/A

Existing square footage of property: N/A square feet

Existing square footage of all buildings on the property: 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: Section 11-604

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: N/A (Text Amendment)

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area		
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 21st day of August, 2012, 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 21st day of

August 2012

OFFICIAL SEAL

CHRISTINE M BRUTON

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/30/14

Notary Public



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

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment ☐ Text Amendment ☒

Address of the subject property

Description of the proposed request:

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.
Several Commissioners, both current and past, have commented on this and expressed their desire to see this language change to clear up confusion in the code.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
N/A
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.
N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

As stated previously, several Commissioners, both past and present, have expressed their desire to see this language change to the affirmative.

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: October 22, 2012

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER	ORIGINATING DEPARTMENT Community Development
ITEM Referral - Case A-25-2012 – Applicant: Village of Hinsdale – Request: Text Amendment to Section 9-106(F)9 (Signs), as it relates to Political Signage.	APPROVAL

Effective January 1, 2011, the Illinois General Assembly passed Public Act 096-0904, which among other things, effectively established that no Municipality, regardless of home rule status, may regulate the length of time a political campaign sign is displayed on a residential property. In addition to the restriction on the length of time, the Act also states that “reasonable restrictions” may also be placed on size. The current allowance for political signs is four square feet. As such, staff is requesting that the following amended language be forwarded on to the Plan Commission for review and approval for the removal of certain language from the Village of Hinsdale Zoning Code as it relates to political signage, as well as consideration to establish if the existing allowance of four square feet is a reasonable restriction:



9. Political signs. Such signs shall be limited to one sign of not more than four (4) square feet in area per lot and shall be located entirely on private property pursuant to the owner's consent. shall be erected not more than thirty (30) days before the election, and shall be removed within seven (7) days following such election.

At the Plan Commission meeting of October 10, 2012, the Plan Commission considered the proposed language and felt it was prudent to also consider the appropriateness of the number of signs permitted per lot and the overall size of the allowed signs. After further discussion, the Commission felt that it was reasonable to allow one yard sign per candidate or issue, but agreed that the size was reasonable. As such, the Commission also agreed that the allowed size for “private sale signs” should be reduced to 4 square feet, from 6 square feet, to remain consistent with the allowed size of other temporary signs in this section. The Plan Commission unanimously recommended approval for the Text Amendment to Section 9-106(F)9 (Signs), as it relates to Political Signage, subject to the following changes:

- Removal of the language limiting duration of time.
- Amending the current requirement of one sign per lot to include “one sign per candidate or issue”.
- Reduction in the allowed size for private sale signs from 6 square feet to 4 square feet.

Attached are the draft findings and recommendation from the Plan Commission and the draft ordinance.

MOTION: Move that the request be forwarded to the Board of Trustees approve an “An Ordinance Amending Article IX (“District Regulations of General Applicability”), Section 9-106 (“Signs”) of the Hinsdale Zoning Code as it Relates to Political Signs.

APPROVAL 	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
COMMITTEE ACTION:				
BOARD ACTION:				

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ARTICLE IX ("DISTRICT REGULATIONS OF
GENERAL APPLICABILITY"), SECTION 9-106 ("SIGNS") OF THE HINSDALE
ZONING CODE AS IT RELATES TO POLITICAL AND PRIVATE SALE SIGNS**

WHEREAS, the Village of Hinsdale (the "Village") has filed an application pursuant to Section 11-601 of the Hinsdale Zoning Code ("Zoning Code") for an amendment to the text of Section 9-106(F)(9) of the Zoning Code relative to display of political signs and related changes (the "Application"); and

WHEREAS, one purpose of the Application for proposed text amendments is to conform Village zoning regulations to Public Act 96-904, which expressly limits the ability of any municipality to regulate time periods during which political campaign signs may be posted within residential areas of a Village; and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on October 10, 2012, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of certain amendments to the Village's sign regulations, by a vote of 7 in favor, 0 against and 2 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-25-2012 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof. The amendments include deleting the durational limits on political signs, allowing one political sign per lot for each candidate or issue, instead of a total of one political sign per lot, and decreasing the maximum size of private sale signs to be consistent with the size limitation on political signs; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on October 22, 2012, 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 have duly considered the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

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

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

Section 2: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the proposed text amendments set forth below are demanded by and required for the public good.

Section 3: Amendment. Article IX (District Regulations of General Applicability), Section 9-106 (Signs), subsection (F)(9) (Signs Permitted in Any District Without Permit of Fee; Political Signs) of the Hinsdale Zoning Code be and is hereby amended to read in its entirety as follows:

9. Political signs. Such signs shall be limited to one sign per lot for each candidate or issue. ~~Signs shall be~~ not more than four (4) square feet in area ~~per lot, and shall be located entirely on private property pursuant to the owner's consent, shall be erected not more than thirty (30) days before the election, and shall be removed within seven (7) days following such election.~~

Section 4: Amendment. Article IX (District Regulations of General Applicability), Section 9-106 (Signs), subsection (F)(10) (Signs Permitted in Any District Without Permit of Fee; Private Sale Signs) of the Hinsdale Zoning Code be and is hereby amended to read in its entirety as follows:

10. Private sale signs. Such signs shall be no more than four (4)~~six (6)~~ square feet in area, shall be located entirely on the premises where such sale is to be conducted, shall be clearly marked with the name,

address, and telephone number of the person responsible for the removal of such sign, shall be erected not more than twenty four (24) hours before such sale, and shall be removed within twenty four (24) hours following the conclusion of such sale. No ground sign shall be higher than four feet (4') nor closer to any lot line than six feet (6').

Section 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 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 _____ 2012.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____ 2012.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

DRAFT

EXHIBIT "A"

HINSDALE PLAN COMMISSION

RE: Case A-25-2012 – Applicant: Village of Hinsdale – Request: Text Amendment to Section 9-106(F)9 (Signs), as it relates to Political Signage.

DATE OF PLAN COMMISSION REVIEW: October 10, 2012

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

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, the Village of Hinsdale, submitted an application to Section 9-106(F)9 (Signs), as it relates to Political Signage.
2. The Plan Commission heard testimony from Village Staff regarding the proposed text amendment at the Plan Commission meeting of October 10, 2012.
3. Commissioners expressed concerns with the length of time the signs were able to stay up however the Village Attorney advised the Commission that this was the area of the state statutes that the Village could not preempt.
4. The Commission agreed that one sign per lot was slightly restrictive and that a more appropriate standard would be one sign per candidate or issue.
5. Commissioners also discussed and agreed that while they felt 4 square feet was a reasonable size limitation, it was advisable to reduce the allowance for "private sale signs" from 6 square feet to 4 square feet, to remain consistent with the other temporary signs permitted in this section.
6. 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 seven (7) "Ayes", zero (0) "Nays" and two (2) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended with the suggested revisions.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2012.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Village of Hinsdale
Address: 19 E. Chicago Avenue
City/Zip: Hinsdale, Il. 60521
Phone/Fax: 630-789-7030 /
E-Mail: N/A

Owner

Name:
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) Sean Gascoigne - Village Planner
- 2)
- 3)

II. SITE INFORMATION

Address of subject property: N/A (Text Amendment)

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

Brief description of proposed project: Text Amendment to Section 9-106(F)9 as it relates to political signage.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A

South: N/A

East: N/A

West: N/A

Proposed zoning and land use: N/A

Existing square footage of property: N/A square feet

Existing square footage of all buildings on the property: 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: Section 9-106

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: N/A (Text Amendment)

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area		
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 21st day of August, 2012, 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 21st day of August, 2012





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

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment ☐ Text Amendment ☒

Address of the subject property N/A

Description of the proposed request: Text Amendment to Section 9-106 as it relates to political signage

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 required changes are a result of and in line with the changes to the state statute, limiting a municipalities ability to regulate the length of time political sign may be erected.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
N/A
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.
N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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



As stated previously, this change is in line with state statute regulations which limit a municipalities ability to regulate the length of time a political sign may be erected.

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: October 22, 2012

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER	ORIGINATING DEPARTMENT Community Development			
ITEM Case A-30-2012 – Applicant: Zion Lutheran Church – Request: Major Adjustment to the approved Planned Development to allow a Music School and Tutoring Services as Permitted Uses.	APPROVAL			
<p>On April 6th, 2004 the Village Board passed an ordinance approving a Planned Development for Zion Lutheran Church which included the school at 125 S. Vine. Zion Lutheran is now proposing to add two additional uses, which would otherwise not be permitted in the IB District, and as such, is required to obtain a Major Adjustment to the Existing Planned Development to add these additional uses. As stated in the attached documents, the proposed uses would be to allow a tutoring service for ACT preparation 2-3 evenings a week and a music school, 4-5 evenings a week. It should be noted that during the Nurturing Wisdom special use process, the Village became aware that these uses were already operating and the applicant was instructed that they were not permitted and would need to apply for a major adjustment to the Planned Development. As such, the applicant came before the Committee and Board to request these two additional uses be permitted under their existing Planned Development. The applicant feels that they both uses are appropriate given that both utilize a class room setting in an existing school and take place in the evening hours opposite Nurturing Wisdom.</p> <p>Pursuant to Article 11, Section 11-603(K)(2) of the Village of Hinsdale Zoning Ordinance, the Board of Trustees may grant approval of the major adjustments upon finding that the changes are within substantial compliance with the approved final plan or if it is determined that the changes are not within substantial compliance with the approved plan, shall refer it back to the Plan Commission for further hearing and review. At the Zoning and Public Safety meeting of August 27, 2012, the Committee heard a presentation from the applicant for the Major Adjustment. While the Trustees did not express any real objections to the request, they felt it was appropriate for the applicant to provide proper notification to the surrounding neighbors. As such, they approved a temporary use for the two uses to remain in operation and requested that the applicant go back to the Plan Commission to allow for the applicant to properly notify the neighbors.</p> <p>At the October 10, 2012 Plan Commission it was recommended, on a vote of 7 ayes, 0 nays and 2 absent, to approve the major adjustment to the Planned Development at 125 S. Vine Street, to operate a tutoring service and a music school.</p> <p>Attached are the draft findings and recommendations from the Plan Commission and the draft ordinance.</p> <p>Should the Committee and Village Board feel the request is suitable, the following motion would be appropriate:</p> <p>MOTION: Move that the Board of Trustees approve an “Ordinance Approving a Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service at 125 S. Vine Street.”</p>				
APPROVAL 	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
COMMITTEE ACTION:				

VILLAGE OF HINSDALE

ORDINANCE NO. _____

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

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

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

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

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

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

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

WHEREAS, following notice to nearby residents, the Plan Commission, on October 10, 2012, held a meeting at which the Application was discussed. No residents were present to comment on the Application or Proposed Uses, and one

commented through a written submission. Following presentations and discussion, the Plan Commission recommended approval of the Application on a vote of 7 ayes, 0 nays, and 2 absent. The Findings and Recommendation of the Plan Commission are attached hereto as **Exhibit B** and made a part hereof; and

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

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

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

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

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

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

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

PASSED this ____ day of _____ 2012.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____ 2012.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

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

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

EXHIBIT B

**FINDINGS OF FACT
(ATTACHED)**

DRAFT

HINSDALE PLAN COMMISSION

Re: Case A-30-2012 – Zion Lutheran Church – 125 S. Vine Street - Request: Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service at 125 S. Vine Street

DATE OF PLAN COMMISSION REVIEW: October 10, 2012

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

FINDINGS AND RECOMMENDATION

I. FINDINGS

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

II. RECOMMENDATION

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

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2012.



VILLAGE
OF HINSDALE
FOUNDED IN 1873

**MAJOR ADJUSTMENT TO PLANNED
DEVELOPMENT
COMMUNITY DEVELOPMENT
DEPARTMENT**

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

ZION LUTHERAN CHURCH & SCHOOL

Address of proposed request: 125 S. VINE HINSDALE, IL

Proposed Planned Development request: ADD NEW USES → 1) MUSIC SCHOOL (8299)
AMEND USES TO INCLUDE 2) TUTORING SCHOOL (8299)

Amendment to Adopting Ordinance Number: 02004-15

REVIEW CRITERIA:

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

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

EXISTING SCHOOL BUILDING SERVED AS ZION LUTHERAN SCHOOL
UNTIL 2006 - BUILDING HAS 16 CLASSROOMS AND GYM AND
SPACE - CURRENTLY BEING USED BY NURTURING WISDOM
SCHOOL 5 DAYS WITH 3- ^{NEW USES} ~~PROPOSED~~ ^{TO INCLUDE} 1) MUSIC
SCHOOL THAT WILL PROVIDE LESSONS AFTER ~~SCHOOL~~ ^{MUSIC} SCHOOL HOURS
4-5 DAYS A WEEK. OTHER REQUESTED USE IS FOR A
TUTORING CLASS FOR ACT PREP AND THE LIKE - 2-3
DAYS A WEEK - BOTH REQUESTS ARE SEPARATE
BY A CLASSROOM SETTING



VILLAGE
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: KEITH R. LARSON (Property MGR)
Address: 701 N. YORK ROAD
City/Zip: HINSDALE, IL 60521
Phone/Fax: 630 / 476-2418
E-Mail: KEITH@KEITHLARSONARCHITECT.com

Owner

Name: ZION LUTHERAN CHURCH
Address: 204 S. GRANT / 125 S. VINCE
CHURCH / SCHOOL
City/Zip: HINSDALE, IL 60521
Phone/Fax: 630-323-0384
E-Mail: j.albert.zion1999@gmail.com
info@zionhinsdale.org

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

Name: KEITH R. LARSON
Title: ARCHITECT
Address: SEE ABOVE
City/Zip: _____
Phone/Fax: 630 476-2418
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) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 125 S. VINE, HINSDALE (SCHOOL) 204 S. GRANT

Property identification number (P.I.N. or tax number): 09 - 12 - 110 - 006 (CHURCH)

Brief description of proposed project:

- TO USE 3-4 CLASSROOMS FOR FOLLOWING USES
- ① MUSIC SCHOOL TEACHING BAND INSTRUMENTS IN MOST HOURS IMMEDIATELY
AFTER SCHOOL HOURS - SESSIONS HAVE 3-5 STUDENTS EACH. 4-5 DAYS
- ② TUTORING SCHOOL - PREPARE FOR ACT ETC, SOME CLASSES TO
PREPARE WILL NUMBER 10 STUDENTS, OTHERS WILL BE SMALLER 1 or 2
- General description or characteristics of the site: 2-3 DAYS A WEEK USE

FORMER ZION LUTHERAN SCHOOL BUILDING, 10 CLASSROOMS,
GYM. STAGE, ~~EX~~ ADDED USES

Existing zoning and land use: IB

Surrounding zoning and existing land uses:

North: O-1, OFFICE

South: IB, INSTITUTIONAL BUILDING

East: O-1, OFFICE

West: R-4, SINGLE FAMILY

Proposed zoning and land use: same

Existing square footage of property: 101,849 square feet

Existing square footage of all buildings on the property: 49,470 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: _____

☒ ADD USES TO PUD (13)
Map and Text Amendments 11-601E

Amendment Requested:

MUSIC SCHOOL (8299)

TUTORING (8299)

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 125 S. VINE ST (SCHOOL)

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	80,000 [#]	101,849 [#]
Minimum Lot Depth	250'	383.5'
Minimum Lot Width	200'	250'
Building Height	40'	40'
Number of Stories	2	2
Front Yard Setback	35'	EXIST 28'
Corner Side Yard Setback	35'	EXIST 20'
Interior Side Yard Setback	25'	EXIST 7.41'
Rear Yard Setback	25'	EXIST 38' & 219'
Maximum Floor Area Ratio (F.A.R.)*	.05	.49 TO GRANT ST.
Maximum Total Building Coverage*	N/A PVD	EXIST LOT - 101,849 (25%) EXIST COVER - 25,638
Maximum Total Lot Coverage*	N/A	EXIST 33,599 - (33%)
Parking Requirements	CHURCH 50 CHILDHOOD CENTER 7 SCHOOL - 3 <u>REQ'D TOTAL 60</u>	CHURCH CHILDHOOD CNTR SCHOOL <u>EXIST. TOTAL 78</u>
Parking front yard setback	35'	140'
Parking corner side yard setback	35'	0'
Parking interior side yard setback	25'	6'
Parking rear yard setback	25'	39'
Loading Requirements	1	1
Accessory Structure Information	n/a	2 garages Free standing Included above.

* 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:

THE SET BACKS NOT IN COMPLIANCE ARE EXISTING
STRUCTURES & LOTS AND CANNOT BE CHANGED

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 10 day of August, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions:

Keith Larson
Signature of applicant or authorized agent

Signature of applicant or authorized agent

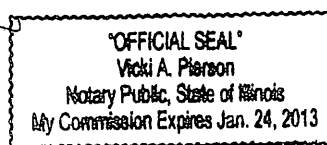
Name of applicant or authorized agent

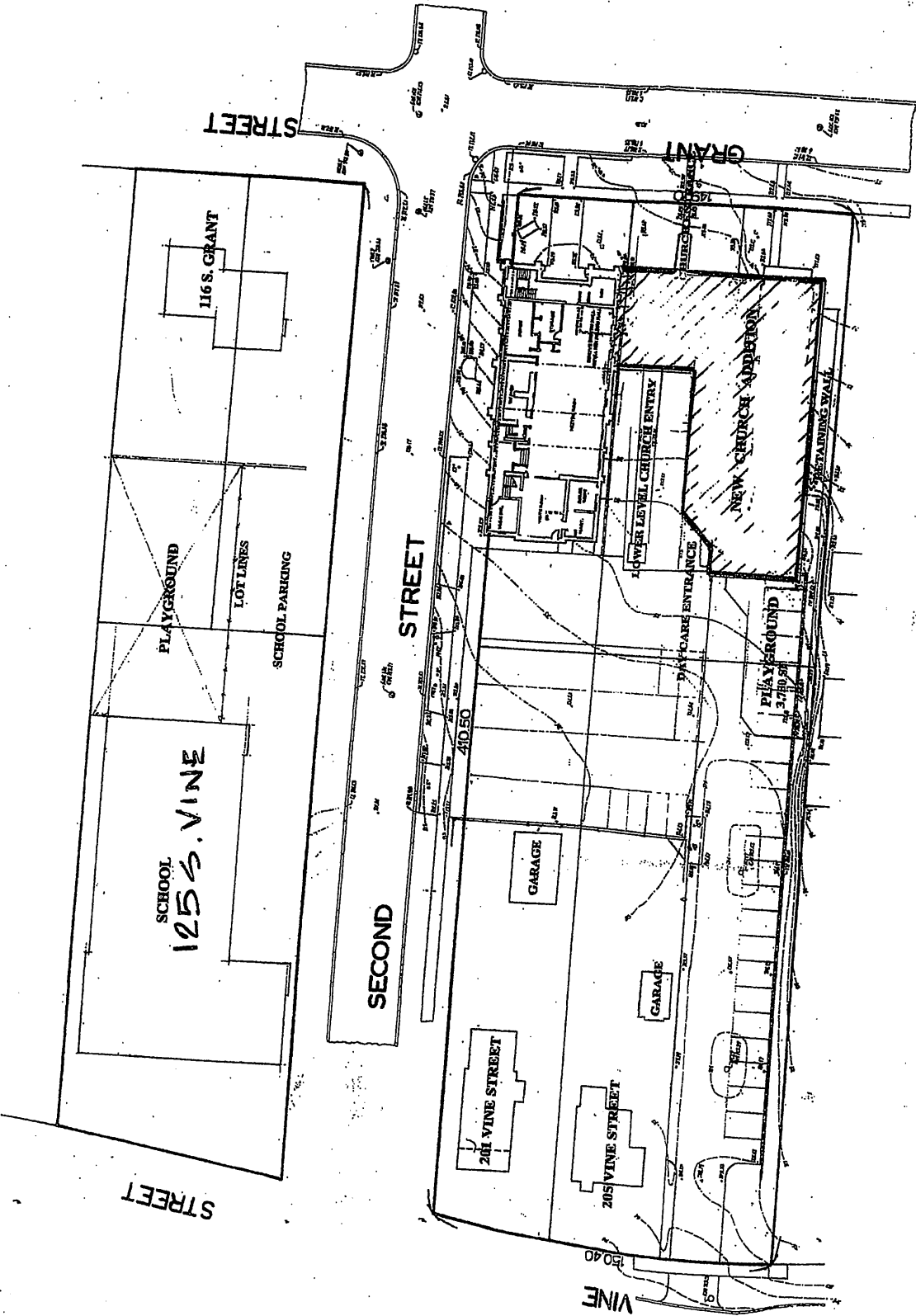
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 10 day of

August, 2012.

Vicki A. Pierson
Notary Public





ZION LUTHERAN CHURCH
Hinsdale, Illinois


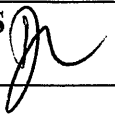
LINDLEY
SONS INC.

Drawings	Scale	1" = 20'
Prepared by	Drawn by	Checked by
Reviewed by	Approved by	Project No.

LARSON-KRAMER & ASSOCIATES
701 YORK ROAD
HINSDALE, IL 60521 630-325-0384

DATE: October 22, 2012

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER		ORIGINATING DEPARTMENT Community Development		
ITEM Case A-34-2012 – Applicant: Adventist Hinsdale Hospital – Request: Major Adjustment to the approved Planned Development.		APPROVAL		
<p>In 2010, the Village Board passed an ordinance approving a Major Adjustment to a Planned Development for Adventist Hinsdale Hospital at 120 N. Oak Street. The applicant is now seeking a major adjustment to the Planned Development to construct a permanent surface parking lot at the northwest corner of Hillgrove Avenue and County Line Road, and also to install a decorative gate at the old hospital entrance along Oak Street.</p> <p>As part of the 2010 approval, the hospital constructed a temporary parking lot at the northwest corner of Hillgrove Avenue and County Line Road, to accommodate construction vehicles. After the construction was completed, the hospital continued to utilize the parking lot for hospital employees that were originally parking at the Hinsdale Seventh Day Adventist Church and Oak Street parking garage. The applicant has indicated that employees that were parking in these locations will no longer be able to do so and as such are requesting approval of a major adjustment to convert this property into a permanent parking lot for employees only. As a condition of the Major Adjustment, the applicant would also be requesting two waivers to allow the parking lot to maintain a 10'-0" corner side yard setback along Hillgrove and a 25'-0" front yard setback along County Line. Both in lieu of the required 35'-0 setbacks. All documents have been attached for your reference. Besides the parking lot request, the applicant is also proposing to install a decorative gate at the old hospital entrance along Oak Street. The highest point of the gate would be 5'-5" tall as illustrated in the attached documents.</p> <p>Due to the nature of the request, a major adjustment to a Planned Development goes directly to the Village Board for action. The applicant has stated they feel that the requested changes are in substantial conformity with the approved Planned Development since the proposed uses and conditions are very similar to those that currently exist.</p> <p>Pursuant to Article 11, Section 11-603(K)(2) of the Village of Hinsdale Zoning Ordinance, the Board of Trustees may grant approval of the major adjustments upon finding that the changes are within substantial compliance with the approved final plan or if it is determined that the changes are not within substantial compliance with the approved plan, shall refer it back to the Plan Commission for further hearing and review. Staff believes that the changes are in substantial conformity with the approved plans and recommends approval to the Village Board.</p> <p>MOTION: Move that the Board of Trustees approve an "Ordinance Approving a Major Adjustment to a Planned Development for a New Surface Parking Lot and Entrance Gate at 120 N. Oak Street – Adventist Hinsdale Hospital."</p>				
APPROVAL 	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
COMMITTEE ACTION:				
BOARD ACTION:				

VILLAGE OF HINSDALE

Certificate of Zoning Compliance

Subject to the statements below, the Village has determined that, based on the information included in Application # A-34-2012 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:

Adventist Hinsdale Hospital

Address or description of subject property:

120 N. Oak Street, Hinsdale Illinois 60521

Use or proposal for subject property for which certificate is issued:

New Surface Parking Lot at NW Corner of Hillgrove Avenue and County Line Road and an Entry Gate along Oak Street

Plans reviewed, if any: *See attached plans, if any. – See Case A-34-2012 – Special Use Permit*

Conditions of approval of this certificate:

- The petitioner must apply for and obtain a major adjustment to the Planned Development, including any necessary waivers.

The Board of Trustee's adopt an Ordinance that grants the following requests:

- Subsection 11-602E pertaining to Standards for Special Use permits as found in the Zoning Code;
- Subsection 11-603E pertaining to Standards for planned developments

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:

10/17, 2012

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

VILLAGE
OF HINSDALE

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Adventist Hinsdale Hospital

Address: 120 N. Oak St.

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 856-8308 /

E-Mail: Tim.Wightman@ahss.org

Owner

Name: Adventist Hinsdale Hospital

Address: 120 N. Oak St.

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 856-8308 /

E-Mail: _____

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

Name: John J. George

Title: Attorney

Address: 20 S. Clark St., Suite 400

City/Zip: Chicago, IL 60603

Phone/Fax: (312) 726-8797 / 726-8819

E-Mail: jgeorge@dalevgeorge.com

Name: Anderson Mikos Architects, Ltd.

Title: Architect

Address: 17 W. 110 22nd St., Suite 200

City/Zip: Oak Brook Terrace, IL 60181

Phone/Fax: (630) 573-5149 / 573-5176

E-Mail: mmazibrook@andersonmikos.com

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

1) Not applicable.

2) _____

3) _____

(L) SITE INFORMATION

Address of subject property: 120 N. Oak St.

Property identification number (P.I.N. or tax number): 09 - 01 - 417 - 003

09-01-417-001
09-01-417-002
09-09-416-001

Brief description of proposed project: proposed employee parking lot on Hillgrove Ave. Proposed gates
along old hospital entrance on Oak St.

General description or characteristics of the site: Hospital and supporting buildings including parking
structures.

Existing zoning and land use: HS District

Surrounding zoning and existing land uses:

North: R-4, IB- religious buildings

South: Burlington Northern Railroad

East: R-4, OS, HS- Wellness House, Pierce Park

West: IB, OS, R-4 - single family residences

Proposed zoning and land use: HS District

Existing square footage of property: 592,892 square feet

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

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

☐ Site Plan Disapproval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

Major Adjustment to
☒ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of proposed request: 120 N. Oak St.

The following table is based on the HS Zoning District.

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

* Must provide actual square footage number and percentage.

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

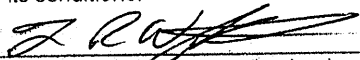
Waiver requested for front yard setback and corner side yard setback. Front yard setback from 35' to 25' and corner side yard setback from 35' to 10'.

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 15 day of October, 2012, I/We have read the above certification, understand it, and agree to abide by its conditions.

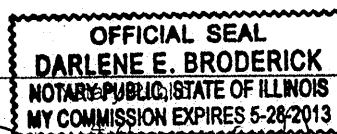

Signature of applicant or authorized agent

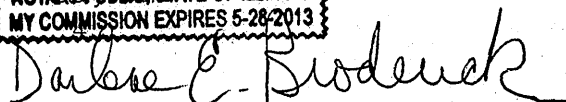
Tim R. Wightman
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 15 day of
OCTOBER 2012





COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 120 N. Oak St.

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

Within 250 feet of a Single-Family Residential District: \$800

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
Landscaping, sidewalks, site lighting and signage are provided for Village requirements.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
Materials used will complement existing surrounding materials.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.
The design is in keeping and is developed from the existing character of Adventist Hinsdale Hospital and the community.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

Landscaping complies with Village requirements. Access and traffic patterns will remain the same.

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

No buildings are proposed. The gates along Oak Street are attached to pillars 5 feet 5 inches high.

6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

No buildings are proposed. All improvements are compatible with the existing buildings.

7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

No buildings are proposed. All improvements are compatible with the existing buildings.

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

No buildings are proposed. All improvements are compatible with the existing buildings.

9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

No buildings are proposed. All improvements are compatible with the existing buildings.

10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

No buildings are proposed. All improvements are compatible with the existing buildings.

11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

No buildings are proposed. All improvements are compatible with the existing buildings.

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

No buildings are proposed. All improvements are compatible with the existing buildings.

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

No buildings are proposed. All improvements are compatible with the existing buildings.

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

No buildings are proposed. All improvements are compatible with the existing buildings.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

No buildings are proposed. All improvements are compatible with the existing buildings.

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

All improvements are compatible with the existing buildings.

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
The site plan meets all standards required by the Zoning Code.
2. The proposed site plan interferes with easements and rights-of-way.
We do not anticipate interference with easements or rights of way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
The proposed parking lot will have no impact on the enjoyment of the physical features of the site. Additional landscaping of the Hillgrove site shall improve enjoyment of the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
The proposed parking lot is in no way detrimental or injurious to the use and enjoyment of surrounding property. Nor are the gates on Oak Street detrimental to the use / enjoyment of surrounding property.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
Site circulation is similar to the existing pattern.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
Landscaping is provided per Village requirements.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
The proposed gates and parking lot are consistent with existing architecture and landscaping and at an appropriate scale.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
Open space is maintained and preserved. No buildings are proposed.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.
The drainage plan meets the Village requirements.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

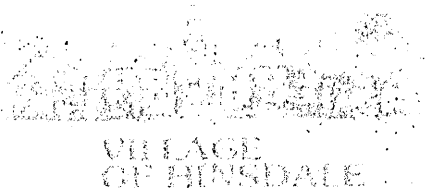
Applicant is not proposing any buildings and will not place any unwarranted or unreasonable burdens on utility systems serving the area.

11. The proposed site plan does not provide for required public uses designated on the Official Map.

Employee parking and hospital uses are in keeping with the existing zoning and planned development.

12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

The development serves the hospital's employees and the healthcare needs of the community.



**MAJOR ADJUSTMENT TO PLANNED
DEVELOPMENT**
**COMMUNITY DEVELOPMENT
DEPARTMENT**

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

Address of proposed request: 120 N. Oak St.

Proposed Planned Development request: Proposed employee parking lot and driveway gates

Amendment to Adopting Ordinance Number: 02001-46, 02010-07, 02010-08

REVIEW CRITERIA:

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

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

Please see attached.

MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT

Applicant, Adventist Hinsdale Hospital, proposes a major adjustment to its Final Planned Development (Ordinance Numbers O2001-46, O2010-07, and O2010-08) in order to accommodate two changes on its campus:

1. Applicant proposes to use the vacant property on Hillgrove Avenue for an employee parking lot for forty-six (46) cars with a key-card access gate. This particular vacant lot formerly contained Highland Hall and Parkview. In conjunction with construction of the hospital addition these two buildings were demolished and this area was used for staging of construction traffic. At that time Applicant improved the vacant lot with in accordance with all Village Codes for a temporary parking lot in order to allow use of the property while construction was occurring.

Since the completion of the hospital addition Applicant has tried to provide a better patient experience for its patients and visitors. In order to improve the experience for its guests, Applicant moved employees out of the parking garage attached to the hospital and across Oak Street to what is now used as an employee parking garage (the "East Garage"). While this move has created space in the patient and visitor garage, this relocation of employees to the East Garage has resulted in the need for additional employee parking. The Hospital has attempted to use the Hinsdale Seventh-Day Adventist Church parking lot for additional employee parking but because the Church increasingly needs its parking lot for various events it has become difficult to rely on this for hospital employees.

The proposed use of the vacant property on Hillgrove Avenue for an employee parking lot is in substantial conformity with the Final Plan in that it does not require any new structures, new uses. Waivers from the Zoning Code are requested for the Front Yard Setback from the required 35 feet to proposed 25 feet and the Corner Side Yard Setback from the required 35 feet to a proposed 10 feet. The proposed employee parking lot is in keeping with the uses at the hospital and will not create additional traffic (see Traffic Report submitted in conjunction with this application) or any other type of negative impact on the surrounding neighborhood. The proposed employee parking lot will be constructed to comply with all Village Codes. Further, because the scope of the overall Final Plan is far larger, allowing for the hospital and multi-level parking garages, when considered accordingly the proposed employee parking lot is in substantial conformity with the Final Plan.

2. Applicant proposes erecting a driveway gate on Oak Street at the old hospital entrance. The proposed driveway gate is in substantial conformity with the Final Plan in that it does not require any new structures, new uses, or waivers from the Zoning Code. The proposed driveway gate will not create any negative impact on the surrounding neighborhood. The design of the driveway gate is in keeping with the character of and will complement the existing surrounding materials used for the Hospital.

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: Adventist Hinsdale Hospital
Owner's name (if different): _____
Property address: 120 N. Oak St.
Property legal description: [attach to this form]
Present zoning classification: HS, Health Services District
Square footage of property: 592,852 s.f.
Lot area per dwelling: N/A
Lot dimensions: _____ x _____
Current use of property: Hospital
Proposed use: ☐ Single-family detached dwelling
☒ Other: Employee Parking Lot
Approval sought: ☐ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☐ Site Plan ☐ Exterior Appearance
☐ Design Review
☒ Other: Major Adjustment to Planned Development

Brief description of request and proposal:

Proposed employee parking lot for 46 cars and a driveway entrance gate on Oak Street

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>25</u>	<u>35</u>
interior side(s)	<u>N/A / _____</u>	<u>10 / _____</u>

Provided:

Required by Code:

corner side	<u>10</u>	<u>35</u>
rear	<u>N/A</u>	<u>25</u>

Setbacks (businesses and offices):

front:	<u>N/A</u>	<u>N/A</u>
interior side(s)	<u>N/A /</u>	<u>N/A /</u>
corner side	<u>N/A</u>	<u>N/A</u>
rear	<u>N/A</u>	<u>N/A</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>N/A (existing)</u>	<u>70'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

principal building(s):	<u>N/A (existing)</u>	<u>N/A</u>
accessory building(s):	<u>N/A (existing)</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>N/A (existing)</u>	<u>N/A</u>
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Total lot coverage:	<u>9.66 acres, 71% (existing)</u>	
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Floor area ratio:	<u>N/A (existing)</u>	<u>1.6</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>	<u></u>	<u></u>
accessory building(s):	<u>N/A</u>	<u></u>	<u></u>


Number of off-street parking spaces required: 1074 (overall hospital)

Number of loading spaces required: 5 bays (overall hospital)

Statement of applicant:

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

By:


Applicant's signature

Tim R Wichtman
Applicant's printed name

Dated: 10/15, 2012

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

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

Luay R. Aboona, PE
Principal

DATE: October 16, 2012

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

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

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

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

Transportation Conditions

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

Site Location

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

Existing Roadway System Characteristics

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

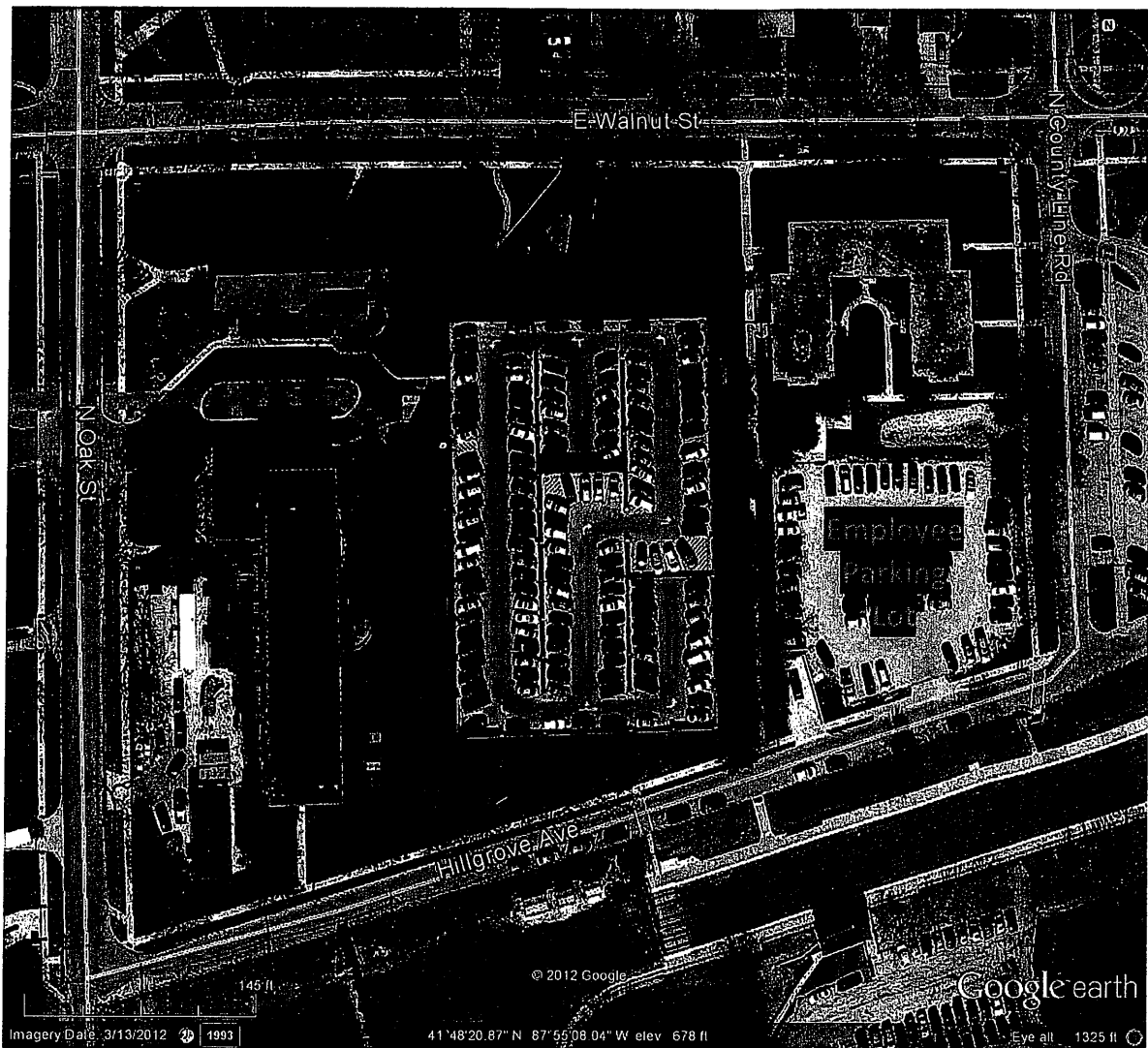
Oak Street is a north-south two-lane collector roadway that extends through hospital campus and is signed as a designated hospital route. Parking is prohibited on both sides of the road in the vicinity of the campus. Oak Street spans the BNSF railroad tracks via a one-lane bridge that is signalized to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

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

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

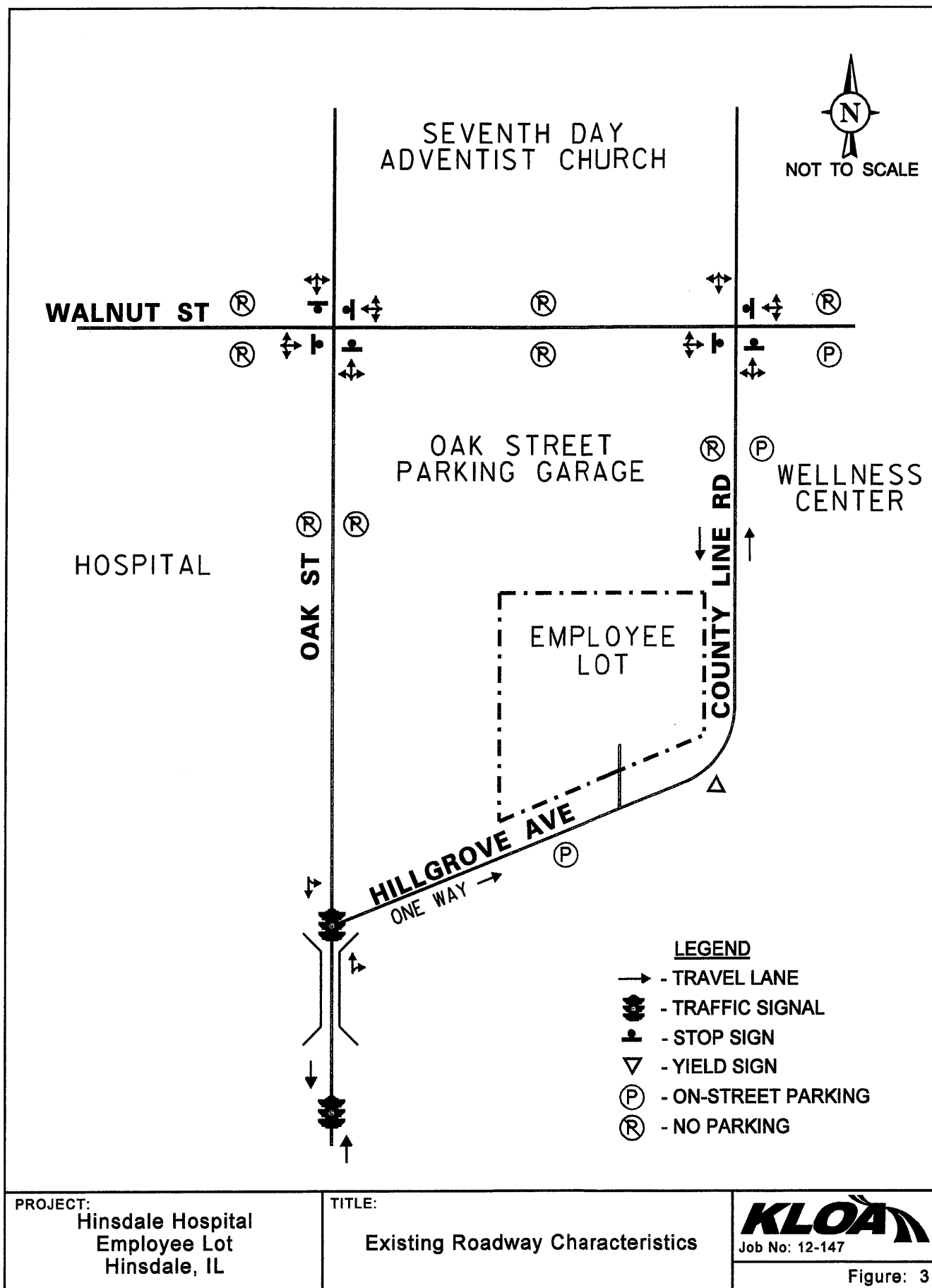
Hillgrove Avenue is a one-way eastbound road that extends from Oak Street to County Line Road. It provides one through lane with parking permitted on the south side of the road only.





Aerial View

Figure 2



Existing Traffic Volumes

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

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

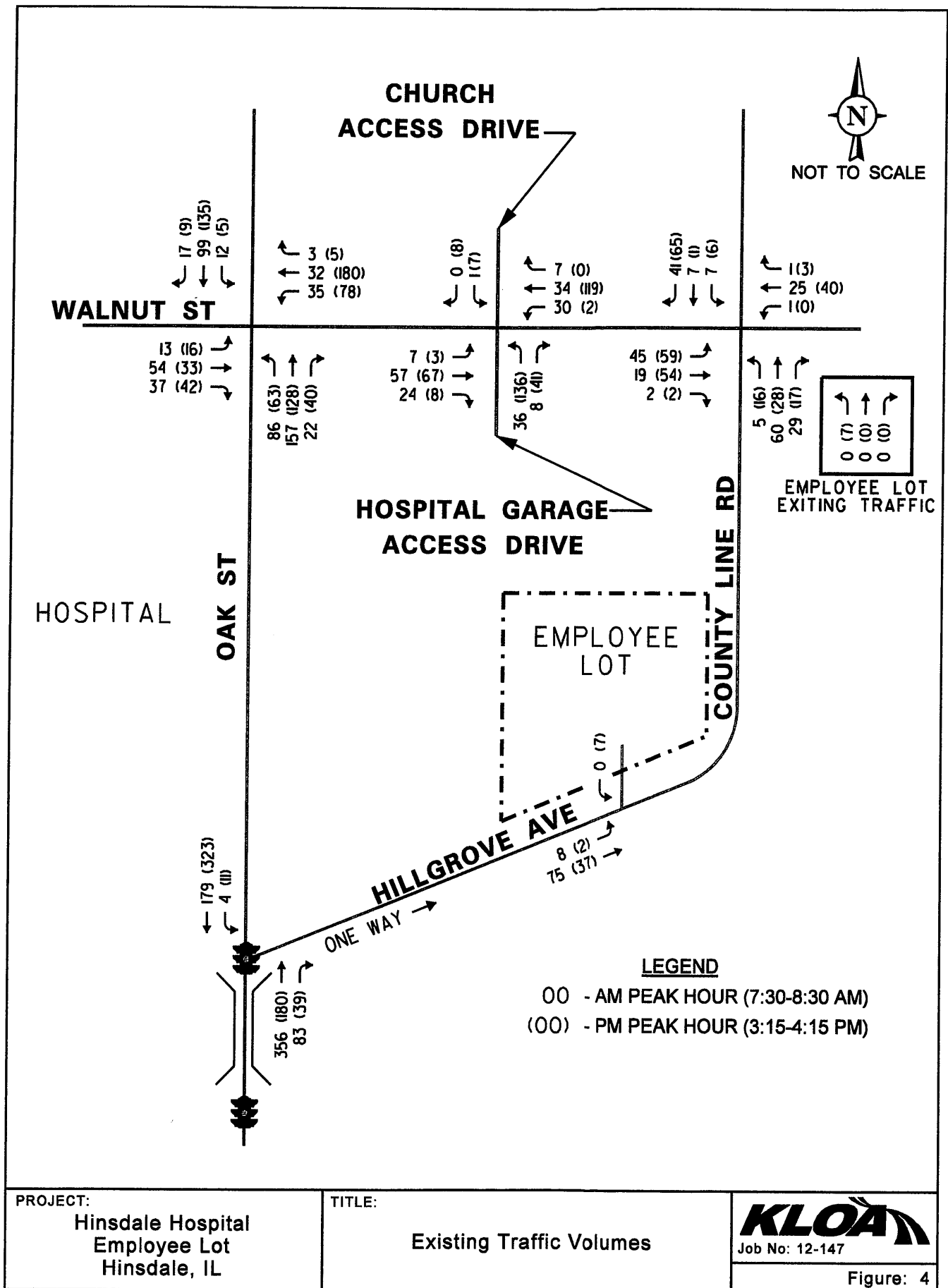
The traffic counts were conducted on Tuesday, September 25, 2012 except the Walnut Street/church access drive/parking garage access drive which were conducted on Wednesday, October 10, 2012. All of the traffic counts were performed during the morning (6:00 A.M. to 9:00 A.M.) and evening (3:00 P.M. to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

Traffic Characteristics of the Parking Lot

Proposed Employee Parking Lot

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

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



Evaluation of Travel Patterns from the Parking Lot

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

Table 1

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

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

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

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

Table 2

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

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

Estimated Parking Lot Traffic

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

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

Table 3

ESTIMATED TRAFFIC TO TRAVEL TO/FROM PROPOSED PARKING LOT

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

Evaluation and Recommendations

Intersection Capacity Analyses

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

Table 4
CAPACITY ANALYSIS RESULTS – EXISTING TRAFFIC CONDITIONS

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

LOS - Level of Service

Delay - Measured in seconds.

¹All-way stop sign controlled intersection

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

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

⁴Represents operation of approach under stop sign control.

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

Parking Lot Access Drive

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

Impact on County Line Road and Walnut Street

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

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

Table 5

COMPARISON OF OUTBOUND PARKING LOT TRAFFIC TO EXISTING TRAFFIC

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

Conclusion

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

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

Appendix

LEVEL OF SERVICE CRITERIA

Signalized Intersections

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

Unsignalized Intersections

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

Source: *Highway Capacity Manual*, 2000.

"Architecture through Listening".

One Parkview Plaza
17W110 22nd Street, Suite 200
Oakbrook Terrace, Illinois 60181
Tel. 630 - 573 - 5149
Fax 630 - 573 - 5176



**Adventist
Hinsdale Hospital**
Keeping you well

EAST CAMPUS
PARKING

DICKERSON ENGINEERING, INC.
Professional Electrical Engineers
8101 NORTH MILWAUKEE AVENUE
NILES, ILLINOIS 60714
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FAX (847) 966-0294

**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**
145 CHAMBERLAIN DRIVE, SUITE A
BRAYSHAW, ONTARIO M6S 3S9
Tel: (416) 223-4804
Fax: (416) 223-4864
E-MAIL: EEEA-LTD@GOL

The logo consists of a stylized, three-dimensional geometric shape, possibly representing a building or a structural element, composed of several rectangular blocks arranged in a stepped, ascending fashion.

**DANIEL WEINBACH
& PARTNERS, LTD.**
Landscape Architects
53 West Jackson Blvd., Suite 1850
Chicago, Illinois 60604 (312) 427-2888

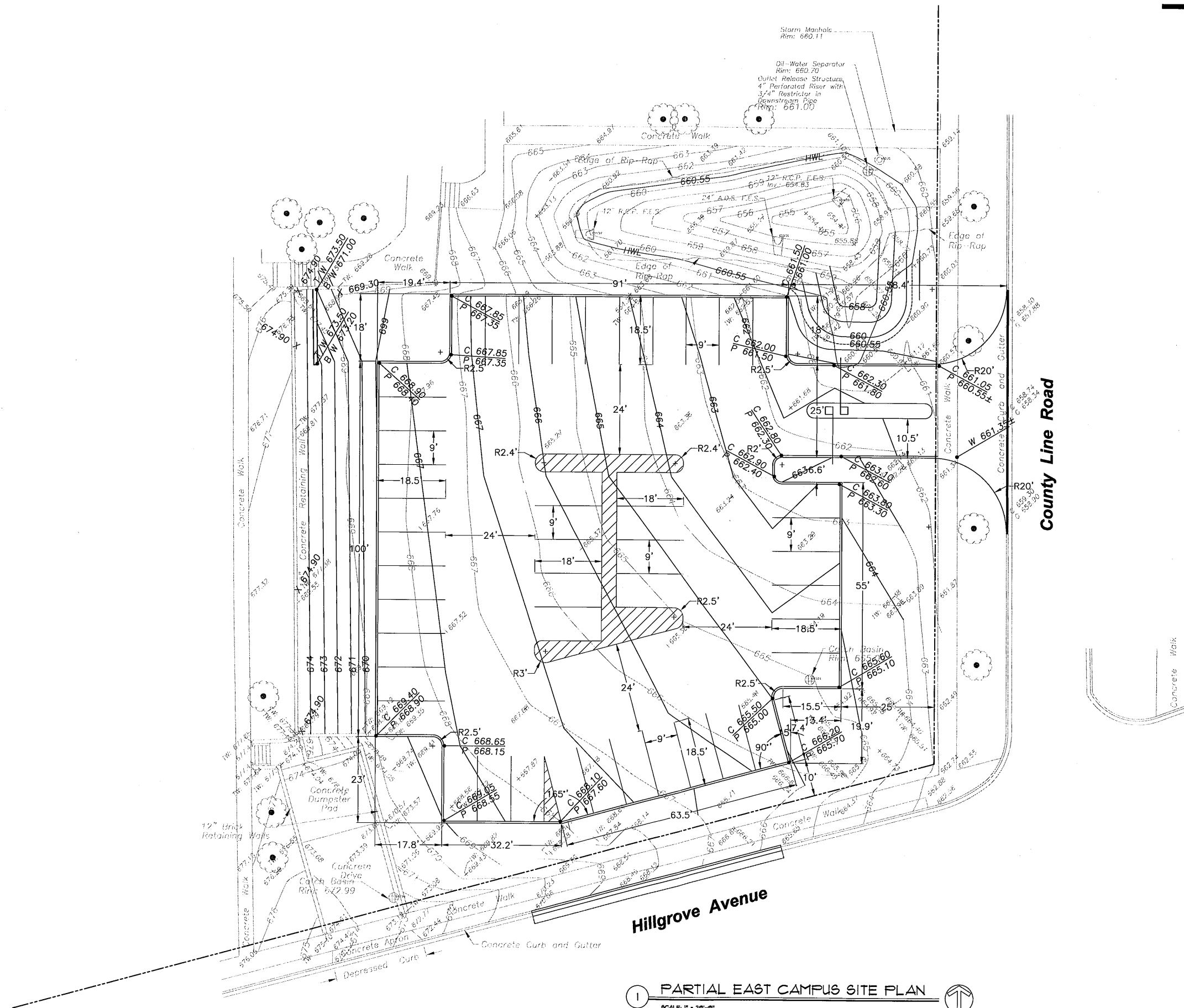
COPYRIGHT © AMA 2012
Revision

revision

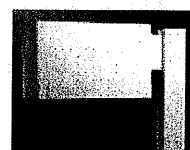
Date	No.	Description
Date	Scale	
8-27-72	1" = 20'	
Drawn	Job No.	
	1503500	
Checked		
MAH		
Approved		
DEB		

PARTIAL
EAST CAMPUS
SITE PLAN

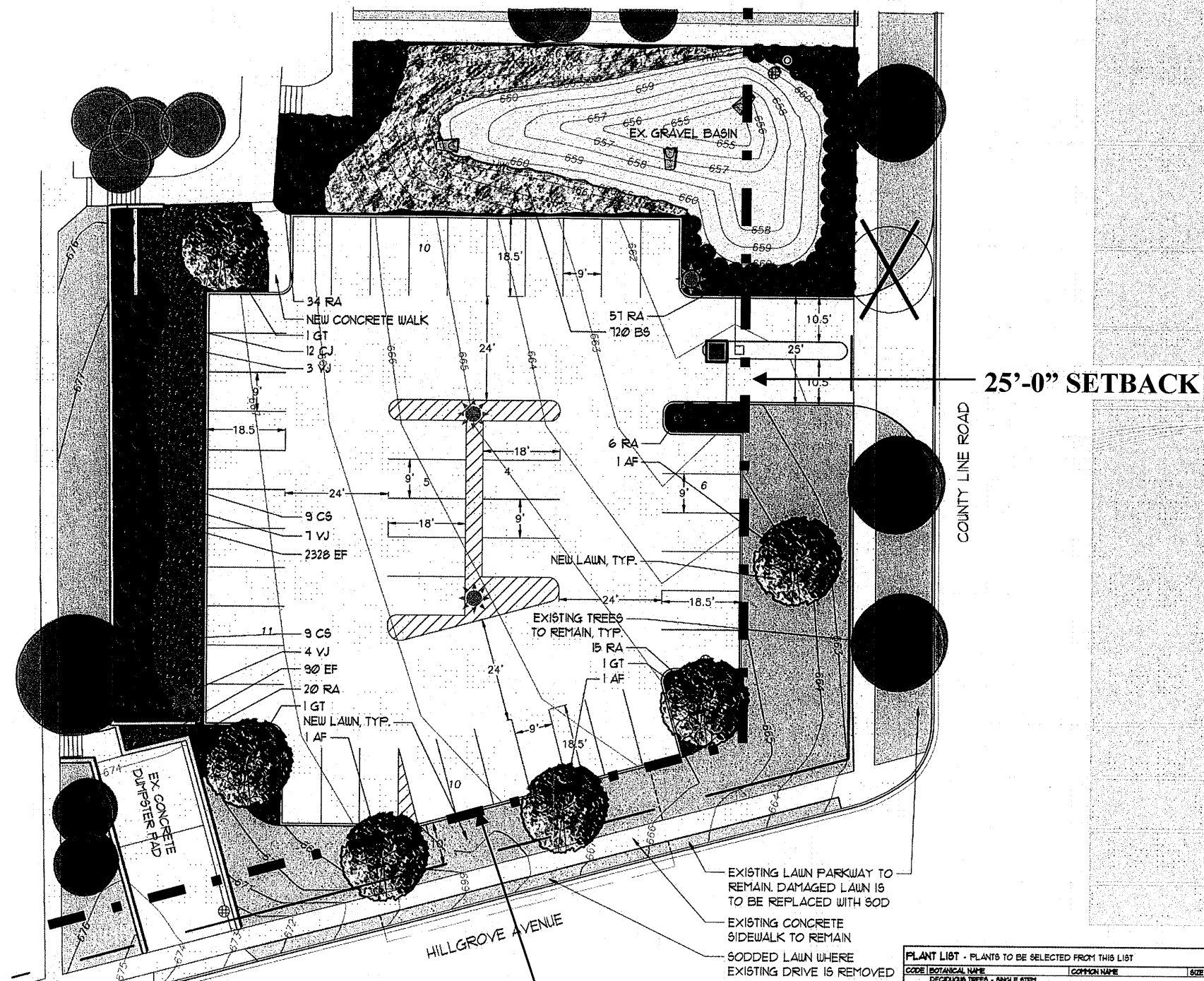
A1-0



Electronic Gate Image



Pole Light Image



Proposed East Campus Parking Lot Landscape Plan

10'-0" SETBACK

PLANT LIST - PLANTS TO BE SELECTED FROM THIS LIST						
CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
DECIDUOUS TREES - SINGLE STEM						
AF	ACER X FREEMANT 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2 1/2" CAL.	BHS	0	BRANCHED UP 6'
GT	GLEDITSIA TRIACANTHOS 'TERRY'S SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.	BHS	0	BRANCHED UP 6'
DECIDUOUS AND EVERGREEN SHRUBS						
CS	CORNUS SERICEA 'SANT'	SANT DOGWOOD	3 GAL.	CONT.	0	
RS	RSIA AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2" SPD.	BHS/CONT.	0	
VJ	VIBURNUM X JUDDI	JUDD VIBURNUM	3" HT.	BHS/CONT.	0	
PERENNIALS AND GROUNDCOVERS						
EF	EUCHYDIA FORTUNEI 'COLORATUS'	PURPLE LEAF WINTERCREEPER	3" POT.	FROM PLATS	0	SPACED 10" O.C.
BS	BOUTELOUA CURTISII	ROD OATS GRAMA	SEED	CONT.	0	SPACED 7" O.C.
BS	SCHIZANTHRUM SCOPARIUM	LITTLE BLUEHEART	SEED	CONT.	0	SPACED 7" O.C.

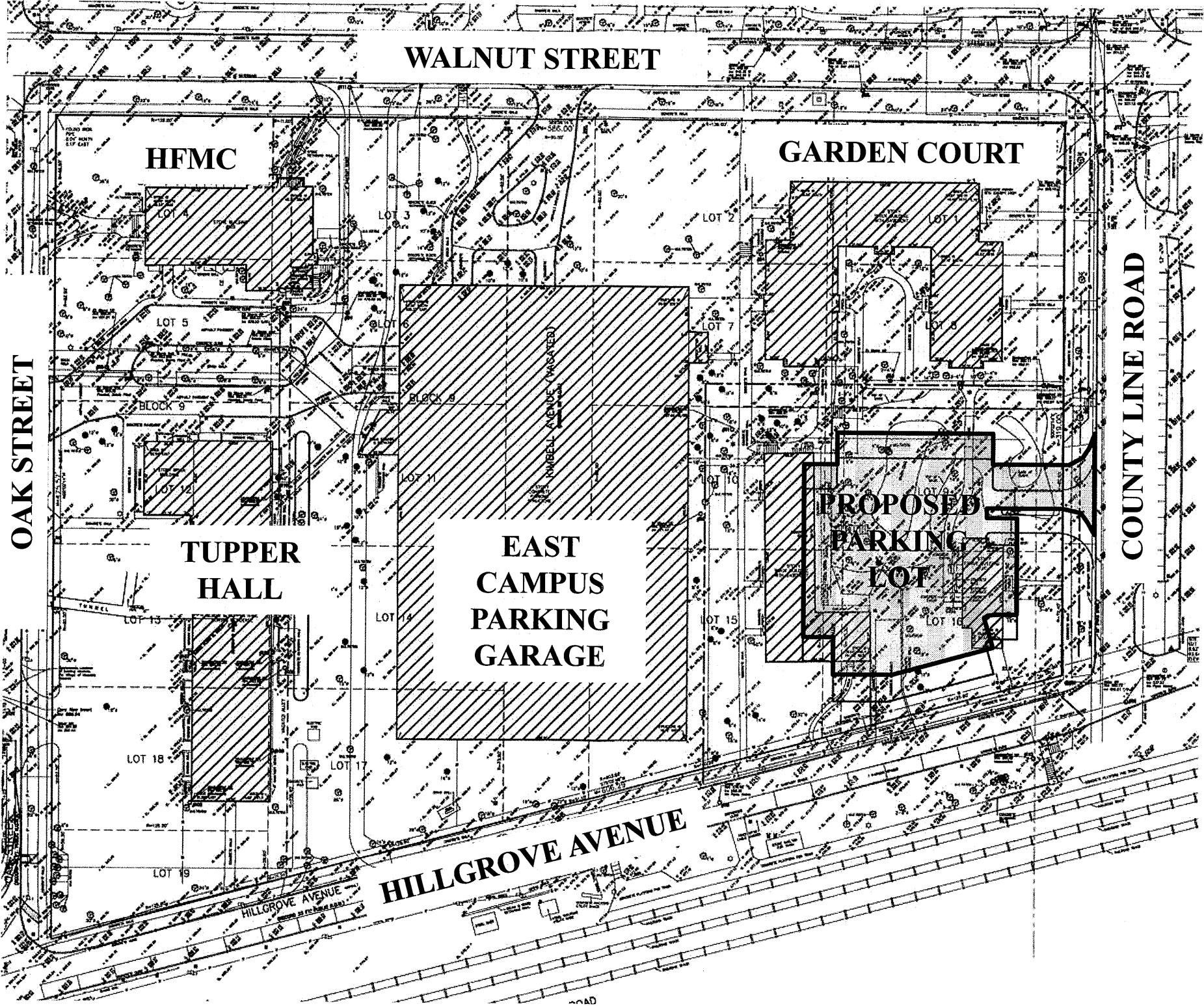
*SEED TO BE SPREAD AT A RATE OF 1 LB/500 SQ. FT. AND TO BE COVERED BY EROSION CONTROL BLANKET



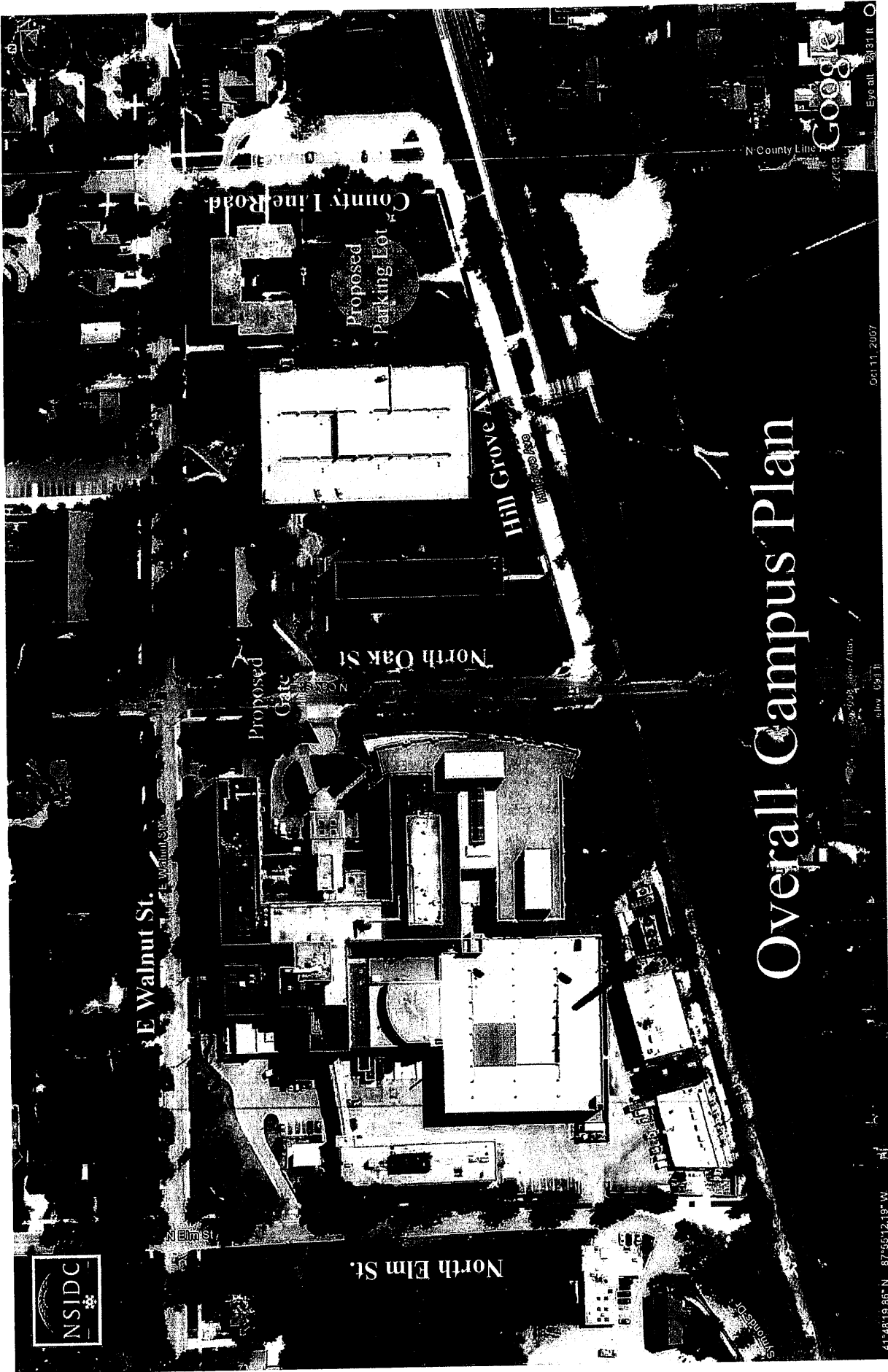
Adventist Hinsdale Hospital

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Adventist Hinsdale Hospital



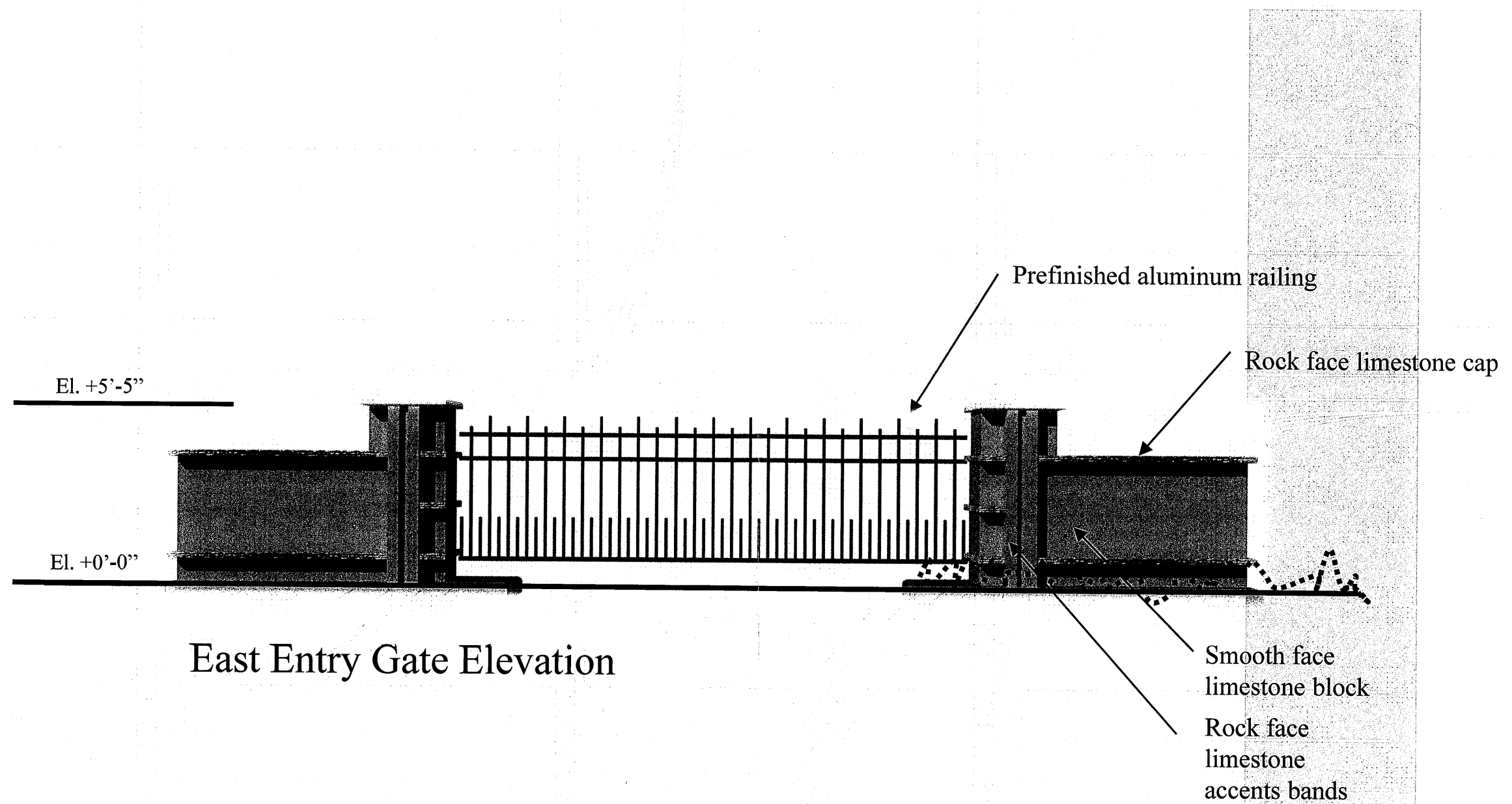
Partial East Campus Plat of Survey



Overall Campus Plan

Adventist Hinsdale Hospital





LAW OFFICES
DALEY AND GEORGE, LTD.

TWO FIRST NATIONAL PLAZA
SUITE 400
20 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603-1835

MICHAEL DALEY
JOHN J. GEORGE
—
CHRIS A. LEACH
RICHARD A. TOTH
KATHLEEN A. DUNCAN
ADAM J. PENKHUS

TELEPHONE
(312) 726-8797

FACSIMILE
(312) 726-8819

October 16, 2012

Re: Adventist Hinsdale Hospital
120 North Oak Street, Hinsdale, Illinois

Dear Sir or Madam:

Please be advised that Adventist Hinsdale Hospital filed an application for Major Adjustment to Planned Development with the Village of Hinsdale to allow for the establishment of an employee parking lot at the corner of Hillgrove Avenue and County Line Road and a driveway gate at the old hospital entrance on Oak Street.

This application is scheduled to be considered by the Hinsdale Zoning and Public Safety Committee on Monday, October 22, 2012 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

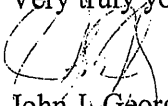
The subject property is commonly known as Adventist Hinsdale Hospital and is located at 120 N. Oak St. The entire subject property is legally described as follows:

LOTS 1 TO 7 INCLUSIVE IN BLOCK 8 IN ALFRED WALKERS ADDITION TO THE TOWN OF HINSDALE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

ALSO

LOTS 1 TO 19 INCLUSIVE, TOGETHER WITH ALL OF THE VACATED STREETS AND ALLEYS BETWEEN AND ADJOINING SAID LOTS IN KIMBALL HEIR'S SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 9 IN ALFRED WALKER'S ADDITION TO HINSDALE IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

I am the attorney for Adventist Hinsdale Hospital. My address is 20 S. Clark Street, Suite 400, Chicago, Illinois, 60603. If you should have any questions, please do not hesitate to contact me.

Very truly yours,

John J. George



Anne Herman
Adventist Midwest Health
Department of Corporate Compliance
15 Spinning Wheel Road; Suite 118
Hinsdale, IL 60521

June 17, 2009

Du Page County-Supervisor of Assessments
Du Page Center
421 North County Farm Road
Wheaton, IL 60187

Dear Sirs:

Attached is a completed Certificate of Status of Exempt Property for the following PINS:

- 09-01-208-004
- 09-01-417-003
- 09-01-417-001
- 09-01-417-002
- 09-01-416-001 (partial) ✓

If you need any further information, please do not hesitate to contact me.

Sincerely,

Anne Herman
Compliance Officer
Adventist Midwest Health
(630) 856-4572

CERTIFICATE OF STATUS OF TOTAL EXEMPT PROPERTY

In accordance with 35ILCS 200/15-10 through 15-20, we submit herewith this statement of status. As title holder and/or owner of the beneficial interest of the parcel(s) described below, we hereby declare that as of January 1, 2009, there has been no change in the ownership or use of said parcel(s) since the time it was granted exemption, except as noted.

HINSDALE HOSPITAL

**%C. RUGINIS, ELM CREEK PROP
907 N ELM ST. #100
HINSDALE, IL 60521**

09-01-208-004 09-01-417-001 09-01-417-002
09-01-417-003

PARTIAL EXEMPTION: 09-01-416-001

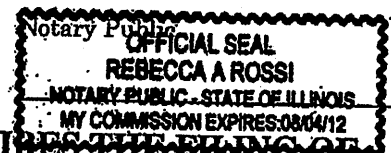
Statute requires the title holder of exempt property to notify the Supervisor of Assessments if any portion of an exempt parcel(s) is leased, loaned or otherwise made available for profit. Failure to do so may result in the parcel being assessed.

Nature of change in use, if any Ø

Signed by: Anne M. Nerman Address: 15 Spinningwheel Rd, Ste. 11
Title: Compliance and Privacy Officer Hinsdale, IL 60521
Date: 06-17-09 Telephone No. 630.856.4572

Signed and sworn to before me on

June 17, 2009



FOR MOST EXEMPTIONS, 35 ILCS 200/15-10 REQUIRES THE FILING OF
THIS CERTIFICATE OF STATUS. Rebecca A. Rossi

**DUPAGE COUNTY PROPERTY TAXES ADVENTIST MIDWEST HEALTH
ADVENTIST HINSDALE HOSPITAL PROPERTIES
2008-2010**

	PIN Numbers	June 1, 2008 Taxes Paid	Sept. 1, 2008 Taxes Paid	Total 2007 Taxes Paid In 2008	June 1, 2009 Taxes paid	Sept. 1, 2009 Taxes paid	Total 2008 Taxes Paid In 2009	June 1, 2010 Taxes paid	Sept. 1, 2010 Taxes Paid	Total 2009 Taxes Paid In 2010
Prairie Avenue	04-34-104-035	\$473.11	\$473.11	\$946.22	\$504.27	\$504.27	\$1,008.54			\$0.00
3 S. 230 Home Avenue	04-34-104-036	\$473.11	\$473.11	\$946.22	\$504.27	\$504.27	\$1,008.54			\$0.00
Spinning Wheel	06-36-406-005	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt
Spinning Wheel	06-36-406-016	\$1,634.00	\$1,634.00	\$3,268.00	\$1,738.45	\$1,738.45	\$3,476.90			\$0.00
Spinning Wheel*	09-01-208-004	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt
733 N. Elm Street	09-01-210-039	\$4,673.50	\$4,673.50	\$9,347.00	\$4,840.11	\$4,840.11	\$9,680.22			\$0.00
321 E. Walnut Street	09-01-412-011	\$5,765.43	\$5,765.43	\$11,530.86	\$5,970.96	\$5,970.96	\$11,941.92			\$0.00
Walnut & Oak (Flagg Court)	09-01-412-015	\$2,341.56	\$2,341.56	\$4,683.12	\$2,425.15	\$2,425.15	\$4,850.30			\$0.00
433 E. Walnut Street	09-01-413-021	\$2,912.47	\$2,912.47	\$5,824.94	\$3,016.50	\$3,016.50	\$6,033.00			\$0.00
121 N. Elm Street	09-01-416-004	\$13,616.12	\$13,616.12	\$27,232.24	\$14,101.63	\$14,101.63	\$28,203.26			\$0.00
120 N. Oak Street	09-01-416-001	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt
135 N. Oak Street	09-01-417-001	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt
Block east of Hospital	09-01-417-002	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt
Block east of Hospital/Retention Pond	09-01-417-003	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt	Tax Exempt
14 N. Oak Street	09-01-420-011	\$2,014.77	\$2,014.77	\$4,029.54	\$2,082.70	\$2,082.70	\$4,165.40			\$0.00
3311 S. Cass Avenue	09-22-100-014	\$7,114.31	\$7,114.31	\$14,228.62	\$7,629.12	\$7,629.12	\$15,258.25			\$0.00

* Previously 09-01-208-002, changed due to IDOT eminent domain issue