

**DRAFT MINUTES
VILLAGE OF HINSDALE
ZONING AND PUBLIC SAFETY COMMITTEE
MONDAY, SEPTEMBER 23, 2013
MEMORIAL HALL
7:30 p.m.**

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

Absent: None

Also Present: Kathleen Gargano, Village Manager, Robert McGinnis, Director of Community Development/Building Commissioner, Bradley Bloom, Police Chief, Rick Ronovsky, Fire Chief

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

Minutes – August 2013

Trustee Elder moved to approve the minutes as amended for the August 26, 2013 meeting. Second by Trustee Haarlow. Motion passed unanimously.

Monthly Reports – August 2013

Fire Department

Chief Ronovsky stated there were 225 emergency responses in the month of August. Year to date there has been a total of 1733 incidents through August. This compares to 1682 incidents through August in 2012. Current activities include the annual fundraiser for The Safety Village of Hinsdale, Children's Burn Camp, and the Wellness House of Hinsdale in honor of the late Deputy Fire Chief Mark Johnson will be held on Saturday, September 21st At Veeck Park.

Chairman Saigh commented on the fundraiser and Trustee Elder commented on reading the Manager's notes and the upcoming Silent Parade on Friday, October 11th. The annual Silent Parade honors fallen firefighters as well as people involved in fires. The parade starts at the Hinsdale Fire Station at 7pm.

Police Department

Chief Bloom briefed the Committee on the Police and Fire Open House on October 12, 2013 from 1100 am to 3:00 pm as well as recent Departmental activities regarding school zone enforcement of cell phone use and speeding. Chief Bloom also mentioned that the School District 181 Crisis Committee has just completed a review and approved the Districts 2013/14 Crisis Plans.

Community Development

Robert McGinnis went over the monthly report for August and noted that the department issued 113 permits including 2 new homes, conducted just over 400 inspections, and generated just over \$74,000 in permit revenue for the month. He stated that August was a busy month for the department and that presently lead times for inspections were running two days and that plan review turnaround was running about 4 weeks.

Request for Board Action

Recommend Approval of a Resolution Approving and Accepting a Plat of Subdivision to Re-subdivide the Properties Commonly Known as 201 and 205 S. Vine Street in the Village of Hinsdale, County of DuPage.

Chairman Saigh introduced the item and summarized the request. Keith Larson gave a brief overview on the item and the process they went through in order to break out the two single family lots originally

included within the Planned Development. Trustee Haarlow made a motion to Recommend Approval of a Resolution Approving and Accepting a Plat of Subdivision to Re-subdivide the Properties Commonly Known as 201 and 205 S. Vine Street in the Village of Hinsdale, County of DuPage. Second by Trustee Elder. Motion passed unanimously.

Recommend Approval of an Ordinance Approving a Map Amendment for the Properties Located at 201 and 205 S. Vine Street.

Trustee Haarlow made a motion to Recommend Approval of an Ordinance Approving a Map Amendment for the Properties Located at 201 and 205 S. Vine Street. Second by Trustee Elder. Motion passed unanimously.

Recommend Approval of an Ordinance Approving Site Plans and Exterior Appearance Plans for Modifications to a Commercial Building at 35 E. First Street, Subject to the Above Stated Conditions.

Robert McGinnis stated that the applicant was not able to have anyone at the meeting and requested that the item be postponed until the next Zoning and Public Safety Committee meeting date.

Recommend Approval of an Ordinance Amending Article XI (Zoning Administration and Enforcement), Section 11-103 (Plan Commission), as it Relates to Term Limits

Chairman Saigh introduced this item and asked Sean Gascoigne to speak on the item. Sean Gascoigne explained the changes proposed under the text amendment.

Trustee Haarlow had questions on the way that Commissioners were appointed under the proposed language and stated that he felt it was vague. Staff agreed to have the village attorney answer that question for the Village Board meeting. Trustee Elder made a motion to Recommend Approval of an Ordinance Amending Article XI (Zoning Administration and Enforcement), Section 11-103 (Plan Commission), as it Relates to Term Limits. Second by Trustee Angelo. Motion passed unanimously.

Recommend Approval of an ordinance to declare certain Village owned property as surplus and to sell at public auction or dispose of.

Chief Bloom stated that staff is requesting two surplus squad cars that have been taken out of service be declared as surplus and sold at a public auction on E-Bay. In addition, staff is also seeking miscellaneous computer items and electronics as well as some equipment owned by the FD be declared surplus and items that have value will also be sold at auction.

Trustee Elder moved to recommend that the Village Board approve an ordinance declaring property as surplus and approving the sale of the surplus property on the Internet website E-bay by public auction and the disposal of items having no value. Trustee Haarlow seconded. Motion passed unanimously.

Discussion Items

Temporary Ice Rinks

There was discussion on temporary ice rinks and the way that enforcement was handled over the last couple years. Staff stated that enforcement had been handled on a case-by-case basis by the police department and that this had produced a good outcome. Staff was planning on hand delivering the same letter that went out last year and educating residents on where the rinks could be located legally if anywhere, along with a reminder to be cognizant of the neighbors. The Trustees concurred and agreed to have staff stay the course.

Lagging Construction Projects

There was discussion on certain construction projects that never seem to get finished and what tools to use to encourage these permit holders/owners to complete their projects within the reasonable amount of time.

Robert McGinnis stated that in most cases the fact that the fees were doubled after the initial term was a motivator, but in rare cases, was not enough of an incentive to get the work done. He stated that he felt that the tools the village had in place were effective in most cases, and that these isolated projects only made up 1-2% of the total number of permits issued during his tenure with the Village.

There was discussion about fees and fines and that most Trustees felt that the village should be more punitive in these cases and try to get larger fines when these cases go to court.

Trustees commented that permit renewals be limited to either the one year or eighteen month duration as set forth in the code. Comments were also made about the ability of an owner to afford to live in these homes once they finally complete them in addition to considering some requirement for escrow

Trustee Haarlow stated that the end result was to get the project finished and that he understood the catch 22, but that he felt the fines should be high enough to push the owner to complete the project.

Jeff Miller spoke to the Committee about the frustration tied to living next door to one of these projects, damage that was done, and the amount of time it had taken to complete. He also stated that he did not support a requirement of another face-to-face contact, as this really pits neighbor against ultimate neighbor in these cases.

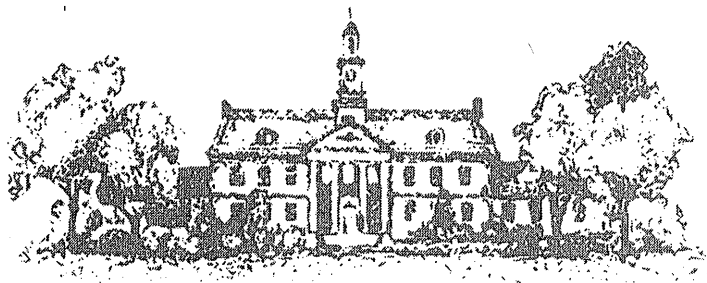
Staff agreed to bring back some suggestions and alternatives as soon as they heard back from the village attorney as well as their thoughts on a completion bond or some other surety that might be enough to give someone enough incentive to finish the work.

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 Haarlow. Meeting adjourned at 8:40PM.

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 2013



Hinsdale Fire Department Monthly Report September 2013



Emergency Response

In **September**, the Hinsdale Fire Department responded to a total of **227** requests for assistance for a total of **1960** responses this calendar year. There were **42** simultaneous responses and **zero** train delays this month. The responses are divided into three basic categories as follows:

<i>Type of Response</i>	<i>September 2013</i>	<i>% of Total</i>	<i>September 2012</i>
Fire: (Includes activated fire alarms, fire and reports of smoke)	94	41%	80
Ambulance: (Includes ambulance requests, vehicle accidents and patient assists)	95	42%	75
Emergency: (Includes calls for hazardous conditions, rescues, service calls and extrications)	38	17%	21
Simultaneous: (Responses while another call is on- going. Number is included in total)	42	19%	32
Train Delay: (Number is included in total)	0	0%	7
Total:	227	100%	176

Year to Date Totals

Fire: 723 Ambulance: 793 Emergency: 444

2013 Total: 1960

2012 Total: 1858

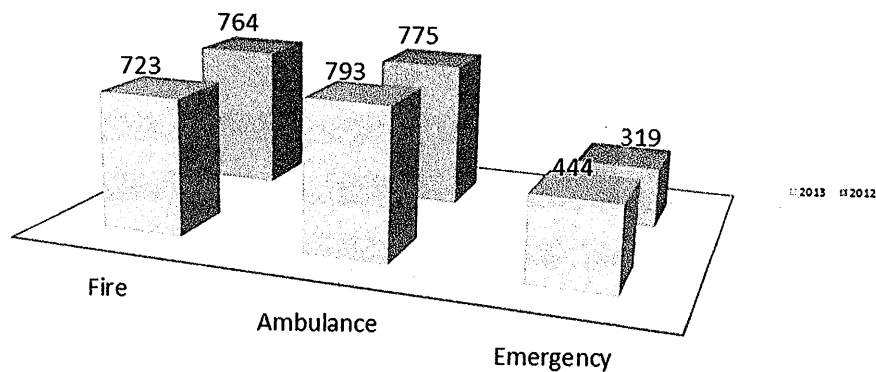


Hinsdale Fire Department Monthly Report September 2013

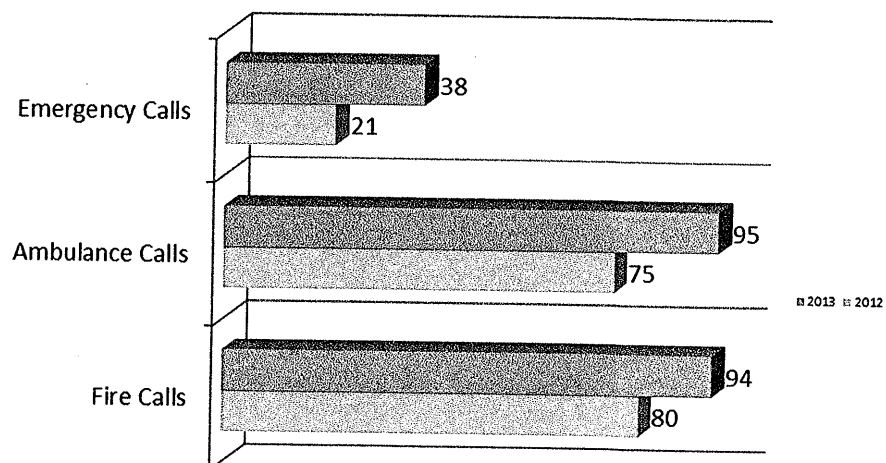


Emergency Response

Type of Responses Year to Date



Total Calls for September



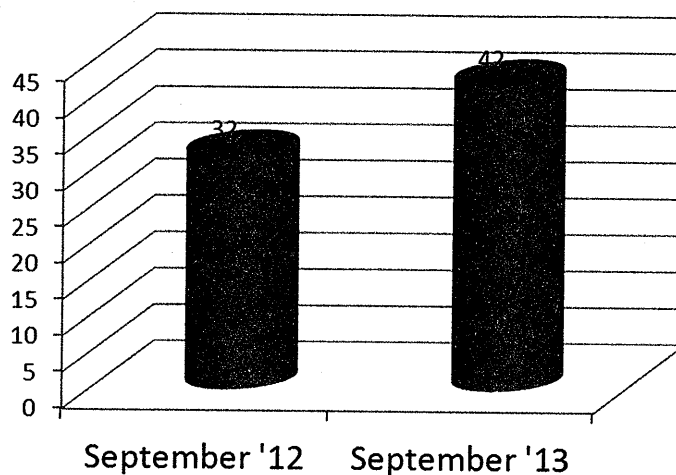


Hinsdale Fire Department Monthly Report September 2013

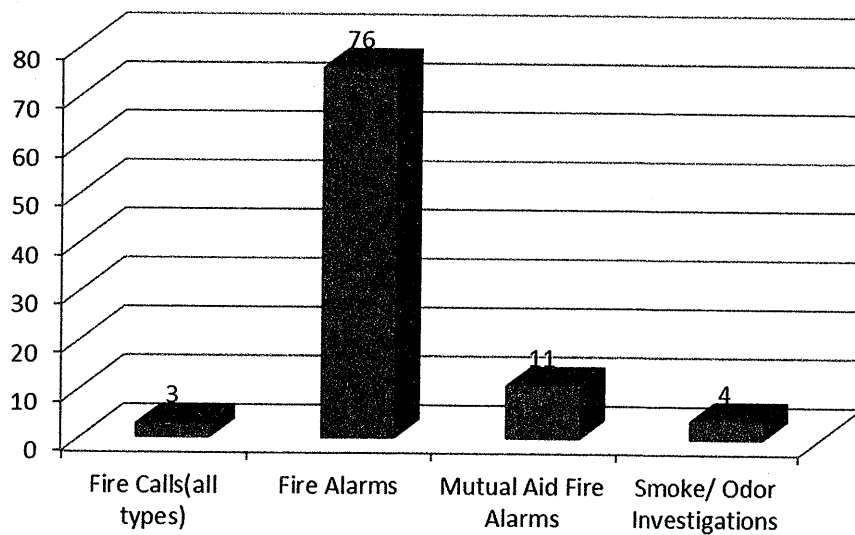


Emergency Response

Simultaneous Calls



Distribution of Fire Related Calls



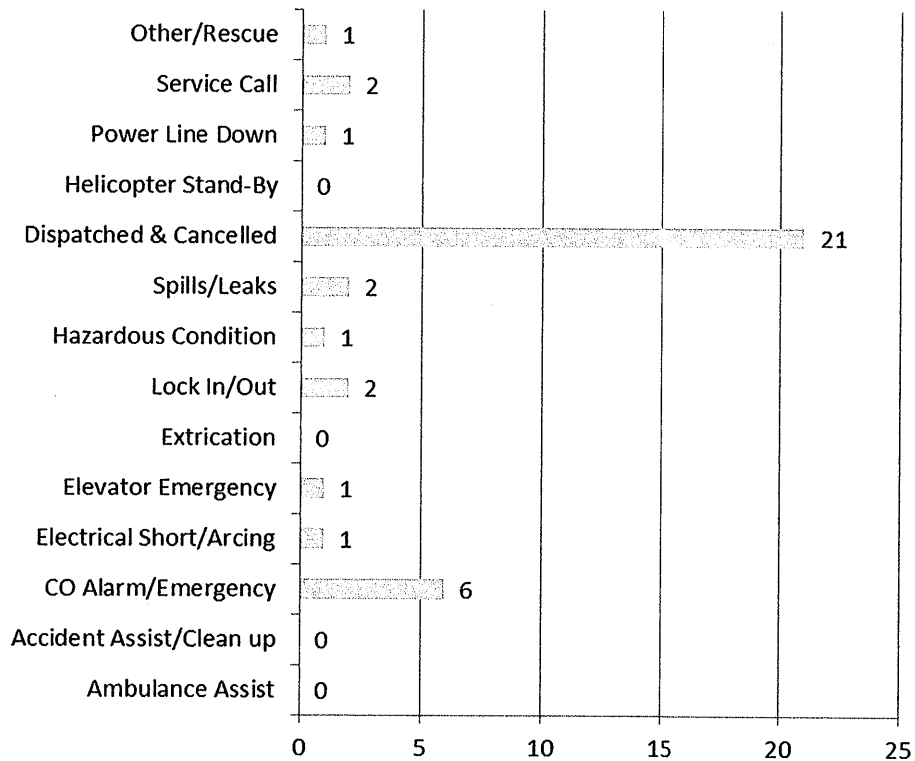


Hinsdale Fire Department Monthly Report September 2013

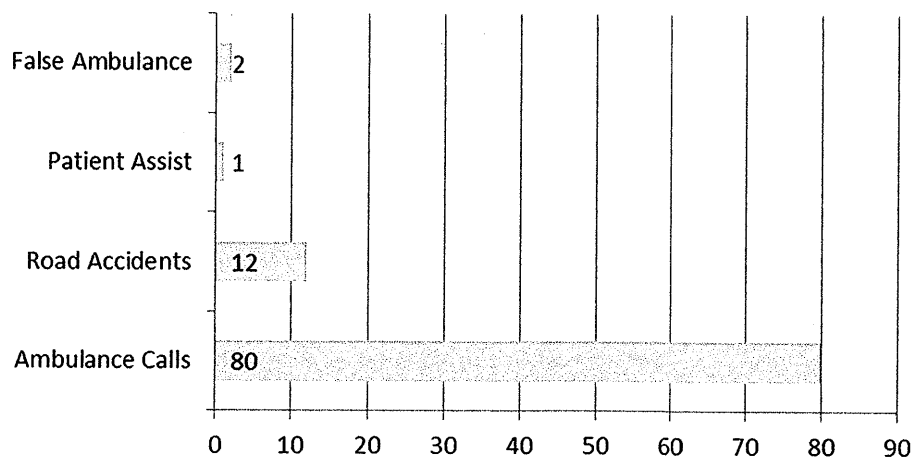


Emergency Response

Distribution of Emergency Related Calls



Distribution of EMS Related Calls





Hinsdale Fire Department Monthly Report September 2013



Incidents of Interest

- Sept 3rd – Members responded to a residential fire alarm in the 400 block of south County Line Road and upon arrival found a small fire in the kitchen that was already out. Members made sure the fire was out and ventilated the smoke. There was no measureable damage.
- Sept 11th – Members responded to an ambulance request for an unconscious person in a business in the 5600 block of south Oak Street. Upon arrival, members found an unconscious adult suffering seizures. Patient was treated with medication to control the seizures and transported to the Emergency Room at Hinsdale Hospital.
- Sept 18th – Members responded with our aerial ladder to assist Oak Brook with a residential house fire. Members were assigned to ventilate the roof of the home.
- Sept 22nd – Members responded with an ambulance to assist Oak Brook with a multiple injury fatal accident. Members transported one of the injured to the Emergency Room at Elmhurst Hospital.
- Sept 24th – Members responded to a fire alarm at 5502 S Madison Street and upon arrival found a small fire in an office area of one of the apartments. Resident extinguished the fire prior to our arrival. Members made sure the fire was out and ventilated the smoke. Clarendon Hills and Pleasantview Fire Departments assisted. Damage was estimated at \$100.
- Sept 30th – Members responded to a report of an inside natural gas leak at Hinsdale Central High School. Upon arrival, members found several gas burners leaking in a Home Economics classroom. Leaks were secured and area was ventilated. Air quality was also checked. There were no injuries. School staff advised to have units repaired. Clarendon Hills, Pleasantview, and Western Springs Fire Departments assisted.



***Hinsdale Fire Department
Monthly Report
September 2013***



Training/Events

- During the month of September, members conducted regular shift training including equipment and apparatus maintenance, policy and procedure review, and drivers training. During the month, shift members completed their annual breathing apparatus consumption test.
- Members had the opportunity to conduct various training evolutions in a house scheduled for demolition on Taft Road in the Woodlands. Each shift trained in a number of fire ground related operations.
- Members had the opportunity to conduct live fire training on vehicle fires. Using the hospital's parking area on Ogden Avenue, members conducted live burns to old cars to improve their skills in firefighting and apparatus engine operations.
- Members conducted walk-through and pre-incident surveys at the Office Park of Hinsdale and Manor Care Health care Center.
- Paramedic Continuing Education was conducted during the month with the topic being care and treatment of various poisonings.
- Members of our Department attended regular monthly training for the Hazardous Materials Response Team, Technical Rescue Team, Cause and Origin Team, and DuPage County Fire Investigation Task Force.
- All members of our Technical Rescue Team completed the annual personnel validation process to continue our participation in that response team.

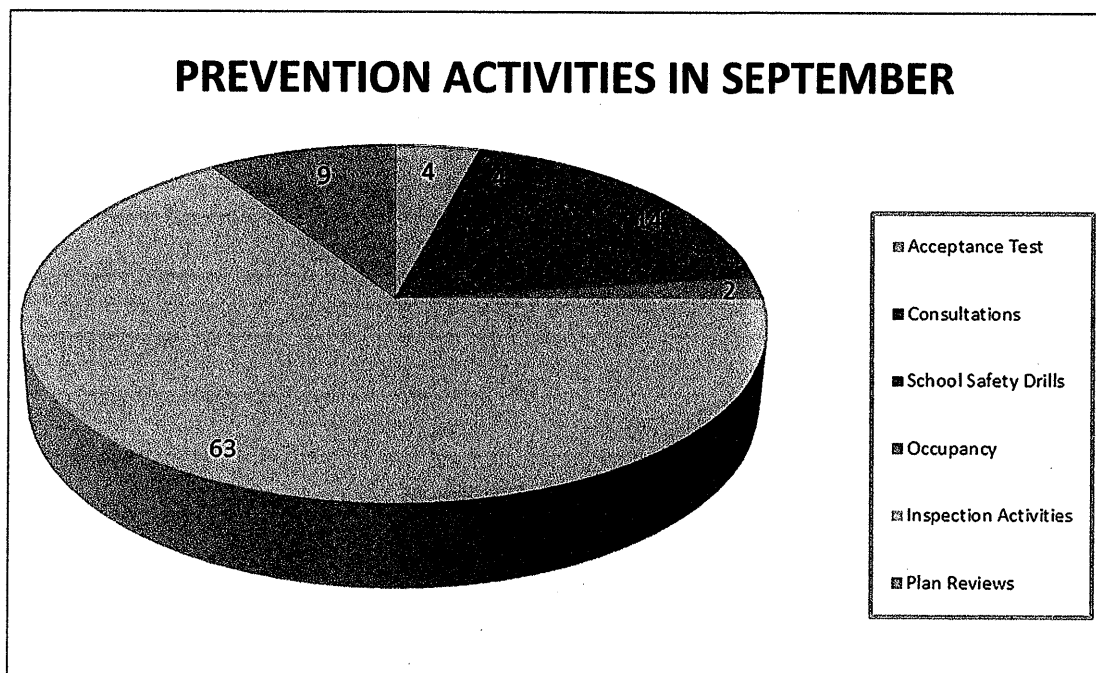


Hinsdale Fire Department Monthly Report September 2013



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:

- Fire Prevention members conducted regular inspections and re-inspections during the month including several plan reviews, school fire drills, and school lock down drills as required.
- CPR instructors conducted classes for both residents and health care personnel.
- Captain Votava continues to work with various agencies concerning reimbursement for the April flood response.
- All members worked on preparing for the annual Firefighter Silent Parade and Fire Department Open House.



Hinsdale Fire Department Monthly Report September 2013



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 14 responses in the month of **September** with the following results:

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

Yes – 14 / 14

Was the quality of service received:

“Higher” than what I expected – 14 / 14

“About” what I expected – 0 / 14

“Somewhat lower” than I had expected 0 / 14

Miscellaneous Comments (direct quotes):

“Professional and caring...ready to help. When the firefighters arrived they were eager to help and listen...followed me upstairs o [sic] another room to check for possibility of fire spreading there”

“Hinsdale Fire Department paramedics have and always have helped our family through this very difficult time.”

“You were a friend in time of need”

“It was a very stressful scary situation & they were very helpful efficient & very professional. We appreciate greatly ALL they did for my mom”

“VIA TELEPHONE (9:30 a.m., 9/20/13): “Lt. Jon Carlson went out of his way to help my husband and I when my husband, who had a double hip fracture, thought he lost his wallet. I love the Hinsdale Fire Department and am impressed with Lt. Carlson’s concern during a stressful time.”



POLICE SERVICES MONTHLY REPORT

September 2013

**CRIME PREVENTION ACTIVITY
SEPTEMBER 2013**

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

September 5, 12, 19, 26	20 classes	Hinsdale Middle School
September 6, 13, 20, 27	24 classes	Hinsdale Middle School
September 23, 30	6 classes	St. Isaac Jogues School

The Junior High D.A.R.E Program is a ten-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 3, 2013, 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 3, 2013, Officer Coughlin gave a presentation on lockdown drills, shelter in place and school evacuations to the staff at Monroe school.

On September 4, 2013, 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, Assistant Principal Henrickson, and Dean May.

On September 4, 2013, Officer Coughlin attended the D.J.O.A. board meeting in Wheaton. Topics covered were the upcoming Awards banquet, new membership, officer elections and the upcoming training conference in November.

On September 4, 2013, 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 5, 2013, Officer Coughlin along with other members of the Investigations Division conducted seat belt, speeding, and cell phone use enforcement in a school zone at Oak School.

On September 5, 2013, Officer Coughlin assisted School District 181 and State Farm Insurance with a Bicycle Safety Rodeo at Oak School. Officer Coughlin assisted with bike registrations, inspections, and licenses.

On September 6, 2013, Officer Coughlin assisted School District 181 and State Farm Insurance with a Bicycle Safety Rodeo at Madison School. Officer Coughlin assisted with bike registrations, inspections, and licenses.

On September 9, 2013, Officer Coughlin met with Assistant Fire Chief McElroy to look over changes made to the District 181 Crisis manual.

On September 10, 2013, Officer Coughlin attended rifle training at the Lemont outdoor range. Officer Coughlin passed handgun and rifle qualification and participated in training drills and scenarios.

On September 11, 2013, Officer Coughlin coordinated a school lockdown drill at St. Isaacs Jogues School. The drill went very smoothly with a few minor issues that were addressed with Principal Cronquist and Assistant Principal Sullivan.

On September 11, 2013, Officer Coughlin assisted School District 181 and State Farm Insurance with a Bicycle Safety Rodeo at Monroe School. Officer Coughlin assisted with helmet inspections and bike licenses. Due to rain, bike inspections and bike registrations were postponed.

On September 12, 2013, Officer Coughlin along with other members of the Investigations Division conducted seat belt, speeding, and cell phone use enforcement in a school zone at Hinsdale Middle School.

On September 12, 2013, Officer Coughlin assisted School District 181 and State Farm Insurance with a Bicycle Safety Rodeo at Elm School. Officer Coughlin assisted with bike registrations, inspections, and licenses.

On September 14, 2013, Officer Coughlin presented the Alive at 25 Defensive driving course at the Hinsdale Police Department. The 4 ½ hour class is dedicated to improving decision making by identifying behaviors which can lead to traffic crashes. The course includes videos, group work and facilitated discussion.

On September 16, 2013, Officer Coughlin served as Peer Jury Bailiff at Downers Grove Village Hall.

On September 17, 2013, Officer Coughlin coordinated a school lockdown drill at Nurturing Wisdom Academy. The drill went very smoothly with a few minor issues that were addressed with Director Amanda Vogel.

On September 18, 2013, 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 Horne.

On September 18, 2013, Officer Coughlin gave a police station tour to a group of special needs students from Hinsdale Middle School. The students were recently studying about safety and wanted to visit the station. Officer Coughlin gave safety tips and answered questions from the students.

On September 20, 2013, Officer Coughlin attended The Lane School Dance-a-thon. Officer Coughlin had the chance to high five many students, encourage their dancing skills and just be part of a great fundraiser for the students.

On September 24, 2013, Officer Coughlin gave a Crime Scene Investigation presentation to ten 6th grade Science classes at Hinsdale Middle School. The students had been studying forensics in class and Officer Coughlin explained to them how science helps law enforcement solve crimes. Officer Coughlin showed the students how to preserve a crime scene, look and gather evidence, how to dust for and lift fingerprints, and what other clues can help solve a crime.

On September 24, 2013, Officer Coughlin went back to Monroe School to complete bike inspections and registrations due to it being rained out on September 11, 2013.

On September 25, 2013, Officer Coughlin coordinated a school lockdown drill at The Lane School. The drill went very smoothly with one minor issue that was addressed with Principal Godfrey.

On September 25, 2013, Officer Coughlin attended the D.J.O.A. training meeting at the Wood Dale Park District. The topic was "Teens & Families in Chaos" and was presented by Shelter Inc. The presenters spoke about the programs, services and emotional and physical care that the Shelter provides to children and teens. They have emergency group homes for adolescents ages 11-17. These homes provide a cooling-off period for families who are experiencing parent-child conflicts or for teens who refuse to go home or continuously run away from home.

On September 26, 2013, Officer Coughlin attended the Y.A.N.A. (You Are Not Alone) Ice Cream Social at EVE Assisted Living. Officer Coughlin spoke to the seniors about our vacation watch and reassurance program and how to protect themselves from becoming a victim of a crime. Officer Coughlin spoke about many scams that target seniors and if it sounds too good to be true it usually is.

On September 13, 20, 27, 2013, 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.

On September 11 & 24 2013, Officer Coughlin supervised one high school student completing community service work.

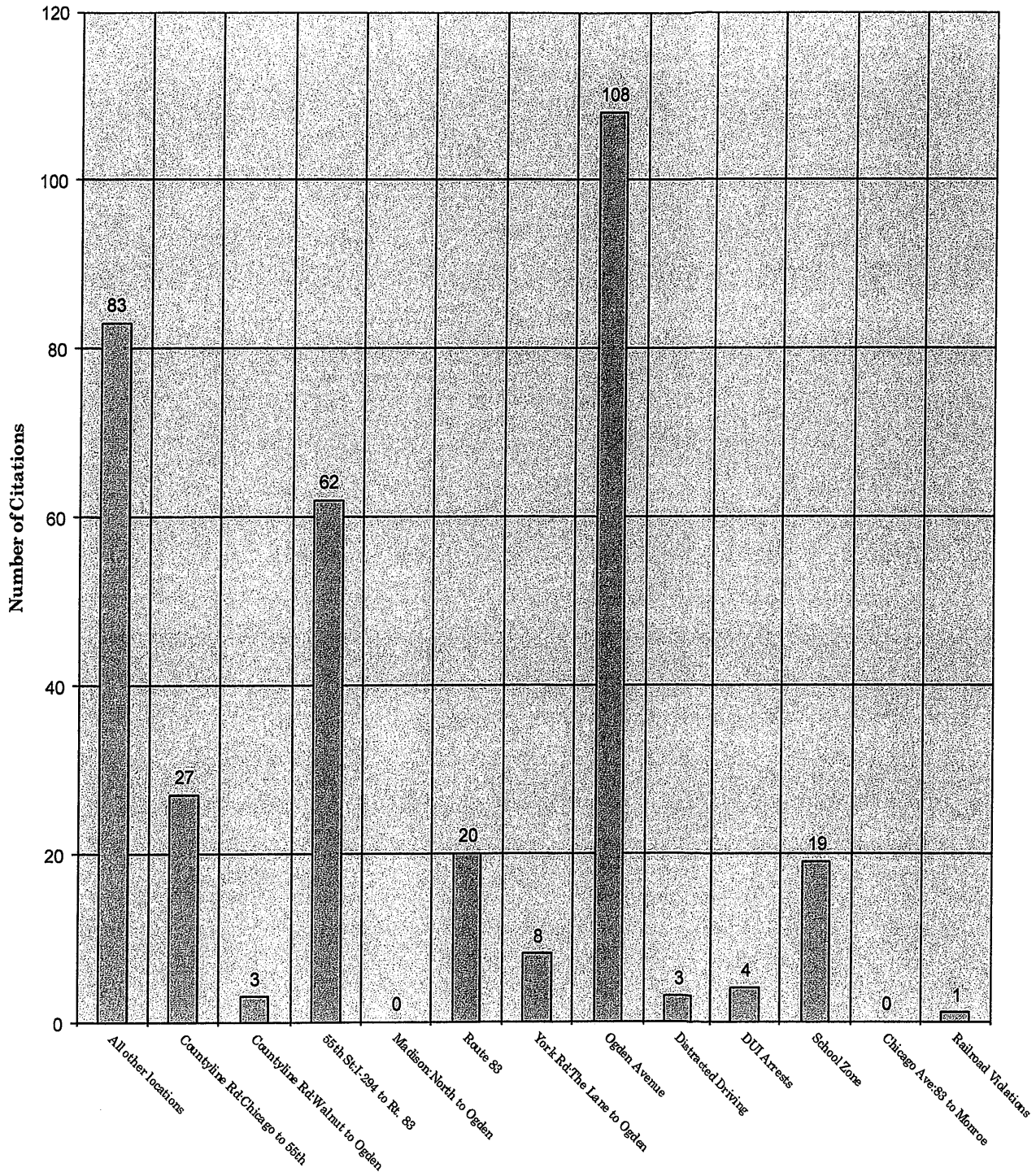
Submitted by:

Officer Michael Coughlin
Crime Prevention/DARE/Juvenile Officer

Hinsdale Police Department

Selective Enforcement Citation Activity

September 2013



RESULTS: BACK TO SCHOOL TRAFFIC ENFORCEMENT INITIATIVE

During the month of September, the Hinsdale Police Department conducted special traffic enforcement initiatives in school zones with the purpose of increasing driver awareness of cellphone prohibitions in school zones, school zone speed limits, stop sign obedience, and other traffic and parking violations that inhibit the safety of pedestrians and other motorists.

As a result of this initiative, the police department dedicated more than 24 hours (1,475 minutes) of enforcement time throughout the month, using both marked and unmarked police vehicles. Nineteen (19) citations were issued for use of cellphones, three (3) citations were issued for speeding in a school zone, one (1) citation was issued for passing a stopped school bus, and one (1) citation was issued for disobeying a traffic sign.

Although the targeted "Back-to-School" initiative is complete, officers will continue enforcement efforts throughout the school year in and near school zones.

Additional enforcement efforts will now target driver obedience to pedestrians within crosswalks throughout the Village.

TRAFFIC ENFORCEMENT

September 2013

<i>* Includes Citations and Warnings</i>	This Month	This Month Last Year	YTD	Last YTD
Speeding	115	112	1,050	1,170
Disobeyed Traffic Control Device	32	43	187	207
Improper Lane Usage	31	28	220	387
Insurance Violation	10	22	131	172
Registration Offense	38	30	242	335
Seatbelt Violation	19	14	363	478
Stop Signs	34	39	297	392
Yield Violation	16	18	108	138
No Valid License	9	10	39	36
Railroad Violation	2	1	8	8
Suspended/Revoked License	6	7	50	49
Other	73	76	654	817
TOTALS	385	400	3,349	4,189

Investigations Division Summary

September 2013

- On September 10, 2013, a 46-year-old Hinsdale woman was charged with one count of **Driving under the Influence-Alcohol**, one count of **Driving while license Suspended or Revoked** and one count of **Operating Motor Vehicle with Suspended Registration**. The woman was released on an I-bond.
- On September 10, 2013, a 37-year-old Willowbrook man was charged with one count of **No Driver's License** and one count of **Speeding**, after a routine traffic stop. The man was released on an I-bond.
- On September 30, 2013, 23-year-old Tinley Park man was charged with one count of **Retail Theft under \$300.00 (Shoplifting)** and one count of **Possession of Cannabis 30 grams and under**, after he concealed and stole a t-shirt from a business. After the man was detained and searched, seven small baggies of cannabis were found in his pants pocket. The man was released on an I-bond.
- During the month of September, three lockdown drills were held at Oak and The Lane schools. Also, the Investigations Division conducted six traffic enforcement details at Monroe, Madison, The Lane, Oak, Hinsdale Middle School and Hinsdale Central High School.

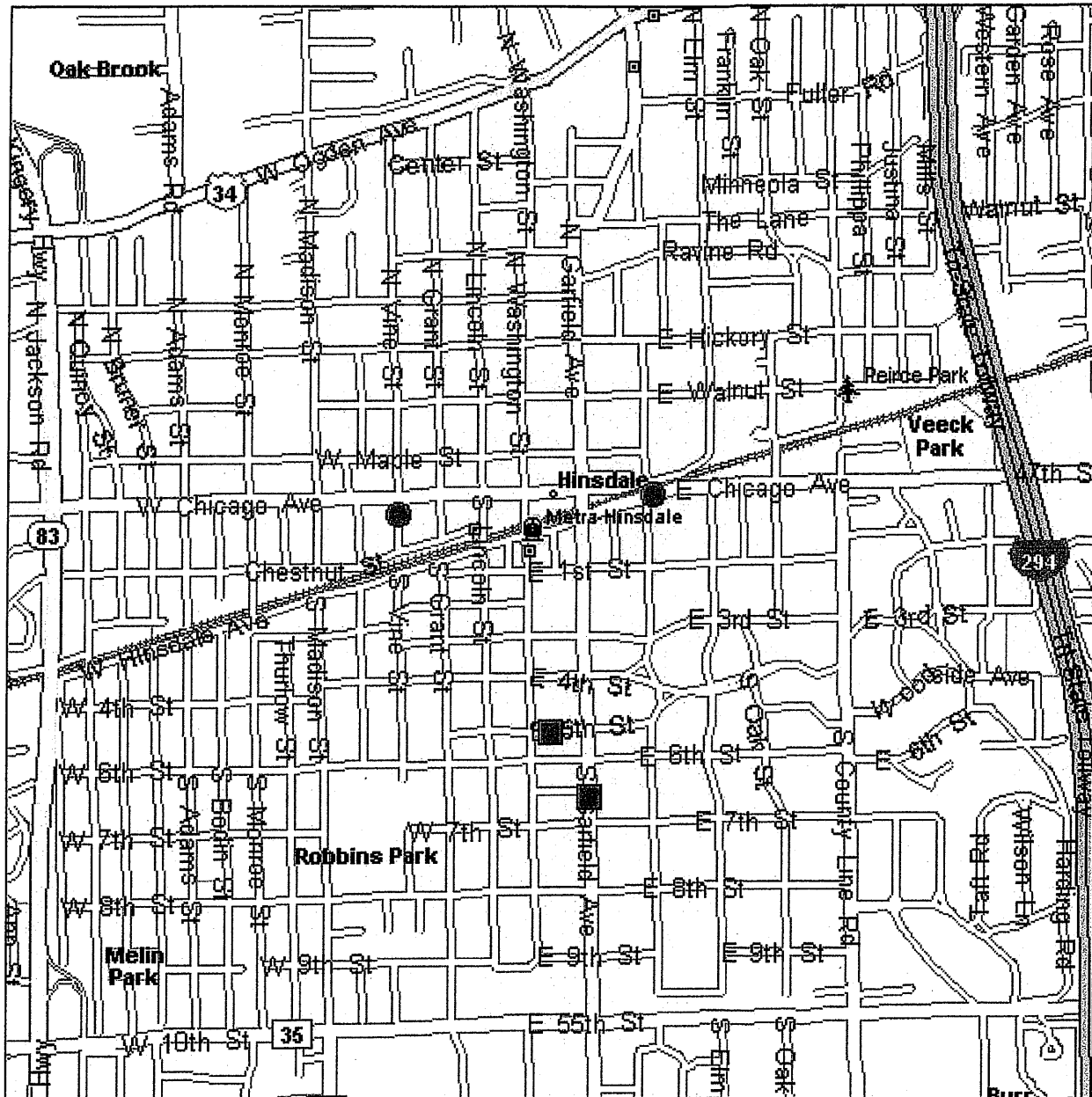
Submitted by:

Erik Bernholdt

Sergeant of Investigations

BURGLARIES

September 2013



Burglaries



Burglaries from Motor Vehicles

MONTHLY OFFENSE REPORT

September 2013

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	1	0
3. Robbery	0	0	0	1
4. Assault and Battery, Aggravated	0	0	1	1
5. Burglary	2	3	22	22
6. Theft	7	15	91	117
7. Auto Theft	0	0	2	0
8. Arson	0	0	0	0
TOTALS	9	18	117	141

SERVICE CALLS—SEPTEMBER 2013

	This Month	This Month Last Year	This Year to Date	Last Year To Date	% CHANGE
Sex Crimes	0	1	1	4	-75
Robbery	0	0	0	1	-100
Assault/Battery	4	1	28	16	75
Domestic Violence	10	7	80	79	1
Burglary	0	3	7	8	-13
Residential Burglary	2	3	12	14	-14
Burglary from Motor Vehicle	2	2	14	20	-30
Theft	5	13	93	123	-24
Retail Theft	1	0	8	6	33
Identity Theft	4	2	36	23	57
Auto Theft	0	1	5	6	-17
Arson/Explosives	0	0	0	0	0
Deceptive Practice	2	1	12	13	-8
Forgery/Fraud	2	1	29	20	45
Criminal Damage to Property	5	5	69	57	21
Criminal Trespass	0	0	5	5	0
Disorderly Conduct	2	3	12	9	33
Harassment	2	8	28	38	-26
Death Investigations	0	0	0	1	-100
Drug Offenses	0	2	9	21	-57
Minor Alcohol/Tobacco Offenses	1	1	7	18	-61
Juvenile Problems	14	20	163	167	-2
Reckless Driving	4	1	12	8	50
Hit and Run	9	9	76	64	19
Traffic Offenses	9	12	68	58	17
Motorist Assist	28	24	374	392	-5
Abandoned Motor Vehicle	1	1	13	16	-19
Parking Complaint	18	24	209	162	29
Auto Accidents	43	56	426	467	-9
Assistance to Outside Agency	4	1	27	20	35
Traffic Incidents	5	4	67	42	60
Noise complaints	14	16	94	126	-25
Vehicle Lockout	18	23	262	254	3
Fire/Ambulance Assistance	161	133	1,489	1,377	8
Alarm Activations	102	103	1,137	1,082	5
Open Door Investigations	2	8	30	40	-25
Lost/Found Articles	13	8	147	104	41
Runaway/Missing Persons	4	7	25	30	-17
Suspicious Auto/Person	45	33	363	476	-24
Disturbance	6	12	80	60	33
911 hangup/misdial	104	84	1,019	759	34
Animal Complaints	33	28	296	289	2
Citizen Assists	57	48	510	459	11
Solicitors	4	7	52	98	-47
Community Contacts	20	16	53	50	6
Curfew/Truancy	1	1	6	16	-63
Other	96	148	889	965	-8
TOTALS	857	881	8,342	8,063	3

SEPTEMBER 2013 COLLISION SUMMARY

All Collisions at Intersections			
LOCATION	This Month	Last 12 Months	Last 5 Years
Bruner St & Seventh	1	1	1
County Line Rd. & 55th	1	5	29
County Line Rd. & Ogden	1	7	40
Lincoln & Third	1	2	8
Madison & 55th	1	3	18
Madison & Chicago	1	3	13
Monroe & Chicago	1	4	22
Monroe & Ogden	1	5	34
Rt. 83 & 55th	1	6	29
Rt. 83 & Ogden	1	8	26
Salt Creek & Ogden	1	2	4
York & Ogden	1	5	32
TOTALS	12	51	256

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
Garfield & Hinsdale	1	1	11
Lincoln & Sixth	1	1	2
Madison & 55th	1	2	9
Madison & Ogden	1	2	10
TOTALS	4	6	32

Contributing Factors and Collision Types			
Contributing Factors:		Collision Types:	
Failure to Yield	8	Private Property	15
Improper Backing	7	Hit & Run	6
Failure to Reduce Speed	8	Crashes at Intersections	6
Following too Closely	1	Personal Injury	5
Driving Skills/Knowledge	0	Pedestrian	0
Improper Passing	0	Bicyclist	0
Too Fast for Conditions	0	Other	4
Improper Turning	2	TOTAL CRASHES	36
Disobeyed Traffic Control Device	0		
Improper Lane Usage	1		
Had Been Drinking	0		
Weather Related	0		
Vehicle equipment	0		
Unable to determine	4		
Other	5		
TOTALS	36		

Manual on Uniform Traffic Control Devices Warrants

September 2013

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.

CITATIONS—September 2013

CITATIONS BY LOCATION

		This Month	This Month Last Year	YTD	Last YTD
Chestnut Lot	<i>Commuter Permit</i>	17	25	239	267
Highland Lot	<i>Commuter Permit</i>	8	18	118	184
Village Lot	<i>Commuter Permit</i>	41	46	441	534
Washington Lot	<i>Merchant Permit</i>	41	36	331	363
Hinsdale Avenue	<i>Parking Meters</i>	250	289	2,660	2,938
First Street	<i>Parking Meters</i>	167	208	2,079	2,613
Washington Street	<i>Parking Meters</i>	276	384	3,237	4,160
Lincoln Street	<i>Parking Meters</i>	18	23	187	323
Garfield Lot	<i>Parking Meters</i>	139	131	1,497	1,477
Other	<i>All Others</i>	305	403	3,518	3,844
TOTALS		1,262	1,563	14,307	16,703

VIOLATIONS BY TYPE

	This Month	This Month Last Year	YTD	Last YTD
Parking Violations				
<i>METER VIOLATIONS</i>	866	1,065	10,038	11,915
<i>HANDICAPPED PARKING</i>	2	2	34	24
<i>NO PARKING 7AM-9AM</i>	20	34	279	217
<i>NO PARKING 2AM-6AM</i>	56	131	878	1,007
<i>PARKED WHERE PROHIBITED BY SIGN</i>	64	99	558	510
<i>NO VALID PARKING PERMIT</i>	29	27	331	465
Vehicle Violations				
<i>VILLAGE STICKER</i>	93	74	818	892
<i>REGISTRATION OFFENSE</i>	68	55	468	521
<i>VEHICLE EQUIPMENT</i>	19	15	385	470
Animal Violations	7	10	90	84
All Other Violations	38	51	428	598
TOTALS	1,262	1,563	14,307	16,703

Youth Bureau Summary

September 2013

On 9/16/2013 at approximately 4:45pm, Officer responded to a 911 hang up call. When the Officer arrived, he was told that two siblings were arguing and had pushed each other. One of the parents had arrived home and said he would investigate the argument and come to some parental remedy. Juvenile sheets were completed on both juveniles. **No Further Action** was taken.

On 9/16/2013 at approximately 11:20am, a HCHS Junior was observed smoking a cigarette outside the school. A check of her backpack revealed an open pack of cigarettes. The student was ordered to appear in **Field Court**.

On 9/14/2013 at approximately 2:00pm, a HCHS Senior was caught using chewing tobacco while in class. The student was ordered to appear in **Field Court**.

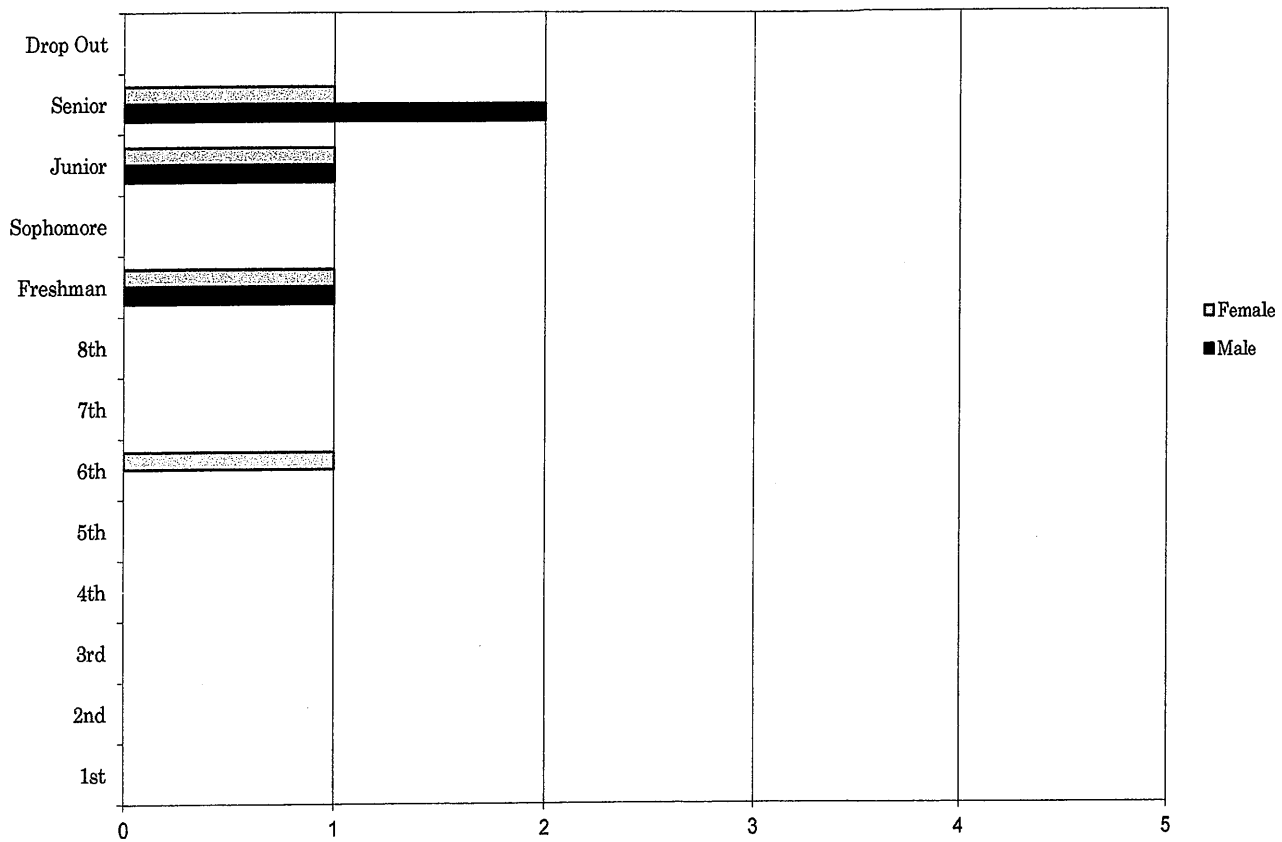
On 9/18/2013 at approximately 9:10am, a HCHS Senior was observed using chewing tobacco in gym class. The student was given a local ordinance citation for **Unlawful Possession of Tobacco** and was ordered to appear in **Field Court**.

On 9/20/2013 at approximately 11:20am, a sixth grader from Elm School ran out of the school because of emotional issues. After a staff member followed her and brought her back to school, a meeting with the staff, parents and the Youth Officer, there was **No Further Action** taken.

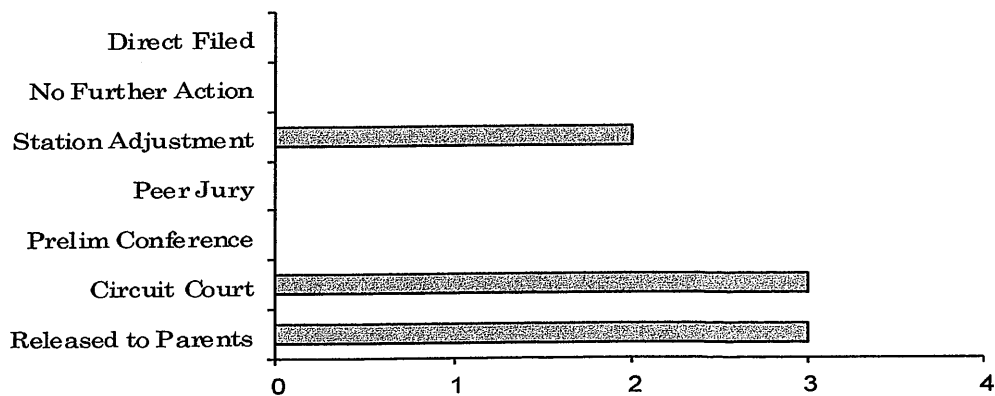
On 9/20/2013 at approximately 11:40am, two HCHS students left school because they didn't want to attend their classes. Both students were given **Station Adjustment**.

Hinsdale Police Department
JUVENILE MONTHLY REPORT
 September 2013

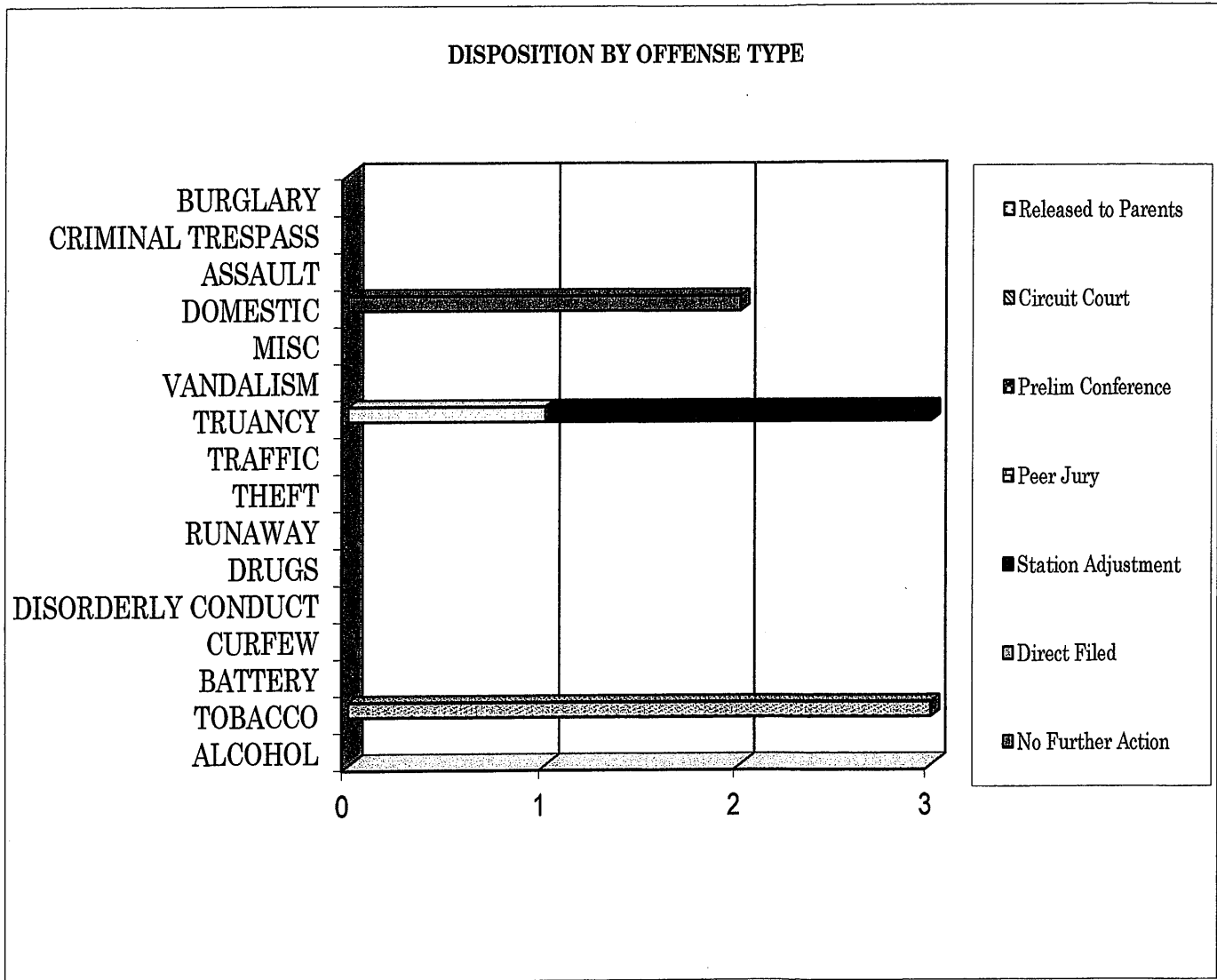
AGE AND SEX OF OFFENDERS



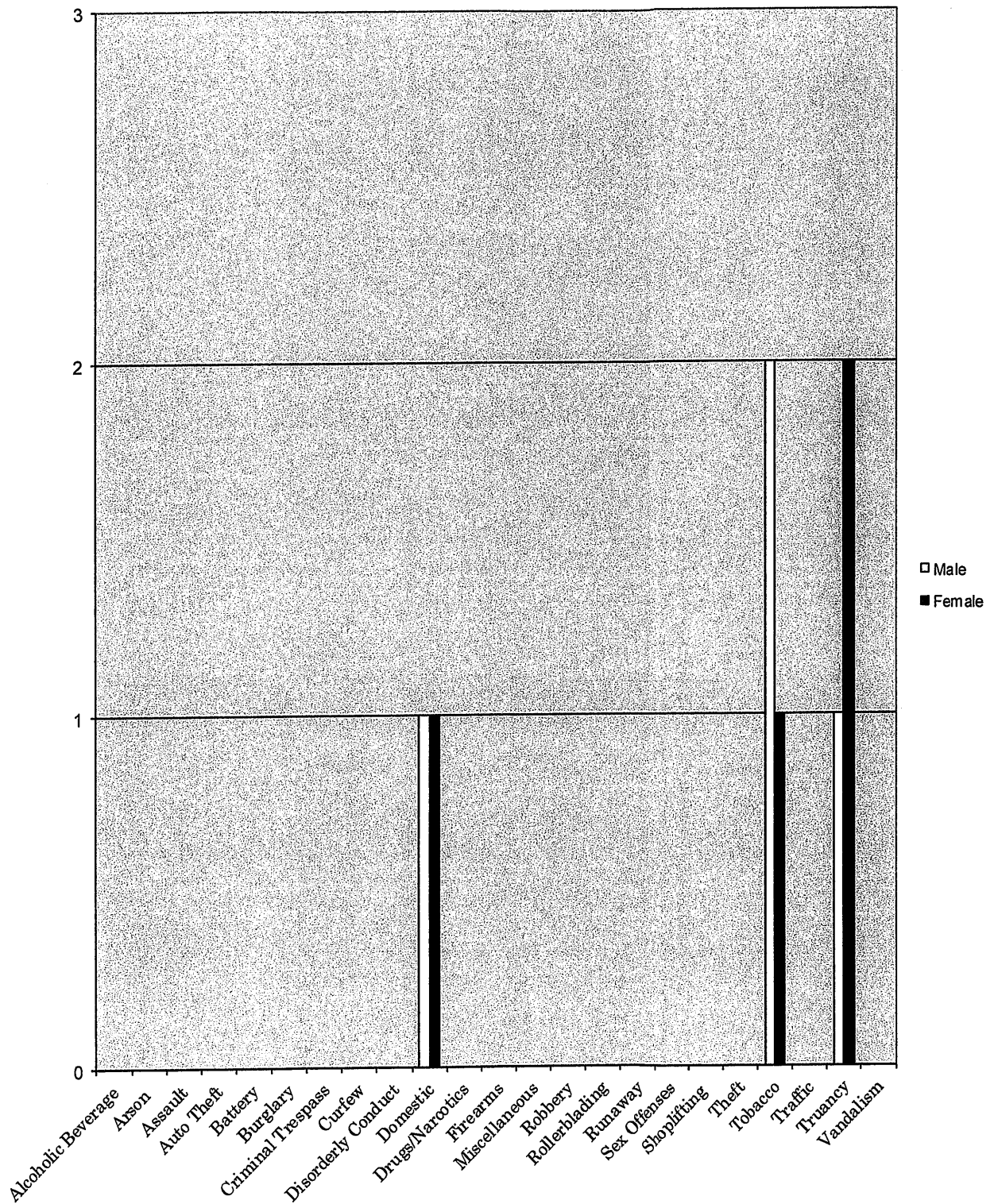
DISPOSITION OF CASES



Juvenile Monthly Report September 2013 (cont.)



Hinsdale Police Department
Juvenile Monthly Offenses Total Offenses by Offense Type
 September 2013

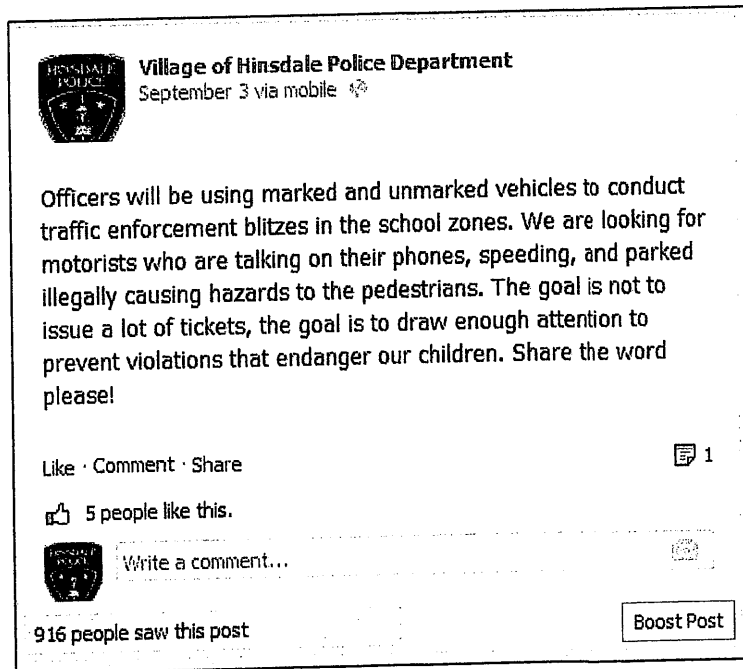


Social Networking Monthly Status Report

September 2013

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:

- Shared comments from a resident regarding traffic safety concerns.
- Notified the community that the Garfield grade crossing will be closed on 9/30 for repairs.
- Advertised a Senior Citizen Safety information discussion in conjunction with Eve Assisted Living scheduled for September 26, 2013.
- Reported that traffic safety compliance in our school zones has been high.
- Announced that the Hinsdale Police Department will be conducting traffic enforcement blitzes in school zones focusing on cell phone use, speeding, and illegal parking.



NUMBER OF FOLLOWERS

facebook: 378

twitter: 382

Memorandum

To: Chairman Saigh and Public Safety Committee

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

Date: October 17, 2013

Re: **Community Development Department Monthly Report-September 2013**

In the month of September the department issued 113 permits including 9 demolition permit and 14 permits for new single family homes. The department conducted 435 inspections and revenue for the month came in at just under \$300,000.

There are approximately 67 applications in house including 21 single family homes and 10 commercial alterations. There are 31 permits ready to issue at this time, plan review turnaround is running approximately 4-5 weeks, and lead times for inspection requests are running approximately 2 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, 165 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 38 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 2013

PERMITS	THIS MONTH	THIS MONTH LAST YEAR	FEES	FY TO DATE	TOTAL LAST FY TO DATE
New Single Family Homes	14	4			
New Multi Family Homes	1	0			
Residential Addns./Alts.	5	9			
Commercial New	0	0			
Commercial Addns./Alts.	3	1			
Miscellaneous	30	33			
Demolitions	9	3			
Total Building Permits	62	50	\$ 212,340.00	\$ 574,674.00	\$ 389,360.00
Total Electrical Permits	25	1	\$ 29,694.00	\$ 54,450.00	\$ 34,827.50
Total Plumbing Permits	35	19	\$ 56,198.00	\$ 99,491.00	\$ 55,191.00
TOTALS	122	70	\$ 298,232.00	\$ 728,615.00	\$ 479,378.50

Citations			\$1,490		
Vacant Properties	38				

INSPECTIONS	THIS MONTH	THIS MONTH LAST YEAR			
Bldg, Elec, HVAC	187	142			
Plumbing	21	17			
Property Maint./Site Mgmt.	62	73			
Engineering	165	158			
TOTALS	435	390			

REMARKS:

VILLAGE OF HINSDALE - OCTOBER 1, 2013 COURT CALL/RESULT

Name	Ticket NO.	Location	Violation	
Brady, Joseph	9943	Kelly	15 E. Hickory	Failure to obtain a permit
Brady, Shannon	9944	Kelly	15 E. Hickory	Failure to obtain a permit
Doran's Landscape,	9939	Kelly	909 S. Quincy St.	Violation of work hours
IL Poggiolo Ristorante, Jr	9931	Kelly	18 E. 1st St.	Erecting illegal signage
Jensik Custom Builders	9940	Kelly	631 S. Stough	Violation of work hours
Joseph Brady Trust	9945	Kelly	15 E. Hickory	Failure to obtain a permit
Lupescu, Anthony B.	9947	Kelly	823 S. Bruner St.	Failure to obtain a permit
Schilling, Joseph	8747	Kelly	5511 S. Garfield	Counts (1-3) Property Maintenance
Shannon Brady Trust	9946	Kelly	15 E. Hickory	Failure to obtain a permit
				Fines assessed:
				Cont. 10-29
				Cont. 10-29
				250
				default judgement 990
				250
				Cont. 10-29
				Cont. 10-29
				Cont. 10-29
				Cont. 10-29

STOP WORK ORDERS ASSESSED

SWO Issued to Address Reason

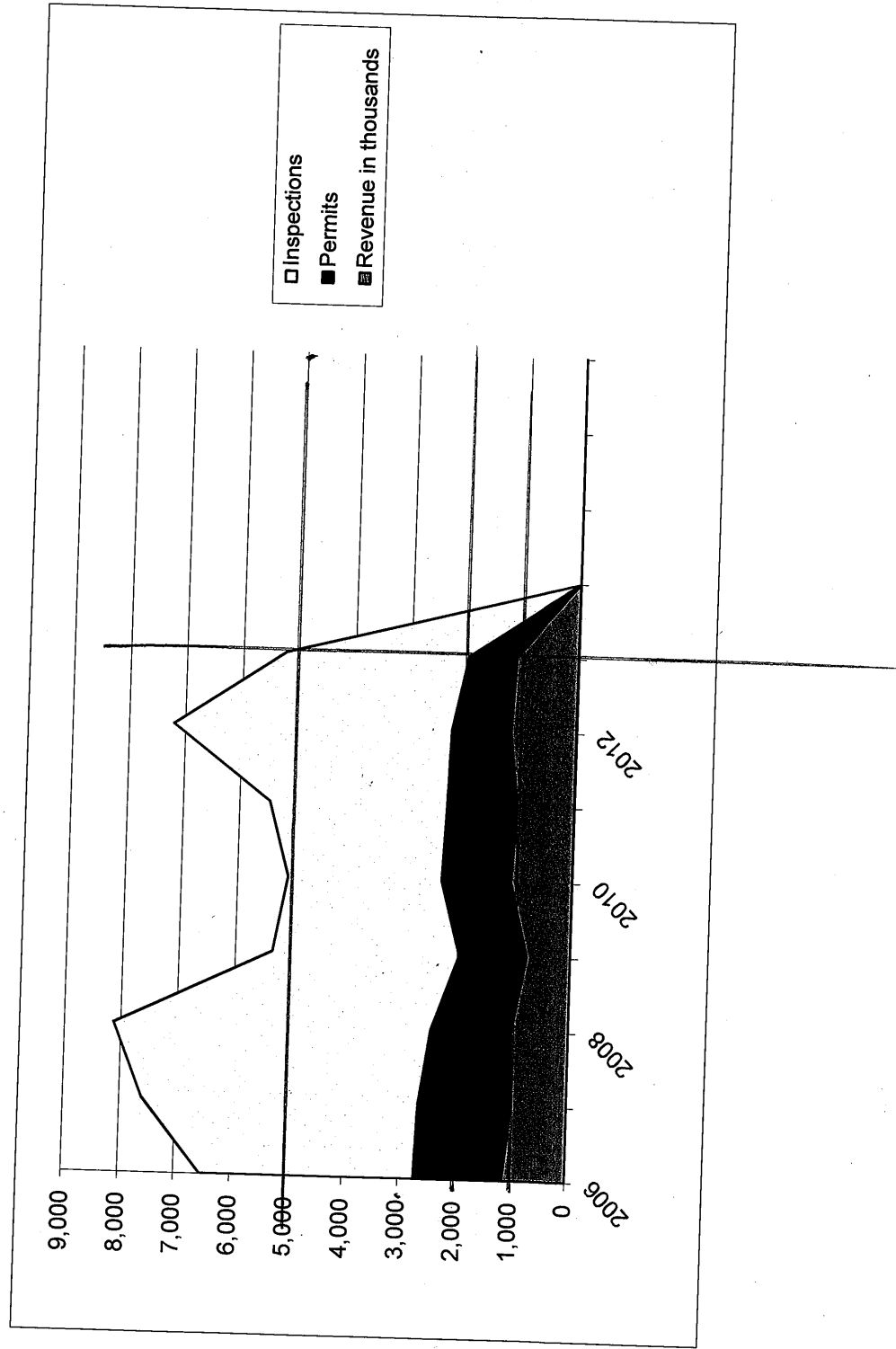
Date

SWO assessed:

MONTHLY TOTAL:

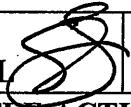

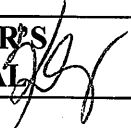
1,490

	2006	2007	2008	2009	2010	2011	2012	2013 thru 3rd Qtr
Revenue in thousands	1,145	1,009	1,052	809	1,126	1,047	1,199	1,125
Permits	1575	1664	1434	1200	1238	1251	1051	852
Inspections	3811	4929	5647	3333	2735	3165	4954	3239



DATE: October 28, 2013

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER	ORIGINATING DEPARTMENT Community Development			
ITEM Case: HPC-01-2013 - 820 N. Washington Street – Jean Follett Thompson and Doug Thompson – Local Landmark Designation	APPROVAL			
<p><u>REQUEST</u></p> <p>The petitioner is requesting that the single-family home located at 820 N. Washington Street be designated as a Local Landmark under the Hinsdale Historic Preservation Ordinance. According to the application the Zook home was constructed in 1949 in the Tudor style and was one of the last houses he designed before his death in the same year. Architect, R. Harold Zook is recognized as one of the best residential architects of west suburban Chicago from the 1920's through the 1940's. He is responsible for designing at least five homes in the Fullersburg area as well as several others throughout Hinsdale. Zook was not only a resident of Hinsdale, he was also an important civic figure as the Chair of the first Plan Commission and a major contributor to Hinsdale's earliest zoning code.</p> <p>At the October 8, 2013 Historic Preservation Commission meeting the commission reviewed the application submitted for 820 N. Washington, and unanimously recommended approval (5-0) of the request for the requested landmark designation.</p> <p><u>Review Criteria</u></p> <p>In review of the application, the Commission must review the criteria as found in 14-3-1A, 14-3-1B and 14-3-1C of the Village Code.</p> <p>Attached are the draft findings and recommendation from the Historic Preservation Commission and the draft ordinance.</p> <p>MOTION: Move that the Board of Trustees approve an "Ordinance Designating 820 N. Washington Street as a Historic Landmark."</p>				
APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
COMMITTEE ACTION:				
BOARD ACTION:				

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING 820 N. WASHINGTON STREET
AS A HISTORIC LANDMARK - HPC CASE No. 01-2013**

WHEREAS, the Village of Hinsdale ("Village") is authorized pursuant to Article 11, Division 48.2 of the Illinois Municipal Code (65 ILCS 5/11-48.2-1 *et seq.*), to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale establishes a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

WHEREAS, the Village received an application (the "Application") seeking to have the single-family residence located at 820 N. Washington Street, Hinsdale, Illinois (the "Subject House"), designated as a landmark. The Application was filed by Jean Follett Thompson and Doug Thompson (collectively, the "Applicant"), the legal owners of the Subject House. The property on which the Subject House is located is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the "Commission") conducted a public hearing on October 8, 2013, to consider the Application; and

WHEREAS, the Commission, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the requested landmark designation; and

WHEREAS, the Commission has filed its report of Findings and Recommendation regarding the landmark designation in Case HPC Case No. 01-2013, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village of Hinsdale, at a public meeting on October 28, 2013, considered the Application, as well as the Findings and Recommendation of the Commission; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed and duly considered the Application, the Findings and Recommendation of the Commission and of the Zoning and Public Safety Committee, and all of the materials, facts and circumstances related to the

Application, and have determined that the Application satisfies the standards set forth in Section 14-3-1 of the Village Code.

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: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the Findings and Recommendation of the Commission, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Designation as Historic Landmark. The nomination of the Subject House as a historic landmark is hereby approved and the Subject House is hereby designated as a historic landmark. The Subject House shall hereafter be subject to the requirements of Title 14 of the Village Code, as amended from time to time.

SECTION 4: Notice to Owner of Record and Building Commissioner. The Village Clerk is directed to send notice of the historic landmark designation of the Subject House to the Applicant, as owner of record, and to the Village Building Commissioner, which notice shall include a copy of this Ordinance.

SECTION 5: Not Applicable to Other Buildings. The historic landmark designation approved by this Ordinance applies only to the Subject House and does not apply to any other building on the property at 820 N. Washington Street.

SECTION 6: Recordation. The Village Clerk is directed to cause a copy of this Ordinance be recorded promptly in the office of the DuPage County Recorder of Deeds.

SECTION 7: Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 8: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this _____ day of _____ 2013.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____ 2013 and attested by the
Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER WITH THE CENTERLINE OF THE OLD PLANK ROAD AND RUNNING THENCE NORTH 73 DEGREES 40 MINUTES EAST ALONG THE CENTERLINE OF SAID ROAD 20.83 CHAINS TO HEMPACHELL'S SOUTHEAST CORNER; THENCE NORTH 74 DEGREES, 15 MINUTES EAST ALONG THE CENTERLINE OF SAID ROAD 128.75 FEET; THENCE NORTH 1 DEGREES, 53 MINUTES WEST ALONG THE EAST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY GUST ATHANSON 497.45 FEET TO THE SOUTH LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY PETER KNAUS; THENCE NORTH 86 DEGREES, 07 MINUTES EAST ALONG THE SAID SOUTH LINE 225.0 FEET TO A PLACE OF BEGINNING; THENCE NORTH 88 DEGREES, 07 MINUTES EAST 150.0 FEET TO AN IRON PIPE; THENCE NORTH 63 DEGREES, 46 MINUTES EAST 135.8 FEET TO AN IRON STAKE; THENCE NORTH 28 DEGREES, 37 MINUTES, EAST 19.42 FEET TO AN IRON STAKE; THENCE NORTH 70 DEGREES, 46 MINUTES EAST 91.8 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF WASHINGTON STREET; THENCE NORTH 63 DEGREES, 46 MINUTES EAST, 33.25 FEET TO THE CENTERLINE OF WASHINGTON STREET; THENCE SOUTH 19 DEGREES, 15 MINUTES EAST ALONG SAID CENTERLINE, 164.64 FEET; THENCE SOUTH 88 DEGREES, 07 MINUTES WEST, 300.27 FEET; THENCE NORTH 1 DEGREES, 53 MINUTES WEST, 25.0 FEET; THENCE SOUTH 88 DEGREES, 07 MINUTES WEST, 150.0 FEET; THENCE NORTH 1 DEGREES 53 MINUTES WEST, 18.32 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As: 820 N. Washington, Hinsdale, Illinois.

EXHIBIT B

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

HINSDALE HISTORIC PRESERVATION COMMISSION

**RE: 820 N. Washington Street (Jean Follett Thompson and Doug Thompson)
Designation as Landmark Building - HPC Case: HPC-01-2013**

DATE OF HISTORIC PRESERVATION COMMISSION REVIEW: October 8, 2013

DATE OF ZONING AND PUBLIC SAFETY REVIEW: October 28, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Jean Follett Thompson and Doug Thompson (the "Applicants") submitted an application under Section 14-3-2 of the Village Code of Hinsdale (the "Village Code") to the Village of Hinsdale ("Village") nominating the structure located at 820 N. Washington Street for designation as an historic landmark. The applicants are the owner of record of the Subject Building.
2. The Subject Building was constructed in 1949 in the Tudor style, with a large addition in 1996 and was one of the last houses R. Harold Zook designed before his death in the same year.
3. The Hinsdale Historic Preservation Commission finds that the Subject Building complies with one or more of the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation for the following reasons, and specifically notes the following significant features in the exterior architectural appearance of the Subject Building and significant historical facts associated with the Subject Building that should be protected and preserved:
 - A. The Subject Building has significant character, interest or value as part of the historic, aesthetic, or architectural heritage of the Village, as set forth in Section 14-3-1A1 of the Village Code, because it contains both typical and atypical representation of the architecture of R. Harold Zook.
 - B. The Subject Building is closely identified with a person or persons who significantly contributed to the development of the Village, as set forth in Section 14-3-1A2 of the Village Code, because the Subject Building was designed by local architect R. Harold Zook who is recognized as one of the best residential architects of west suburban Chicago from the 1920's through the 1940's. He is responsible for designing at least five homes in the Fullersburg area as well as several others throughout Hinsdale.
 - C. The Subject Building represents certain distinguishing characteristics of architecture inherently valuable for the study and type of property, as set forth in Section 14-3-1B1 of the Village Code, because the Subject Building is a fine example of Zook

architecture and the Tudor style and displays significant original characteristics such as the quality of masonry and heavy wood details.

- D. The Subject Building embodies elements of design, detail, material, or craftsmanship of exceptional quality, as set forth in Section 14-3-1B2 of the Village Code, because the Subject Building contains exceptional detailing, included in the woodwork, carving, windows, ironwork, masonry, complicated rooflines, terraces and screened porches. The property also contains several examples of Zook's signature spider web within the masonry on the chimney breast, the bluestone terrace floor and the incised spider located in the threshold between the kitchen and the dining room.
- E. The Subject Building exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction, as set forth in Section 14-3-1B3 of the Village Code, because, besides the respectful addition completed in 1996, the Subject Building as stated above retains most of its original design elements.
- F. The Subject Building is associated with the life or activities of a person who has significantly contributed to or participated in historic events associated with the Village, as set forth in Section 14-3-1-C3 of the Village Code, because the building's designer, R. Harold Zook, was not only a resident of Hinsdale, he was also an important civic figure as the Chair of the first Plan Commission and a major contributor to Hinsdale's earliest zoning code.

II. RECOMMENDATION

The Village of Hinsdale Historic Preservation Commission, on a vote of five (5) "Ayes," and zero (0) "Nays," recommends that the President and Board of Trustees designate the Subject Building, in its entirety, as an historic landmark.

HINSDALE HISTORIC PRESERVATION COMMISSION

By: _____
Chairperson

Dated this 12th day of November, 2013.

Hinsdale Landmark Nomination

820 N. Washington Street

Jean Follett-Thompson & Douglas Thompson

The house at 820 N. Washington was built in 1949 for Edward Henderson by R. Harold Zook. It is one of a pair of houses built for brothers on a large piece of wooded land at the top of a hill in the area known as "Fullersburg." It is one of the last houses Zook designed before his death that same year. The rough limestone walls, large windows and deep eaves of this split-level house are unusual in Zook's work, representing a more modern direction than his earlier Tudor designs. The quality of the masonry and the heavy wood details are typical, but the breadth and simplicity of the windows and the rectangularity of the house are not.

A prow-like front entry, set within the front elevation, divides the two sections of the house. On the north is the two level bedroom wing, with large windows at the corners of the upper level. The lower level also has large windows on all three sides and a door leads from the back of the lower level to the back yard. On the south of the house are the living room, dining room and kitchen. The living room, with its vaulted and beamed ceiling and limestone fireplace, has a large bay window facing east. The dining room has a similar window facing south. What was originally a covered screened porch with an outside fireplace is now a family room on the west side of the house. This area seems to have been enclosed with sliding glass doors many years ago. Its original spider web bluestone floor was moved to the new outdoor terrace when the family room was given a wood floor. The garage extends the entire length of the south wing of the original house and is entered via a door under the dining room bay window. The garage also serves as a furnace room and storage area.

A large and respectful addition was built in 1996, adjoining, at an angle, the southwest corner of the original house. It contains a second garage, a master bedroom suite and a family eating area, as well as a mudroom at the lower level. The entire house has a wood shingled roof, with a large flat section over the current family room. A broad limestone chimney projects through the center of the roof on the original house.

R. Harold Zook is widely recognized as one of the best residential architects of west suburban Chicago from the 1920s through the 1940s. He attended architecture school and worked for Howard Van Doren Shaw after graduating. He designed a large number of houses with exceptional detailing: woodwork, carving, windows, ironwork, masonry, complicated rooflines, terraces and screened porches. Most of these houses had his signature spider web somewhere in the design. At 820 N. Washington, there is a spider web in the masonry on the chimney breast in the living room and on the bluestone terrace floor. There is an incised spider in the threshold between the kitchen and the dining room as well.

In the Fullersburg area of Hinsdale there were once five Zook-designed houses. Four still remain: two on Washington Street (both 1949) and two on The Pines (both 1920s). When Zook was building here

development north of Ogden Avenue was still very sparse, with many farm fields and considerable woodlands.

Zook not only lived and worked in Hinsdale, but he was also an important civic figure as Chair of the first Plan Commission. It was Zook who led the decision to encourage Georgian as the preferred style for buildings in downtown Hinsdale. It was also Zook who worked on Hinsdale's earliest zoning code and on many other planning issues during a period of vigorous growth in the village.

Although the two houses that Zook designed for the Henderson brothers (design work began in 1946, immediately after World War II) share similarities, they are quite different: 820 N. Washington is a split level and 840 N. Washington is a ranch. They still stand on wooded lots, with an additional piece of wooded land to the north of 820 that is held by 840 under conservation easement with 840.

The house at 820 N. Washington is an excellent example of the work of R. Harold Zook and an important work of architecture for 1940s Hinsdale.

**VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
APPLICATION FOR LOCAL LANDMARK DESIGNATION**

The undersigned (the "Applicant") hereby makes application, pursuant to Title XIV of the Village Code of Hinsdale, as amended, for the designation of the building, structure or site described below as an historic landmark. The Applicant certifies to the Village of Hinsdale that the following answers and information are true and correct:

Address of Property under review: 820 N. Washington Street
Property Identification Number: 0901110049

I. GENERAL INFORMATION

1. Applicant's Name: Jean Follett-Thompson & Douglas Thompson
Address: 820 N. Washington St., Hinsdale, IL 60521

Telephone Number: 620.654.9717
2. Owner of Record (if different from applicant): Douglas M. Thompson Living Trust
Address: (same as above)

Telephone Number: (same as above)
3. Others, if any involved in project (include, name, address and telephone number):
Architect: _____

Attorney: _____

Engineer: _____

4. 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). _____

II. SITE INFORMATION

1. Provide a brief description of the site and its characteristics: The house at 820 N. Washington was built in 1949 to a design by R. Harold Zook. It has rough limestone walls, large windows and low pitched roofs with deep overhanging eaves. It is set into a hill and shares the hilltop with a companion house built for the original owner's brother.

2. Successive Applications. Has all or any part of the property been the subject of another application for a Certificate of Appropriateness under Title XIV of the Village Code of Hinsdale within the last two years?

☒ No ☐ Yes

If yes, state the date of the formal hearing and a statement explaining any relevant evidence supporting, the reasons why the Applicant believes the Village should consider this application at this time, pursuant to Section 14-3-10 of the Village Code.

3. Criteria for Designation *(Check the box before each element that the Applicant contends is met by the building, structure or site for which landmark designation is sought. Explain in the space that follows how the landmark meets each criterion that is checked. Attach relevant written documentation and evidence or supplemental explanation if more space is required).*

A. General.

The proposed landmark:

- ☒ Has significant character, interest, or value as part of the historic, aesthetic, or architectural heritage of the Village, the State of Illinois, or the United States.
- ☒ Is closely identified with a person or persons who significantly contributed to the development of the Village, the State of Illinois, or the United States.
- ☒ Represents notable efforts of, or is the only known example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State of Illinois, or the United States.
- ☐ Is an established or familiar visual feature due to its unique location or its singular physical characteristics.
- ☐ Was or is an historical focal point in the Village because of the activities associated with it.
- ☐ Is of a type or associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure, and possesses a high level of integrity or architectural significance.

B. Architectural.

The proposed landmark:

- ☐ Represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of materials.
- ☒ Embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- ☐ Exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.
- ☐ Is, or is part of, a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, time period, type of property, method of construction, or use of materials.

C. Historic Significance.

The proposed landmark:

- ☐ Is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.
- ☒ Has a strong association with the life or activities of a person or persons who has or have significantly contributed to or participated in the historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with an organization or group, whether formal or informal, through which persons have significantly contributed to or participated in historic events of the United States, the State of Illinois, or the Village.
- ☐ Is associated with a notable historic event.
- ☐ Is associated with an antiquated use due to technological or social advances.
- ☐ Is a monument to, or cemetery of, an historic person or persons.

4. **Describe the proposed Local Landmark.** In order to be eligible for designation as an Historic Landmark in the Village of Hinsdale, a structure or site must be at least 50 years old and must meet the designation criteria set forth by the Hinsdale Historic Preservation Commission. (On a separate sheet of paper provide a description that indicates in what way the structure or site meets the

designation criteria. Use applicable criteria as found above in Criteria for Designation.)

CERTIFICATION

The Applicant hereby 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;
- B. The Applicant will provide the Village with all additional information, as required, prior to the consideration of, or action on, this application;
- C. The Applicant 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 Applicant 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. If the Applicant fails to provide any of the requested information, or any other requested information by the Boards, Commissions, and/or Staff, then the applicant will not be considered.

☐ **INDIVIDUAL OWNERS**

Signature of Applicant

Signature of Applicant

☐ **CORPORATION**

Signature of Applicant's President

Signature of Applicant's Secretary

☐ **PARTNERSHIP**

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

LAND TRUST

OTHER

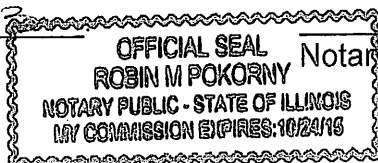
Signature

Signature of Authorized Officer

SUBSCRIBED AND SWORN
to before me this 11 day of

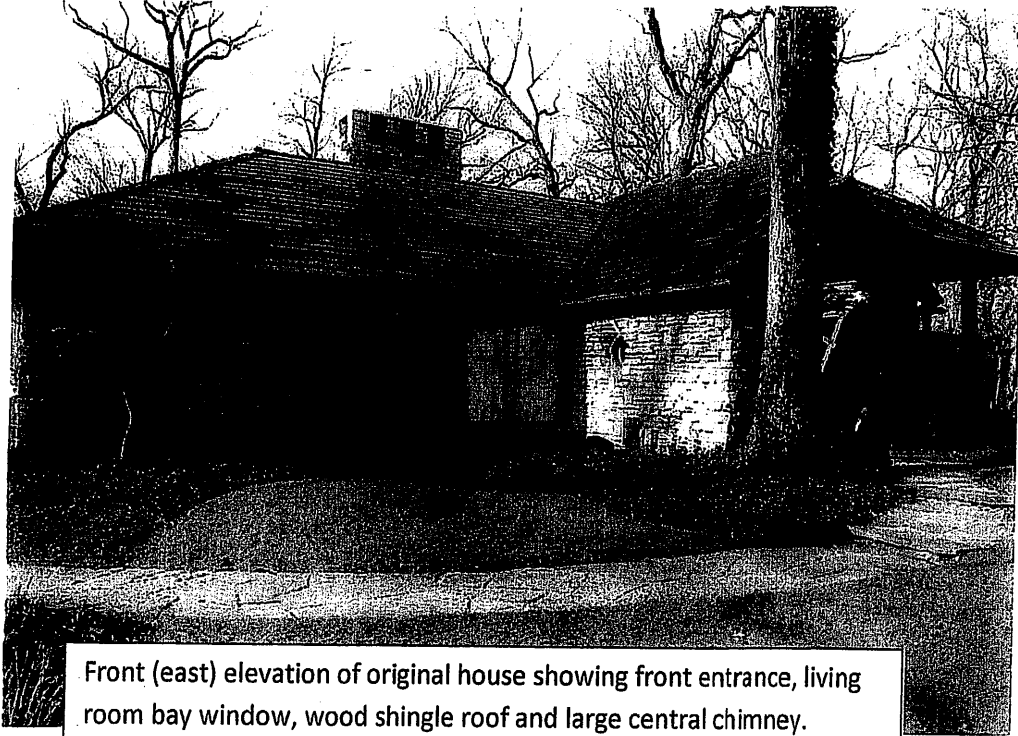
FEB

2013



Notary Public

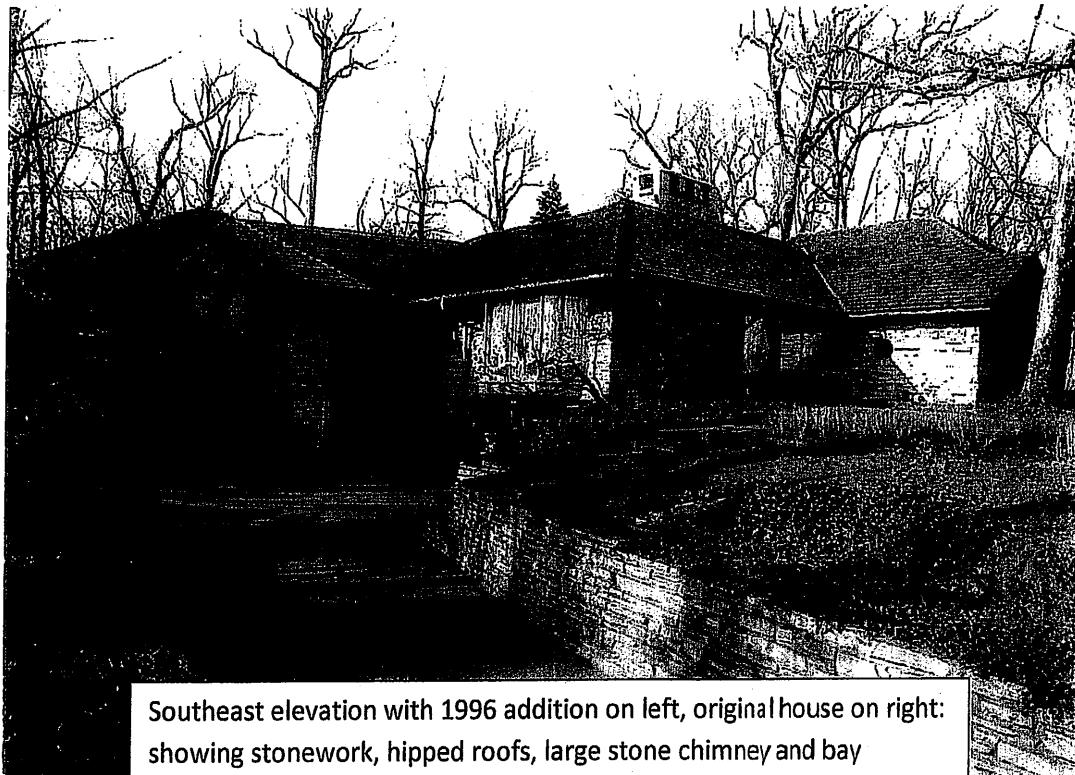
PHOTOS FOR 820 N. WASHINGTON STREET



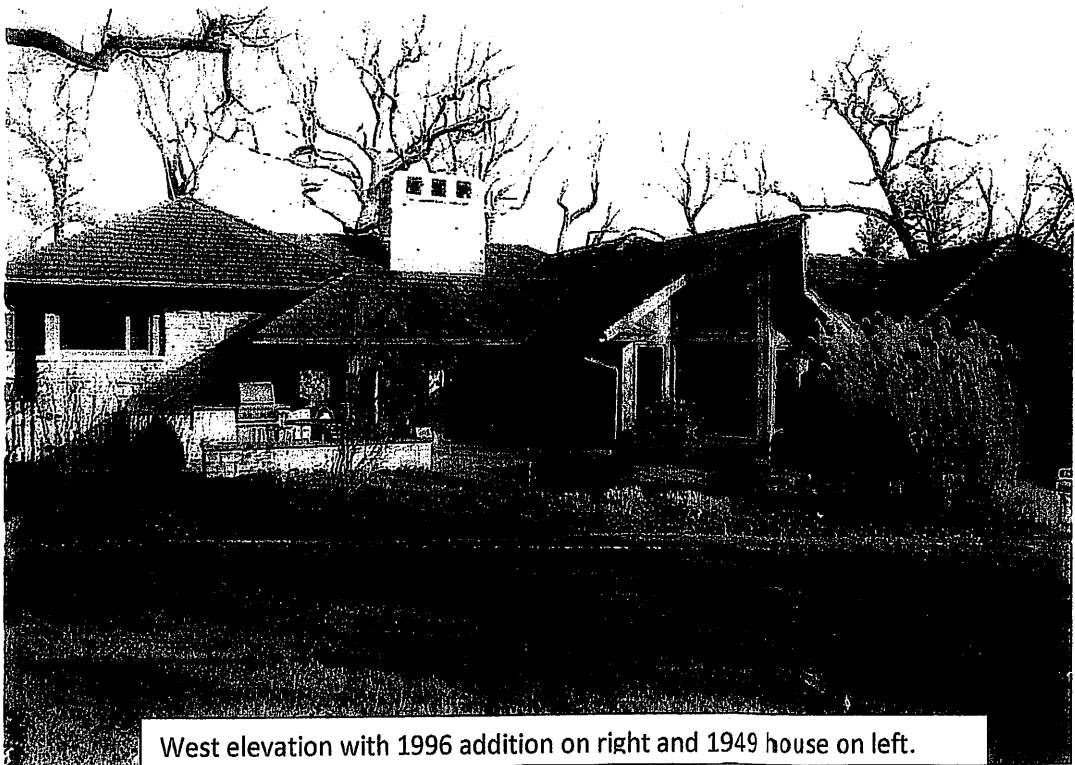
Front (east) elevation of original house showing front entrance, living room bay window, wood shingle roof and large central chimney.



Northeast corner elevation showing typical corner window, basement windows, stone work and deep eaves with tongue and groove cladding on the eaves.



Southeast elevation with 1996 addition on left, original house on right: showing stonework, hipped roofs, large stone chimney and bay windows.



West elevation with 1996 addition on right and 1949 house on left.



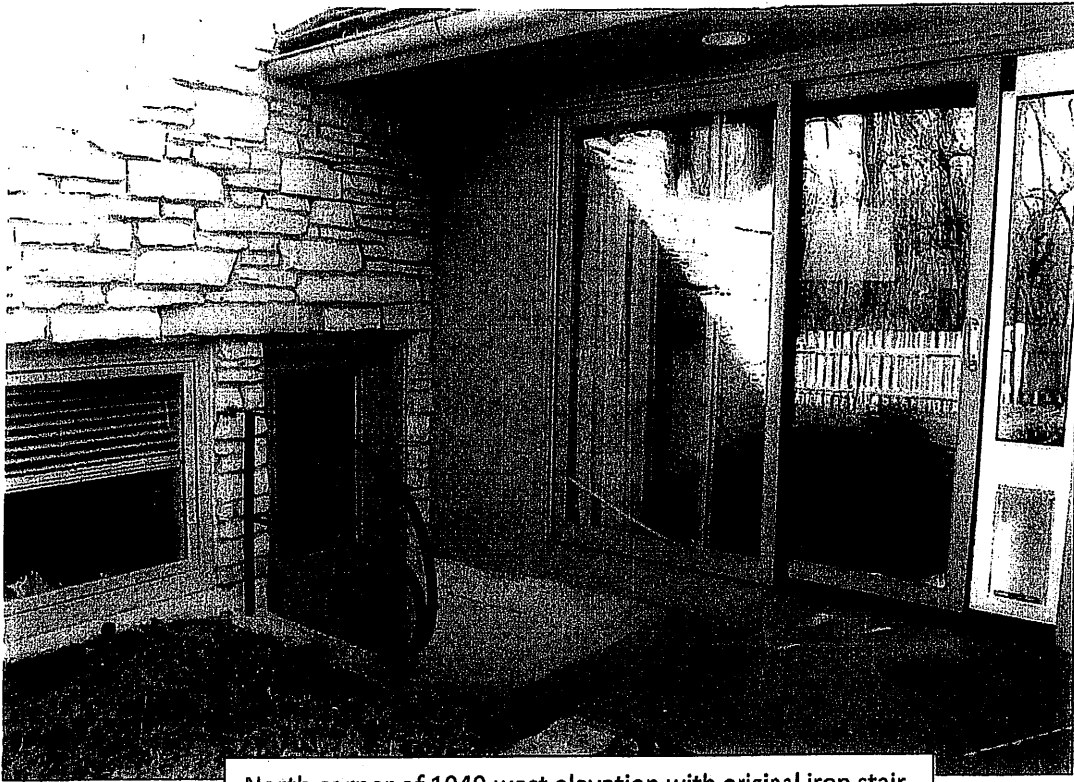
Front entrance with chevron stone work, bluestone step and wood detailing.



North elevation with original bathroom extension and corner windows.



South elevation from the west: 1996 addition with deep eaves, tongue and groove siding.



North corner of 1949 west elevation with original iron stair rail. Original screened patio room now enclosed as family room addition.

REQUEST FOR BOARD ACTION

AGENDA	ORIGINATING DEPARTMENT
SECTION NUMBER	Community Development
ITEM 125 W. Second Street – Site Plan and Exterior Appearance Review for Façade Modifications	APPROVAL

REQUEST

The applicant is requesting approval of exterior appearance and site plans to allow for exterior modifications and facade improvements to the existing building at 125 W. Second Street. The site is improved with a two and a half-story structure being used as offices, in the O-1 Specialty Office District.

ZONING HISTORY/CHARACTER OF AREA

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

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

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

Section 9-104D(1) of the Zoning Code provides exceptions for minor additions and establishes that an applicant can increase square footage of a building by up to 10% before additional parking is required. Based on the numbers provided by the applicant's architect, the aggregate increase of the addition is just under the 10% permitted and as such does not require any additional onsite parking. It should be noted that the applicant originally proposed to provide a surface parking lot containing 5 additional off-street parking spots, which included one handicap space. After discussing, the Commission agreed that while they were very supportive of the improvements and changes to the home, they could not support the parking lot as proposed due to the visual and stormwater impacts on the neighborhood. As such, the applicant agreed to remove the request for the surface parking lot from the application at this time and indicated that if and when a decision was made to expand the existing parking conditions, they would be happy to come back and work with the Plan Commission to find an agreeable solution.

In addition to the site plan and exterior appearance approvals, the applicant had originally applied for several variations, of which all but one, were relative to the parking lot setbacks and buffering. With the withdrawal of the surface parking lot from the proposal, the applicant still required one additional variation for rear yard setback, which was approved on October 16th, by the Zoning Board of Appeals.

At the October 9, 2013 Plan Commission meeting the Commission reviewed the application submitted for

125 W. Second Street, and unanimously recommended approvals (6-0, 1 absent) of the requests for site plan and exterior appearance for the façade modifications, subject to the removal of the proposed surface parking lot.

Review Criteria




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

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

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

Should the Committee find the requested changes to be appropriate, the following motion is suggested:

MOTION: Move that the request be forwarded to the Board of Trustees to approve an "Ordinance Approving Site Plans and Exterior Appearance Plans for Modifications to a Commercial Building at 125 West Second Street", subject to the removal of the proposed surface parking lot.

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

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE
PLANS FOR EXTERIOR MODIFICATIONS AND FAÇADE IMPROVEMENTS TO
AN EXISTING COMMERCIAL BUILDING
AT 125 W. SECOND STREET**

WHEREAS, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review for exterior modifications and façade improvements to an existing commercial building located at 125 W. Second Street, Hinsdale, Illinois (the "Subject Property"), from Kolbrook Design, Inc., on behalf of property owner Christina Steil (the "Applicant"); and

WHEREAS, the Subject Property is located in the Village's O-1 Specialty Office Zoning District and is currently improved with a two and a half-story structure previously used for office space. The Applicant proposes to improve the existing commercial building with a small addition on the north side, roof modifications, repair and replacement of existing stucco, and other exterior improvements. The Application also included a proposed new surface parking lot for five (5) vehicles and related landscaping; and

WHEREAS, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on October 9, 2013. The Plan Commission favored the improvements to the existing commercial building itself, but expressed concern about the addition of new surface parking. The Applicant withdrew the request for the parking, after which the Plan Commission recommended approval of the Application by the Board of Trustees on a vote of six (6) in favor, zero (0) against, and one (1) absent, subject to revisions to the plans to remove the surface parking lot. The recommendation for approval and a summary of the related proceedings are 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 made a part hereof; 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 Plan and Exterior Appearance Plan. Collectively, the various improvements proposed, minus the original request for a new surface parking lot, are depicted in the revised site plan and exterior appearance plans attached hereto as **Exhibit B** and made a part hereof. 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 revised site plan and exterior appearance plan attached as **Exhibit B**, 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. **No Surface Parking Expansion Approval.** The approvals granted hereunder do not include approval of a surface parking lot addition. That part of the original Application has been withdrawn.
- B. **Compliance with Plans.** All work on the Subject Property shall be undertaken only in strict compliance with the approved plans attached as **Exhibit B**.
- C. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, 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.
- D. **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, 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 the manner provided by law.

ADOPTED this _____ day of _____, 2013, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2013, and attested to by the Village Clerk this same day.

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: _____, 2013

EXHIBIT A

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

DRAFT

HINSDALE PLAN COMMISSION

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

DATE OF PLAN COMMISSION REVIEW: October 9, 2013

DATE OF ZONING AND PUBLIC SAFETY REVIEW: October 28, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Steve Kolber (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 125 W. Second Street (the “Subject Property”).
2. The Subject Property is located in the O-1 Specialty Office District and is improved with a multiple-story residential office building.
3. The applicant was proposing to construct a new surface parking lot for 5 vehicles and a small addition on the north side of the existing structure, as well as make several exterior improvements to the existing building and site.
4. The applicant summarized the request which included
 - Construction of a small surface parking lot for 5 vehicles (includes 1 h/c space), which also includes removal/replacement of certain sections of pavement and installation of row hedges to visually screen the lot.
 - Construction of a small addition, including a cantilevered portion, off of the north side of the existing structure.
 - Conversion of two existing hip roofs, to gable roofs.
 - Necessary repair and replacement of existing stucco.
5. The Commission expressed concerns with the proposed surface parking lot and the impact it would have on the neighborhood, including stormwater management and aesthetic concerns.
6. The Commission heard concerns from a neighbor who expressed interest in visual impact of a surface parking lot and suggested the applicant consider alternatives for street parking, including reaching out to the Police Department to discuss the possibility of converting some of the existing permit parking, to regular street parking.
7. The Plan Commission was complimentary of the elevations and the proposed improvements to the structure.
8. While the Commission generally understood the applicant’s rationale for wanting to provide the additional parking, they indicated they could not support the surface parking lot being proposed based on the reasons stated previously. They suggested that if the applicant was willing to remove the parking lot from the request at this time, they would be more comfortable moving this forward with those changes, as well as an endorsement to the Zoning Board of Appeals for the rear yard setback variation.
9. The applicant agreed to remove the parking lot at this time stating that if and when his client decided to expand the existing parking situation, he would be happy to come back and work with the Commission to reach a reasonable solution.

10. 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.
11. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," zero (0) "Nays," and one (1) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 125 W. Second Street, subject to the applicant removing the proposed surface parking lot from the plans.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2013.

EXHIBIT B

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

2ND STREET



2ND STREET

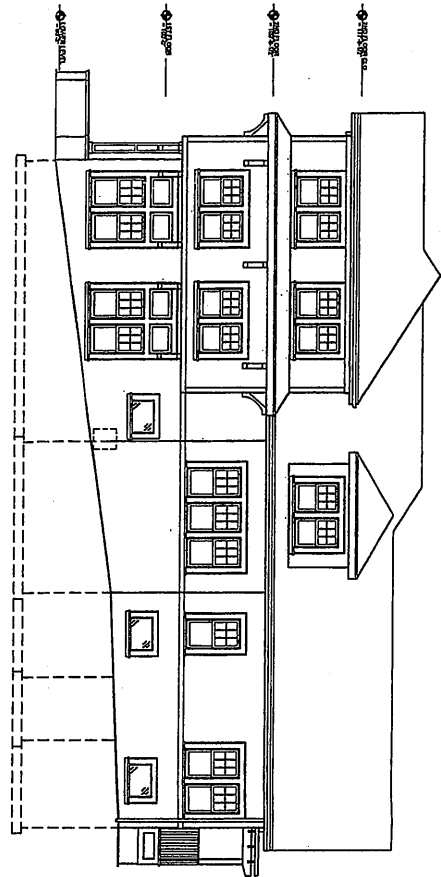
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PROJECT:
STEIL OFFICE
PROPOSED ADDITION & RENOVATION
125 W 2ND ST.
HINSDALE, IL 60521

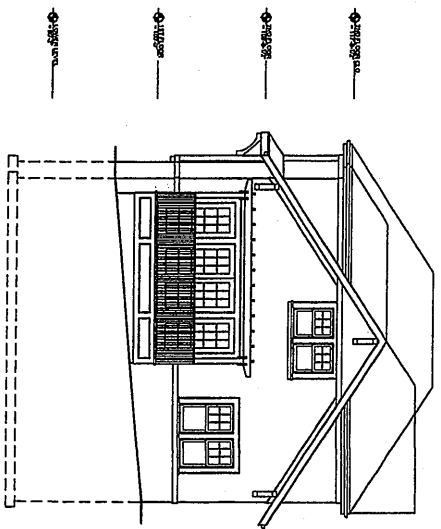
kolbrook design

1278 DAVIS ST., SUITE 300
EVANSTON, IL 60201
OFFICE: 847/492-1952 • FAX: 312/453-0599

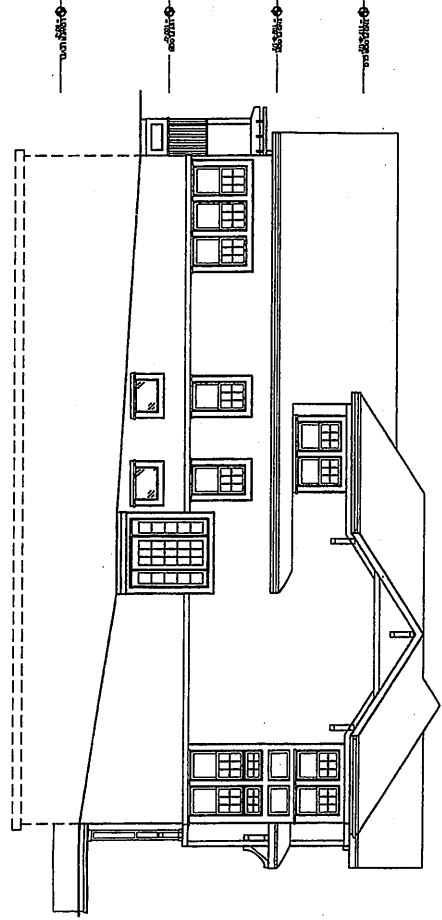
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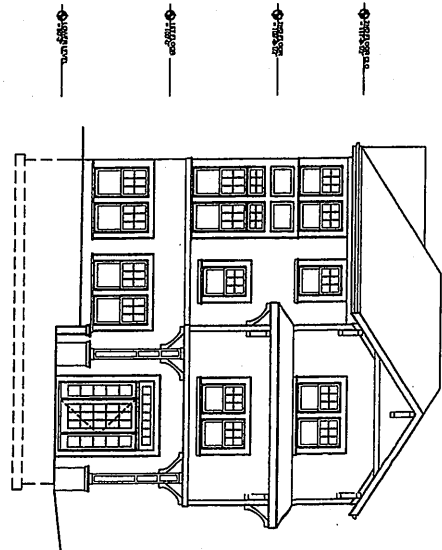
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

Copyright © 2011 Kolbrook Design

kolbrook design 828 CHAVIS ST. SUITE 300 EVANSTON, IL 60201 OFFICE: 847.423.1861 FAX: 847.423.2669		PROJECT: STEIL OFFICE PROPOSED ADDITION & RENOVATION 125 W 2ND ST. WINDOLE, IL 60521		DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank]	PROJECT NO: [blank] SHEET NO: [blank]
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VILLAGE
OF HINSDALE

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION
FOR OFFICE DISTRICTS

I. GENERAL INFORMATION

Applicant

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

Address: 828 Davis St., Suite 300

City/Zip: Evanston, IL 60201

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

E-Mail: skolber@kolbrook.com

Owner

Name: Christina Steil

Address: 949 Cleveland Road

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 640-0867

E-Mail: cmgsteil@sbcglobal.net

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

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

Title: Civil Engineer (Project Manager)

Address: 601 W. Randolph St., Suite 500

City/Zip: Chicago, IL 60661

Phone/Fax: (312) 219-8859

E-Mail: ckeppner@eea-ltd.com

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

Title: Landscape Architect

Address: 911 Edward Street

City/Zip: Henry, IL 61537

Phone/Fax: (815) 303-3996

E-Mail: jeff@bergfeldstudio.com

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

- 1) _____
- 2) _____
- 3) _____

II. SITE INFORMATION

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

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

Brief description of proposed project:

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

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

Interior remodel of space to accommodate new office function.

New exterior finishes to include shingle siding and stucco.

General description or characteristics of the site:

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

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

Surrounding zoning and existing land uses:

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

South: R-4 Single Family Residential District

East: O-2 Limited Office District

West: IB Institutional Building District

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

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

☒ ^{REVIEW} Site Plan Disapproval 11-604
(Concurrent Zoning Variance(s); See Attached)

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E
Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

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

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

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

* Must provide actual square footage number and percentage.

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

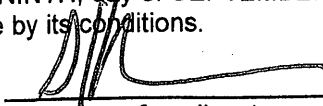
Note: (**) The following requirements are concurrently being proposed for Zoning Variance with this submission for the Plan Commission.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

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


Signature of applicant or authorized agent

STEVEN KOLBER
Name of applicant or authorized agent

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

Signature of applicant or authorized agent

Name of applicant or authorized agent


Notary Public





September 9, 2013

Steil Office: 125 W. 2nd Street

Supplemental Information: Plan Commission - Standards for Approval

Exterior Appearance Criteria

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

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

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

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

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

16. Special Consideration for Existing Buildings: For existing buildings, the Plan Commission and Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.
 - a. Attention has been paid to the existing buildings style and detailing and every effort made to support the preservation of said styles.

Exterior Appearance Criteria

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
 - a. The property is located in the O-1 Specialty Office District. The building is being renovated to be used as a small scale medical office in compliance with the district's proposed use.
2. The proposed site plan interferes with easement and rights of way.
 - a. All easements and/or rights-of-way will be preserved as they exist on the site prior to alteration.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
 - a. While the inclusion of the parking spaces does alter the existing site, the area that the parking spaces are intended to occupy was formerly an open lawn with very little natural, topographical, or physical significance. Every attempt will be made to restore the landscaping significance of the areas surround the new parking space.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of the surrounding property.
 - a. The proposed site plan in no way infringes upon (or aesthetically disrupts) the activity of the surrounding properties. Landscaping and the site's natural topography will visually conceal the majority of any and all traffic circulation.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site, or disjointed and inefficient pedestrian or vehicular circulation paths on or off site.
 - a. The new parking drive aisle empties traffic onto 2nd Street. However, this does not impede pedestrian or vehicular traffic and is far enough removed

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

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



September 18, 2013

Steil Office: 125 W. 2nd Street
Supplemental Information: NET AREA

Existing Structure

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

Total: 2,643 sqft

Proposed Addition

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

Total: 261.5 sqft

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

LEGEND

- ACU = AIR CONDITIONING UNIT
- BOL = BOLLARD
- BP = BLUE PAINT
- CBW = CONCRETE BLOCK RETAINING WALL
- CH = CROSS NOTCH
- CHW = CONCRETE RETAINING WALL
- DU = DESTINATION UNKNOWN
- EM = ELECTRIC METER
- F/F = FINISHED FLOOR
- FNC = FENCE
- GM = GAS METER
- HWY = HIGHWAY
- LSP = LANDSCAPE PERIMETER
- OWH = OVERHEAD WIRE
- PEDC = CABLE PEDestal
- PEDE = ELECTRIC PEDestal
- PEUT = TELEPHONE PEDestal
- R = RAMP
- RCP = REINFORCED CONCRETE PIPE
- SA = SANDARY
- ST = STORM
- TF = TOP OF FOUNDATION
- TOP = TOP OF WALL
- UW = UNDERGROUND WIRE
- UP = UTILITY POLE
- VC = VENTED CLAY PIPE
- W = WOOD
- WRW = WOOD RETAINING WALL
- WV = WOOD VENEER WITH TRUNK DIAMETER IN INCHES
- SS-0 = CONCRETE CURBING
- SS-12 = CONCRETE CURBING
- SS-24 = CONCRETE CURBING
- SS-36 = CONCRETE CURBING
- SS-48 = CONCRETE CURBING
- SS-60 = CONCRETE CURBING
- SS-72 = CONCRETE CURBING
- SS-84 = CONCRETE CURBING
- SS-96 = CONCRETE CURBING
- SS-108 = CONCRETE CURBING
- SS-120 = CONCRETE CURBING
- SS-132 = CONCRETE CURBING
- SS-144 = CONCRETE CURBING
- SS-156 = CONCRETE CURBING
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- SS-1920 = CONCRETE CURBING
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- Sign Notes:**
1. "SPEED LIMIT 20" AND "2 HR PARKING"
 2. STOP SIGN
 3. "NO PARKING"
 4. "NO PARKING BETWEEN SIGNS"
 5. "PERMIT PARKING ONLY"
 6. "PRIVATE PROPERTY AT/PARKING ONLY"

BENCHMARK:
NBS MONUMENT DIPS 2 (A2700)
MONUMENT DESCRIBED AS LOCATED WITHIN THE CITY OF OAK BROOK, 2.0 MI NORTH OF CLARENCE HILLS IN SECTION 28, TOWNSHIP 35 NORTH, RANGE 11E, TO REACH FROM THE JUNCTION OF US RT 34 AND E. RT 83 PROCEED NORTH 1.5 MI TO STATION LOCATED 30 FT WEST OF BACK OF CURB OF E. RT 83 SOUTHWEST. STATION IS LOCATED 0.5 MI SOUTH OF INTERSTATE 55, 0.1 MI NORTH OF OAK BROOK RD, 35.4 FT EAST OF CENTERLINE OF EXIT RAMP TO OAK BROOK RD, 32 FT EAST OF EDGE-OF-PAVEMENT OF EXIT RAMP TO OAK BROOK RD, 115 FT NORTH OF 6 IN SPRUCE TREE, AND 2 FT NORTH OF ORANGE FERNLESS WITNESS POST. NOTE - ACCESS TO DATUM POINT THROUGH 8 INCH LOG CAB. DATUM POINT IS 0.5 FT BELOW CAP. ELEVATION = 664.59 NAVD 83 DATUM

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

NOTE:
TFW SURVEYING & MAPPING, INC. HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE LOCATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

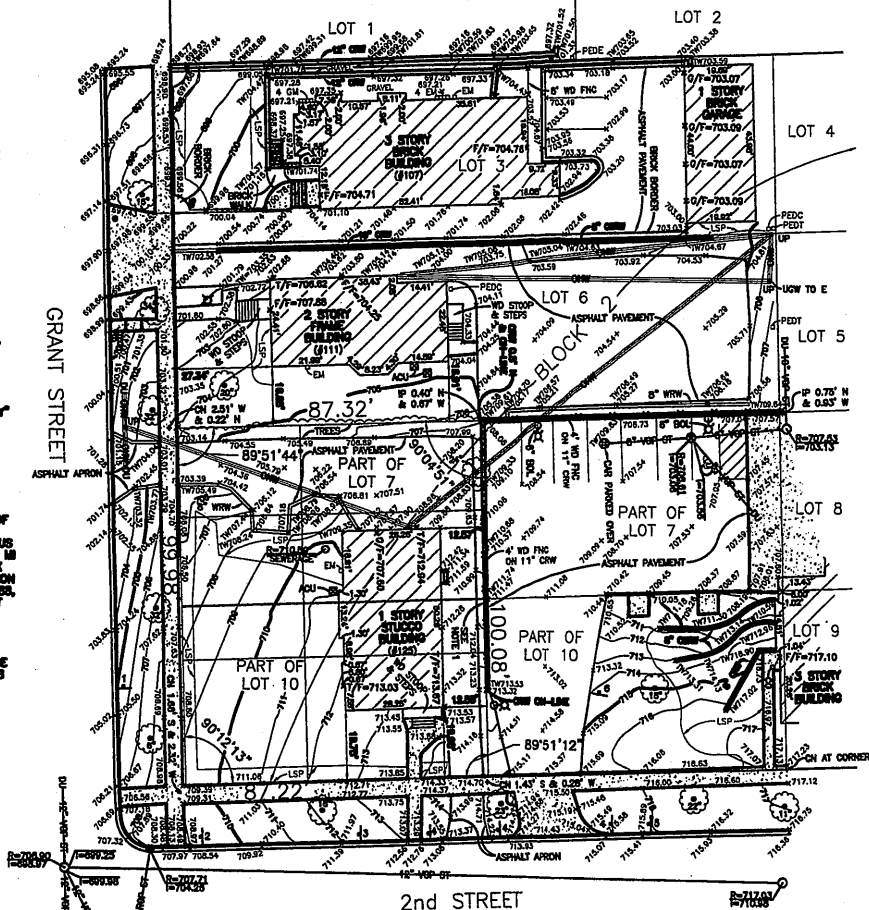
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IF ANY SUCH IMPROVEMENTS ARE DISCOVERED BY THIRD PARTY UTILITY LOCATING SERVICES AT OR ABOVE GRADE TO INDICATE THE BELOW GRADE IMPROVEMENTS OR UTILITIES, IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

DATE: JULY 25, 2013
ORDER NO: 130728
PROJ. NO: 1749
FOR: ERIKSSON ENGINEERING ASSOC., LTD.
FROM: NAME CASE'S ADDITION TO HINSDALE
PROJ. NO: 1749
PROJ. NAME: CASE'S ADDITION TO HINSDALE
PROJ. NO: 1749

TFW SURVEYING & MAPPING, INC.
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
880 EAST BELVIDERE ROAD • SUITE 415 • GRAYBLAKE, ILLINOIS 60144
630-545-5500
tfw@tfwsurvey.com www.tfwsurvey.com

PLAT OF SURVEY

THE WEST 1/2 OF LOTS 7 AND 10, IN BLOCK 2 IN J.L. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1972 AS DOCUMENT 19440, IN DU PAGE COUNTY, ILLINOIS.



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

STATE OF ILLINOIS
COUNTY OF LAKE

I, THOMAS F. WHEELER, ALIEN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE EXAMINED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON SHOWN IS A REPRESENTATION OF THE SURVEY CONDUCTED BY ME IN TEXT AND EXHIBIT, PAGES THEREOF. THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STATUTES GOVERNING A BOUNDARY SURVEY.

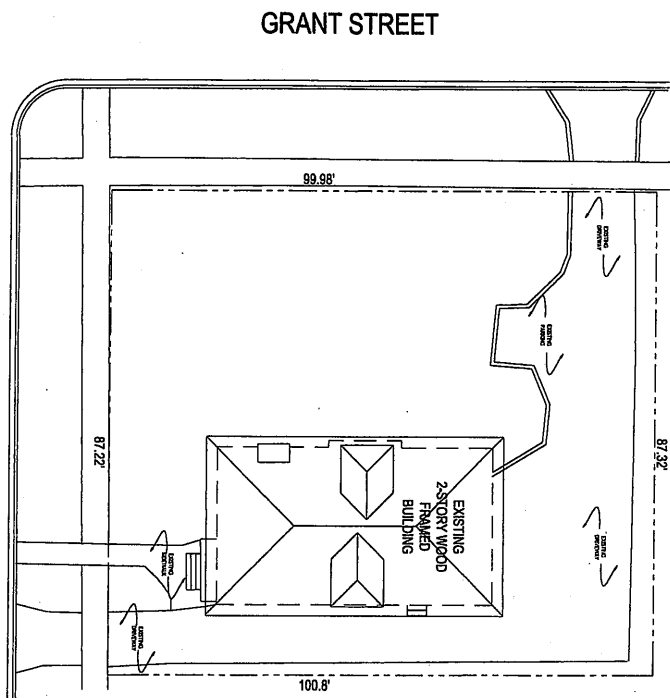
CERTIFIED AT GRAYBLAKE, ILLINOIS THIS 25th DAY OF JULY, 2013.

ALIEN PROFESSIONAL LAND SURVEYOR NO. 30-2013
LICENSE EXPIRES NOVEMBER 30, 2014



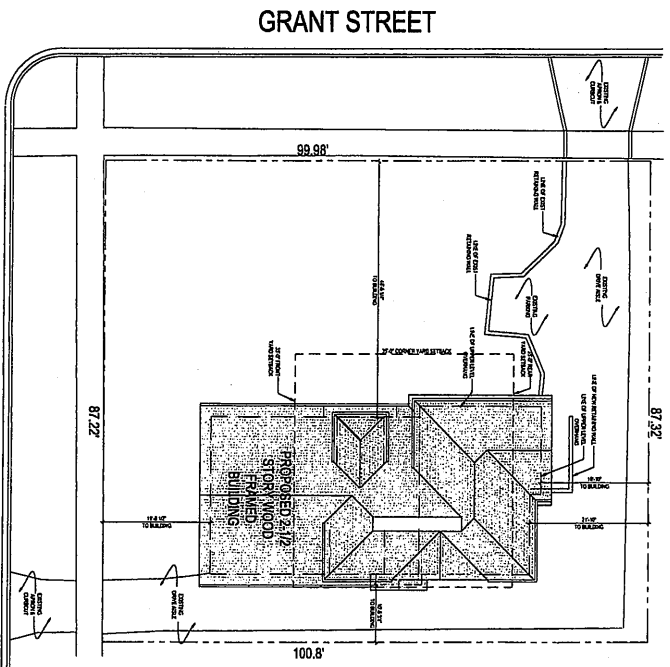
ZONING INFORMATION	
EXISTING ZONING	COMMERCIAL
PROPOSED ZONING	COMMERCIAL
SETBACK REQUIREMENTS	
FRONT	10.0'
REAR	10.0'
SIDE	10.0'
HEIGHT	35.0'
AREA REQUIREMENTS	
MINIMUM LOT AREA	10,000.00
MINIMUM BUILDING AREA	10,000.00
MINIMUM LOT COVERAGE	10.00%
MINIMUM BUILDING COVERAGE	10.00%
MINIMUM LOT AREA	10,000.00
MINIMUM BUILDING AREA	10,000.00
MINIMUM LOT COVERAGE	10.00%
MINIMUM BUILDING COVERAGE	10.00%
MINIMUM LOT AREA	10,000.00
MINIMUM BUILDING AREA	10,000.00
MINIMUM LOT COVERAGE	10.00%
MINIMUM BUILDING COVERAGE	10.00%

PROJECT DATA	
PROJECT NAME	STEEL OFFICE
PROJECT ADDRESS	125 W 2ND ST
PROJECT CITY	EVANSTON, IL
PROJECT STATE	IL
PROJECT ZIP	60201
EXISTING SQUARE FOOTAGE	10,000.00
PROPOSED SQUARE FOOTAGE	10,000.00
COMBINED SQUARE FOOTAGE	20,000.00
TOTAL AREA	10,000.00
TOTAL BUILDING AREA	10,000.00
TOTAL LOT COVERAGE	10.00%
TOTAL BUILDING COVERAGE	10.00%
TOTAL LOT AREA	10,000.00
TOTAL BUILDING AREA	10,000.00
TOTAL LOT COVERAGE	10.00%
TOTAL BUILDING COVERAGE	10.00%



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

2ND STREET



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

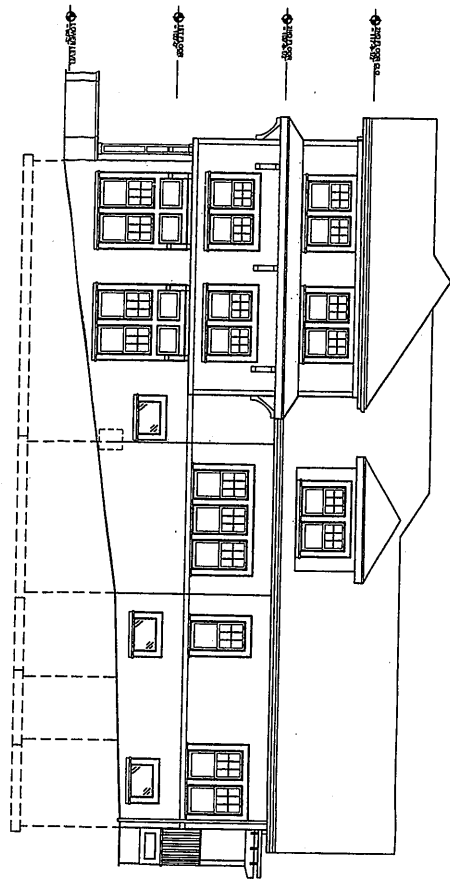
2ND STREET

PROJECT:
STEEL OFFICE
PROPOSED ADDITION & RENOVATION
125 W 2ND ST
EVANSTON, IL 60201

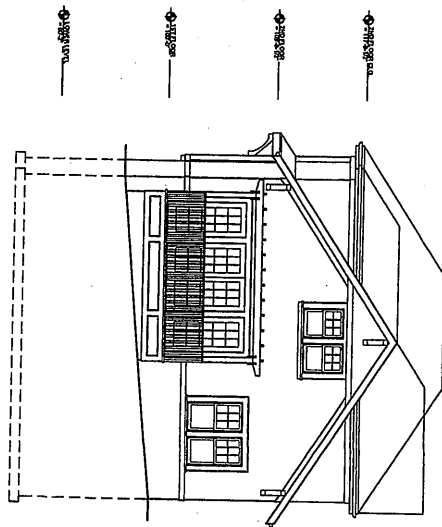
kolbrook design

635 GAY ST. SUITE 200
EVANSTON, IL 60201
OFFICE: 847.452.1951 - FAX: 312.433.0299

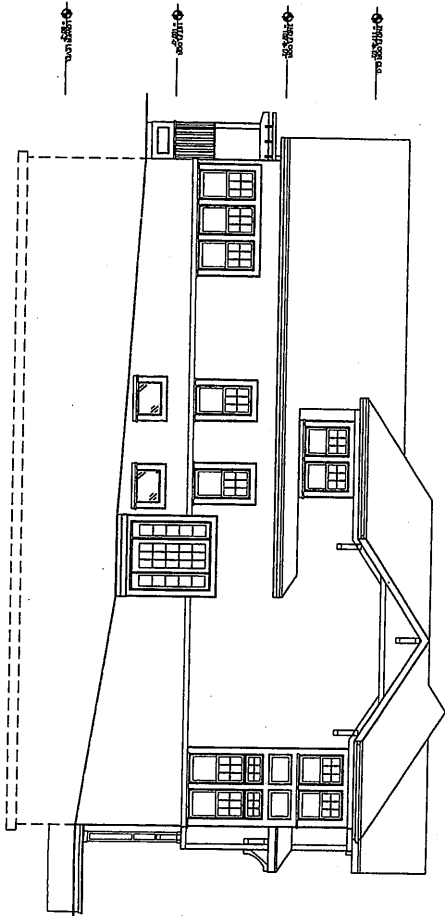
PROJECT:
STEEL OFFICE
PROPOSED ADDITION & RENOVATION
125 W 2ND ST
EVANSTON, IL 60201



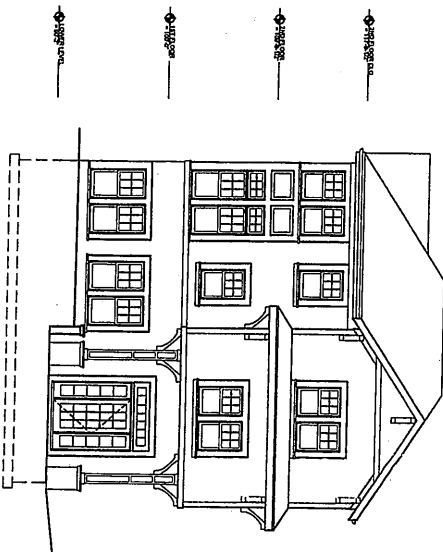
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



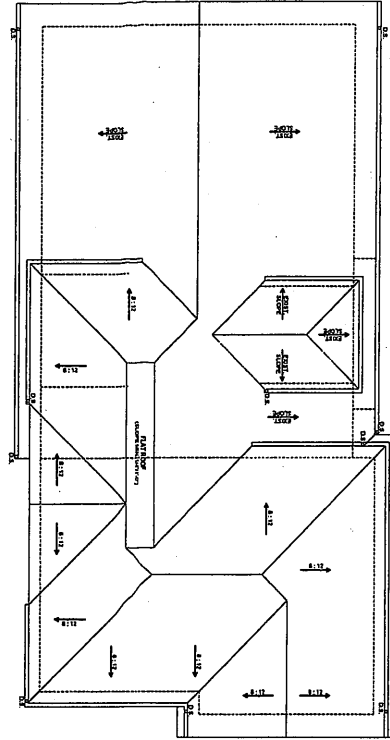
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



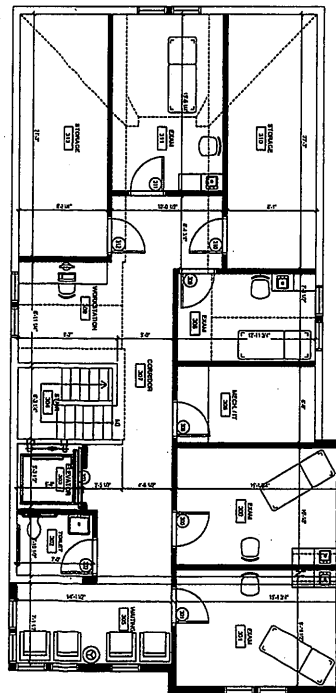
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



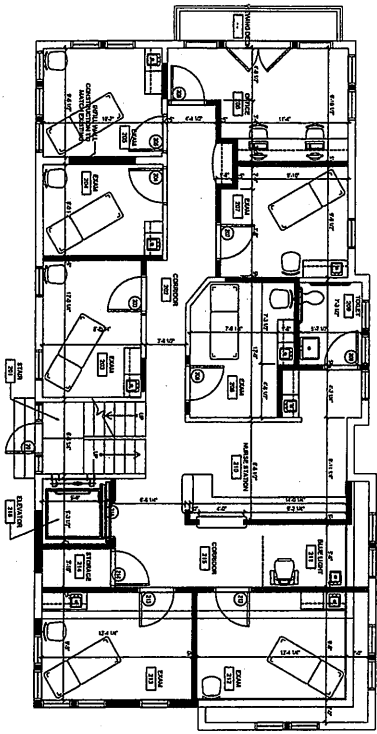
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



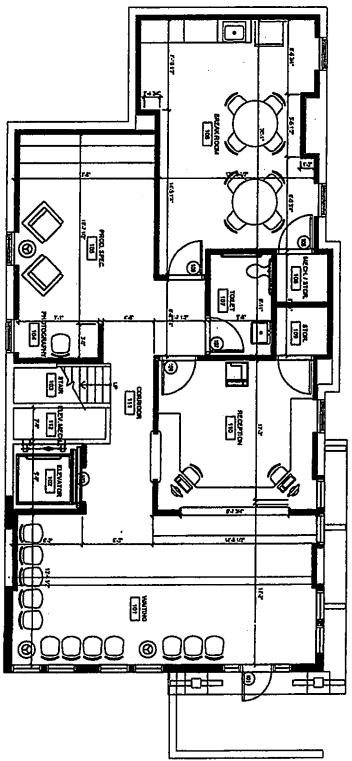
4 ROOF PLAN
SCALE: 1/8" = 1'-0"



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



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



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

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER	ORIGINATING DEPARTMENT Community Development
ITEM Case A-26-2013 - Applicant: AT&T - Location: 333 W. 57 th Street - Request: Amendment to Existing Special Use Permit and Site Plan/Exterior Appearance for Wireless Antennas and Associated Equipment	APPROVAL

The applicant, AT&T, is proposing to co-locate a total of nine new cellular antennas on the existing water tower with the associated equipment to be housed in a ground level facility at the base of the water tower located at 333 W. 57th Street in the IB, Institutional Buildings District. The site was originally approved for a total of 36 new antennas, for four wireless providers. Since that approval, Clearwire has opted not to co-locate on the water tower. AT&T would be replacing Clearwire and while 36 antennas were originally approved, AT&T has stated that they plan to take over the space allocated for Clearwire's six antennas and add three additional which would bring AT&T's total to nine antennas and the total number of antennas on the water tower to 39 antennas rather than the 36 antennas originally approved. The applicant states that the need for the additional three antennas is to meet the current coverage demands of their customers while diminishing the historically poor coverage in this area of Hinsdale. Due to the fact that there will be three additional antennas, AT&T is required to obtain an amended special use permit and site plan/exterior appearance approval since it is not in keeping with the originally approved number of antennas. Subsection 7-305I of the Village's Zoning Code states that personal wireless services antennas of this nature are special uses.

ZONING HISTORY/CHARACTER OF AREA

The site currently contains the Village's water tower and is adjacent to Hinsdale Central High School's campus on three sides of the existing zoning lot. The property to the south is located in the R-3, Single-Family Residential District and contains both vacant property and single-family homes. Directly north, east and west of the subject property is Hinsdale Central High School. The water tower, including the antennas and the equipment building, are maintained by using a small paved path that traverses Hinsdale Central's property and is only accessible from 57th Street. Due to this limited accessibility, any agreement between the Village and the cellular carriers must also include Hinsdale Central High School. As such, the Village is currently working with both the high school and AT&T to reach a similar agreement to those of the other three carriers already in place. This agreement, once finalized, will appear before the Board as a separate item for approval.

GENERAL STAFF COMMENTS

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

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



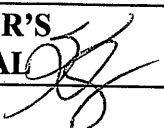
the highest point of the existing water tower.

The Federal Telecommunications Act prohibits local governments from considering environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions when reviewing antenna locations. Carriers are responsible for being EMF compliant (electromagnetic field levels) with Federal regulations.

At the Plan Commission meeting of October 9, 2013, it was recommended, unanimously (6-0) that the Amendment to the Special Use and the Site Plans be approved. It was also recommended, on a 5-1 vote, that the request for Exterior Appearance be approved.

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 to approve an "Ordinance Approving a Special Use Permit, Site Plans and Exterior Appearance Plans for the Installation of New Cellular Antennas and Associated Equipment, at the Property Located at 333 W. 57th Street."

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

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CO-LOCATION OF CELLULAR ANTENNAS ON AN EXISTING VILLAGE WATER TOWER, AND SITE PLAN AND EXTERIOR APPEARANCE PLAN RELATED TO SAME – 333 W. 57TH STREET

WHEREAS, AT&T (the "Applicant") submitted an application seeking a special use approval and site plan and exterior appearance plan approval related to the co-location of new cellular antennas on an existing water tower, with associated equipment to be housed in a ground level facility at the base of the water tower (the "Application"), all located at 333 W. 57th Street (the "Subject Property"). The Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Subject Property is located in the IB Institutional Buildings Zoning District and is currently improved with a water tower (the "Water Tower"). Previous special use approvals have authorized a total of thirty-six (36) cellular antennas to be placed on the Water Tower. AT&T's request will cause the total number of cellular antennas to exceed that number by three (3), and it is therefore required to obtain an amended special use, plus site plan and exterior appearance approval, for the three (3) additional antennas; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

WHEREAS, on October 9, 2013, the Plan Commission of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the variation request; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the requested amendment to the existing Special Use on a vote of six (6) in favor, zero (0) against, and one (1) absent, and approval of the Site Plan/Exterior Appearance Plan on a vote of five (5) in favor, one (1) against, and one (1) absent, all as set forth in the Plan Commission's Findings and Recommendation in Case No. A-26-2013 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Plan Commission has filed its report of Findings and Recommendation regarding the various approvals sought in the Application with the President and Board of Trustees; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting held on October 28, 2013, 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 have duly considered the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-602E of the Zoning

Code governing approval of a special use permit, subsection 11-604F of the Zoning Code governing site plan approval, and 11-606E of the Zoning Code governing exterior appearance review, 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 Amendment to Special Use Permit, 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 the applicable sections of the Zoning Code, approves the requests made in the Application for an amendment to an existing Special Use Permit to allow placement of three (3) additional cellular antennas on the Subject Property, as well as the Exterior Appearance and Site Plans attached to, and by this reference, incorporated into this Ordinance as **Exhibit C** (the "Approved Plans"), for the Subject Property located in the IB Institutional Buildings Zoning District, all 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 C**.
- 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 Special Use 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 the manner provided by law.

PASSED this _____ day of _____ 2013.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____ 2013 and attested by the Village Clerk this same day.

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: _____, 2013

EXHIBIT A

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY
(ATTACHED)**

THE EAST 200 FEET OF THE NORTH HALF OF LOT 4 IN BLOCK 7 OF
BRANIGAR BROS. HINSDALE FARMS A SUBDIVISION IN THE NORTHWEST
QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS. ALSO;

A PARCEL OF LAND FOR ACCESS AND UTILITY EASEMENT PURPOSES, BEING
PART OF THE EAST 200 FEET OF THE NORTH HALF OF LOT 4, BLOCK 7 IN
BRANIGAR BROS HINSDALE FARMS BEING A SUBDIVISION OF THE
SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE
EAST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST) OF
SECTION 13 TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST 200 FEET;
THENCE NORTH 01 DEGREES 42 MINUTES 07 SECONDS WEST ALONG THE
EAST LINE THEREOF 25.16 FEET TO THE POINT OF BEGINNING; THENCE
SOUTH 88 DEGREES 31 MINUTES 50 SECONDS WEST PARALLEL WITH THE
NORTH LINE OF PENZE'S RESUBDIVISION ACCORDING TO THE PLAT
THEREOF RECORDED IN DUPAGE COUNTY AS INSTRUMENT NUMBER 495827
ON APRIL 16, 1946, A DISTANCE OF 183.41 FEET; THENCE NORTH 01 DEGREES
42 MINUTES 07 SECONDS WEST, 88.01 FEET; THENCE NORTH 88 DEGREES 17
MINUTES 53 SECONDS EAST, 14.50 FEET; THENCE SOUTH 01 DEGREES 42
MINUTES 07 SECONDS EAST, 73.00 FEET; THENCE NORTH 88 DEGREES 17
MINUTES 53 SECONDS EAST, 22.83 FEET; THENCE SOUTH 01 DEGREES 42
MINUTES 07 SECONDS EAST, 3.16 FEET; THENCE NORTH 88 DEGREES 31
MINUTES 50 SECONDS EAST, 146.08 FEET TO THE EAST LINE OF THE
AFOREMENTIONED EAST 200 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES
07 SECONDS EAST, 12.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

DRAFT

HINSDALE PLAN COMMISSION

RE: Case A-26-2013 – 333 W. 57th Street – AT&T – Amendment to Special Use Permit and Exterior Appearance/Site Plan Review Approval for Installation of Cellular Antennas and Associated Equipment.

DATE OF PLAN COMMISSION REVIEW: October 9, 2013

DATE OF COMMITTEE REVIEW: October 23, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. AT&T, (the “applicant”), submitted an application to the Village of Hinsdale for the property located at 333 W. 57th Street (the “subject property”).
2. The subject property is located within the IB, Institutional Buildings District in which cellular antennas are authorized as special uses.
3. The applicant proposes to install a total of nine new cellular antennas, for a total of thirty nine antennas on the lawfully existing water tank structure with the equipment being housed in the existing ground level facility already containing three additional carriers.
4. The Special Use Permit already authorizes 36 antennas on the water tower, with 30 currently installed between three carriers. AT&T has indicated they need three additional antennas, beyond the six already approved, to meet their coverage needs.
5. The applicant will be taking the place of Clearwire, who was approved for the six additional antennas, but ultimately chose not to locate on the tower.
6. Certain Commissioners expressed interest in knowing how the installation of the antennas on the water tower would fit within AT&T’s comprehensive intentions within Hinsdale, which included any future plans for Distributed Antenna Systems (DAS).
7. The Village Attorney explained that a discussion on DAS would be integrated with this application when it appeared at the Zoning and Public Safety Committee at the end of the month.
8. Certain Commissioners expressed concerns with the visual appeal of some of the equipment associated with the antennas, including the wires.
9. The applicant indicated that the proposed equipment for their antennas would be similar to what was currently installed on the water tower and would also be painting the antennas to match.
10. The Plan Commission generally finds that the Application, as a whole, satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit, Subsection 11-604F pertaining to standards for site plan approval and Section 11-606 of the Zoning Code governing exterior appearance review. Among the evidence relied upon by the Plan Commission was the testimony given by the applicant, the elevations and various plans submitted and considered for the

October 9, 2013 Plan Commission meeting, as well as the fact that thirty antennas already exist on the water tower.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 6 "Ayes," 0 "Nay," and 1 "Absent" recommends that the President and Board of Trustees approve the Application for site plan review approval for the installation of nine new antennas, with the associated equipment, located on the water tank at the Property.

The Village of Hinsdale Plan Commission, by a vote of 5 "Ayes," 1 "Nay," and 1 "Absent" recommends that the President and Board of Trustees approve the Application for exterior appearance approval for the installation of nine new antennas, with the associated equipment, located on the water tank at the Property.

The Village of Hinsdale Plan Commission, by a vote of 6 "Ayes," 0 "Nay," and 1 "Absent" recommends that the President and Board of Trustees approve the Application for an Amendment to the Special Use permit to allow the installation of nine new antennas, with the associated equipment, on the water tank at the Property.

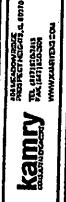
THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2013.

EXHIBIT C

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



FORGE PROJECT NO: 6772
DRAWN BY: JL
CHECKED BY: PS
DATE: 11/15/11
SCALE: 1/8" = 1'-0"
PROJECT: 1400TH WATER TANK
LOCATION: 1400TH WATER TANK
CLIENT: 1400TH WATER TANK
DESIGNER: 1400TH WATER TANK
CONTRACTOR: 1400TH WATER TANK
DATE: 11/15/11
SCALE: 1/8" = 1'-0"
PROJECT: 1400TH WATER TANK
LOCATION: 1400TH WATER TANK
CLIENT: 1400TH WATER TANK
DESIGNER: 1400TH WATER TANK
CONTRACTOR: 1400TH WATER TANK

CONSTRUCT ONLY FROM DRAWINGS MARKED "ISSUED FOR CONSTRUCTION"

DRAFT

DATE SIGNED:

BY: J. L. JONES

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

ELEVATIONS

C2.1

THE DRAWING IS BASED ON THE INFORMATION CONTAINED HEREIN

1/ STRUCTURE
ELEV. 116'-0"

1/ WATER TANK
ELEV. 104'-0"

CU PROPOSED ANTENNAS
ELEV. 99'-0" AGL

EXISTING OTHER CARRIER ANTENNAS; TYP.

PROPOSED PANEL ANTENNAS
W/ RW'S; SEE SHEET C1.3

EXISTING CABLE TRAY; TYP. OF A

EXISTING FLANGE; TYP.

EXISTING 1400TH WATER TANK

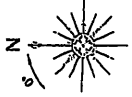
PROPOSED SIGNAGE ON DOOR;
SEE PLAN

PROPOSED AT&T SPACE

EXISTING MULTI-CARRIER BRICK SHELTER

1/ ROOF
ELEV. 15'-3" AGL

1/ GRADE
ELEV. 0'-0" AGL



CONTRACTOR TO VERIFY CABLE CONNECTION CONFIGURATION, ANTENNA AZIMUTHS, SECURITY CABLES, AND PERFORMANCE TO STRUCTURAL DESIGN; ALL DEVIATIONS TO BE REPORTED IMMEDIATELY TO AT&T PERSONNEL

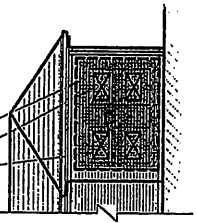
WEST ELEVATION
SCALE: 1/8" = 1'-0"

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

PROPOSED AT&T SPACE

PROPOSED HVAC UNITS;
SEE PLAN

PROPOSED OPENINGS
W/ UNITS; SEE PLAN



Mastec

Network Solutions

August 9, 2013

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

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

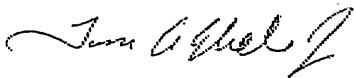
To Sean Gascoigne:

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

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

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

Sincerely,



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

PROJECT SUMMARY

SITE SELECTION

Currently, AT & T is in the process of leasing sites to construct wireless communication facilities in order to provide its 4G wireless service. The number and location of these sites throughout the service area are based on:

- Technical feasibility and engineering requirements.
- Topography and terrain features.
- Zoning requirements.
- Service capacity needs.
- The ability to lease desired sites.

AT & T, whenever possible, will locate its equipment on existing buildings and telecommunication facilities to reduce the need for building new telecommunication towers. Only as a last resort does AT & T opt to construct a new telecommunications facility.

SITE DESCRIPTION

- Applicant: Mastec on behalf of AT & T ("New Cingular Wireless")
- Location: 339 West 57th Street
- Property Identification Number: 09-13-100-006
- Property Owner: Village of Hinsdale (Water Tank)
- Zoning District: I-B Institutional Building District.

PROJECT DESCRIPTION

AT & T is proposing the installation of nine (9) wireless telecommunications antennas on the Hinsdale Village Water Tank below the height of the structure, as depicted on the elevation plan. The site would consist of a three (3) sets of flat, panel antennas composed of three (3) antennas each. All radio equipment would be located inside the existing structure that houses three (3) other wireless carriers, as per the site plan.

Each antenna is approximately fifty-five point two (55.2") inches tall and fourteen point eight (14.8) inches wide. The antenna's dimensions conform to Code requirements, and will be well below the height of the water tank, as depicted on the elevation plan. Remote Radio Units (RRU) will located behind each antenna. Each RRU measures approximately seventeen inches (17) by twenty inches tall (20). The remote radio units enhance coverage and reduce or eliminate the need for additional sites in the vicinity. The supporting electronic equipment will be located within the existing structure and out of public view. Fiber optic cable will connect each antenna set to the equipment cabinets. The Fiber Optic cable will be in an existing cable tray running up the side of the tank, which is currently painted to match the color of the water tank.

STATEMENT SUPPORTING REQUEST FOR A SPECIAL USE PERMIT

NATURE OF APPLICATION & REQUESTED ACTION

AT & T Wireless respectfully requests a Special Use Permit for its antennas and radio equipment, and any other relief necessary to accommodate the installation of telecommunications facility on Hinsdale Village Water Tank located at 339 West 57th Street in Hinsdale. The property is zoned I-B Institutional Buildings. These requests are made based on the following sections of the Village of Hinsdale's Zoning Ordinance: 1. Subsection II-602E pertaining to Standards for Special Use Permits; 2. Subsection II-604F pertaining to Standards for Site Plan Approval; and 3 Subsection II-606E pertaining to Standards for Building Permits (Exterior Appearance Review), which refers to Subsection I-605E Standards and Considerations for Design Review.

Village of Hinsdale

Subsection II-602E pertaining to Standards for Special Use Permits:

1. *General Standards:* No special use permit shall be recommended or granted pursuant to this section unless the applicant shall establish that:
 - (a) *Code And Plan Purposes:* The proposed use and development will be in harmony with the general and specific purposes for which this code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.

The proposed use will be consistent with the goals and policies set forth in Hinsdale's Zoning Ordinance and Comprehensive Plan.

The Hinsdale Water Tank is located in the I-B Institutional Buildings Zoning District, where antennas are permitted with a Special Use Permit. There is an existing Special Use which established the water tank as a suitable location for wireless carriers to provide service. All of the proposed AT & T telecommunications equipment will be located inside of the structure that houses the existing telecommunications equipment. Further, all fiber optic cable, which connects the ground equipment to the antennas, will be contained within the existing cable tray, which is painted to match the exterior color of the tank. For the above reasons, the proposed addition of antennas will be consistent with the existing Special Use Permit; the requirements of the Hinsdale Zoning Ordinance; and the Hinsdale Comprehensive Plan.

(b)*No Undue Adverse Impact:* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The establishment, maintenance and operation of this wireless telecommunication facility will not have an undue adverse effect on the adjacent property, character of the area or the public health, safety, morals, comfort, or general welfare.

The wireless telecommunications facility will be wholly contained within the existing structure on site that houses existing wireless telecommunications carriers. The Hinsdale Water Tank is located in the I-B Institutional Buildings Zone, at 339 West 57th Street in Hinsdale.

The proposed facility consists of antennas, radio equipment cabinets, and fiber optic cables. AT & T proposes to install three (3) sets of flat, panel antennas composed of three (3) antennas to the side of the Hinsdale Water Tank, below the height of the structure. All of the equipment is housed inside of the existing structure and out of public view. All cables will be routed through the existing cable tray which is painted to match the exterior color of the water tank, in order to minimize any visual impact. The radio equipment cabinets will be located inside the existing structure, as depicted on the site plan.

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

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

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

(c)*No Interference With Surrounding Development:* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

This facility will not impede, hinder or discourage the development and use of adjacent land and buildings in accordance with applicable district regulations. In order to encourage telecommunications facilities on municipal facilities, Hinsdale established that telecommunications facilities are allowed to operate in the I-B Institutional Buildings District, by the issuance of a Special Use Permit. The issuance of a Special Use Permit to add three additional

antennas will not dominate or interfere with the use and development of the neighboring property, in that it will be consistent with the existing Special Use Permit, which has been conditioned to mitigate impacts on surrounding properties.

- (d)*Adequate public facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The proposed wireless telecommunications facility will be unmanned and entirely self-monitored. The only utilities necessary for this facility are telephone and electricity; both of which are readily available. Because the facility is unmanned, there will be no impact to the existing traffic patterns, nor will there be any need for additional access roads. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility.

- (e)*No traffic congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

The proposed installation is an unmanned facility. The existing entrance to the Hinsdale's Water Tank will be utilized. No additional access is required or proposed. Periodic maintenance visits by a single engineer are expected to occur once or twice a month. Therefore, this facility will have a negligible impact on traffic flow in the surrounding area.

- (f)*No destruction of significant features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

The equipment will be located inside the existing structure that houses three other wireless carriers, as a result the installation of equipment inside the shelter and on the water tank will not cause the loss or damage to any natural, scenic, or historic feature of significant importance. To the contrary, in utilizing the tallest structure in the area, the need for an additional site in the area will be reduced or eliminated. Mounting the antennas to the existing structure offers the most unobtrusive way for AT & T to provide its 4G wireless service to the area.

- (g)*Compliance with standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

As stated above, the proposed application complies with the existing Special Use Permit for wireless carriers, except for the number of antennas and the antenna dimensions.

AT & T is proposing the installation of nine (9) wireless telecommunications antennas on the Hinsdale Village Water Tank below the height of the structure, as depicted on the elevation plan. The existing SUP for wireless carriers allows for 36 antennas. The addition of nine (9) AT & T antennas will exceed the number of antennas by three (3). However, if a Special Use Permit is granted that allows for the installation of nine (9) antennas, the need for an additional facility in the area will be reduced or eliminated, which is in the spirit of the Zoning Ordinance.

Each antenna is approximately fifty-five point two (55.2") inches tall and fourteen point eight (14.8) inches wide. The antenna's dimensions conform to Code requirements, and will be well below the height of the water tank, as depicted on the elevation plan. Remote Radio Units (RRU) will be located behind each antenna. Each RRU measures approximately seventeen inches (17) by twenty inches tall (20). The remote radio units enhance coverage and reduce or eliminate the need for additional sites in the vicinity. The antenna's dimensions conform to Code requirements, and will be well below the height of the water tank, as depicted on the elevation plan. The supporting electronic equipment will be located within the existing structure and out of public view. Fiber optic cable will connect each antenna set to the equipment cabinets. The Fiber Optic cable will be in a covered in an existing cable tray running up the side of the tank, which is painted to match the color of the water tank

2. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

If the Special Use for nine (9) antennas is granted, all special standards will be complied with. The current application complies with the existing Special Use for Wireless carriers in all other respects.

3. *Considerations.* In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider:

- (a) *Public benefit.* Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

As stated above, AT & T's 4 G wireless technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

- (b)*Alternative locations.* Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

The Hinsdale Water Tank is the highest structure in the area that is capable of supporting antennas without constructing a new facility. As such, it represents the best location in the area, in that the visual impacts of adding a new facility can be avoided entirely. Since there are no other tall structures in the area, affixing antennas to the Water Tank is the best alternative in the vicinity.

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

The conditions attached to the existing Special Use Permit granted to Verizon Wireless, U.S. Cellular, Clearwire, and T-Mobile ensure that all equipment is housed inside; all cables are routed through a covered cable tray, and all antennas are mounted below the height of the Water Tank; thereby, mitigating visual impacts on surrounding properties. AT & T's proposed equipment and antennas will be consistent with the existing Special Use Permit; thus, the visual impact of AT & T's antennas and equipment will be negligible, and mitigated in a similar fashion to the existing antennas.

Subsection II-604F pertaining to Standards for Site Plan Approval:

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

- (a) The application is complete in specified particulars and does not contain or reveal violations of this code or other applicable regulations that the applicant, after written request, has failed or refused to supply or correct.

AT & T's application is complete; however, if any deficiencies are discovered during staff's review, they will be addressed in an expedient manner.

- (b) If the application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, the applicant has secured approval of that application.

AT & T will not proceed with Site Plan review until all prerequisite approvals are properly obtained.

- (c) The site plan adequately meets specified standards required by this code with respect to the proposed use or development, including special use standards where applicable.

As stated above, the proposed application complies with the existing Special Use Permit for wireless carriers located on the tank, except for the number of antennas and the antenna dimensions.

AT & T is proposing the installation of nine (9) wireless telecommunications antennas on the Hinsdale Village Water Tank below the height of the structure, as depicted on the elevation plan. The existing SUP for wireless carriers allows for 36 antennas. The addition of nine (9) AT & T antennas will exceed the number of antennas by three (3). However, if a Special Use Permit is granted that allows for the installation of nine (9) antennas, the need for an additional facility in the area will be reduced or eliminated, which is in the spirit of the Zoning Ordinance.

Each antenna is approximately fifty-five point two (55.2") inches tall and fourteen point eight (14.8) inches wide. The antenna's dimensions conform to Code requirements, and will be well below the height of the water tank, as depicted on the elevation plan. Remote Radio Units (RRU) will be located behind each antenna. Each RRU measures approximately seventeen inches (17) by twenty inches tall (20). The remote radio units enhance coverage and reduce or eliminate the need for additional sites in the vicinity. The antenna's dimensions conform to Code requirements, and will be well below the height of the water tank, as depicted on the elevation plan. The supporting electronic equipment will be located within the existing structure and out of public view. Fiber optic cable will connect each antenna set to the equipment cabinets. The Fiber Optic cable will be in a covered in an existing cable tray running up the side of the tank, which is painted to match the color of the water tank.

(d)The proposed site plan does not interfere with easements or rights of way.

The proposed site plan does not interfere with any easements or rights of way. The equipment will be housed in an existing structure. The antennas will be on the water tank, and all utilities will be extended through existing utility easements, as depicted on the site plan and elevation plans contained in this application.

(e)The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site.

N/A-the proposed telecommunications equipment and cable will not require any grading or destruction of significant natural, topographical, or physical features. The proposed telecommunications equipment will be housed inside the existing structure and will not require any alterations to the exterior of the structure. The fiber cable that connects the equipment to the antennas will be buried underground and enclosed in the existing cable tray that extends up the side of the tank. The buried portion of the cable can be trenched in and will not require any long term disturbance to the natural features of the property.

(f)The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

The proposed wireless telecommunications facility will have no adverse impact on the use and enjoyment of other property in the immediate vicinity of this facility. AT & T has been sensitive in selecting and designing a site so that it can minimize the visual impact on the surrounding properties.

The fiber optic cable, which connects the radio equipment to the antennas, will run in an existing painted cable tray from the radio equipment up the side of the water tank as depicted on the elevation plan. The antennas will be mounted below the height of the water tank, which will minimize the visual impact of the additional antennas.

AT & T's operations are passive in nature, in that they produce no traffic or air emissions. For the above reasons, AT & T's proposed installation will not be injurious to the use and enjoyment of surrounding property for the uses permitted in the zoning district.

- (g)The proposed site plan does not create undue traffic congestion or hazards in the public streets, and the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site.

The proposed installation is an unmanned facility. The existing entrance to the Hinsdale's Water Tank will be utilized. No additional access is required or proposed. Periodic maintenance visits by a single engineer are expected to occur once or twice a month. Therefore, this facility will have a negligible impact on traffic flow in the surrounding area.

- (h)The screening of the site provides adequate shielding from or for nearby uses.

The conditions attached to the existing Special Use Permit granted to Verizon Wireless, U.S. Cellular, Clearwire, and T-Mobile ensure that all equipment is housed inside; all cables are routed through a covered cable tray, and all antennas are mounted below the height of the Water Tank; thereby, mitigating visual impacts on surrounding properties. AT & T's proposed equipment and antennas will be consistent with the existing Special Use Permit; thus, the visual impact of AT & T's antennas and equipment will be negligible.

- (i)The proposed structures or landscaping provide reasonable amenity in relation to, or are compatible with, nearby structures and uses.

N/A-No new structures are proposed. The existing structure that houses wireless carriers will be utilized. The structure's exterior will not be altered in any way by this application. The conditions attached to the existing Special Use Permit granted to Verizon Wireless, U.S. Cellular, Clearwire, and T-Mobile ensure that all equipment is housed inside; all cables are routed through a covered cable tray, and all antennas are mounted below the height of the Water Tank; thereby, mitigating visual impacts on surrounding properties. AT & T's proposed equipment and antennas will be consistent with the existing Special Use Permit; thus, the visual impact of AT & T's antennas and equipment will be negligible.

- (j)In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes adequate provision for the creation or preservation of open space or for its continued maintenance.

The conditions attached to the existing Special Use Permit granted to Verizon Wireless, U.S. Cellular, Clearwire, and T-Mobile ensure that all equipment is housed inside; all cables are routed through a covered cable tray, and all antennas are mounted below the height of the Water Tank; thereby, mitigating visual impacts on surrounding properties. AT & T's proposed equipment and antennas will be consistent with the existing Special Use Permit; thus, the visual impact of AT & T's antennas and equipment will be negligible.

- (k)The proposed site plan does not create unreasonable drainage or erosion problems or fail to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the village.

The proposed wireless telecommunications facility will not require drainage, and will not contribute to erosion problems. The equipment will be housed inside of the existing structure, and the antennas will be located on the water tank. No additional impervious surface will be required; and therefore, no additional storm water will be generated as a result of the proposed facility.

- (l)The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site or area or fail to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility systems serving the village.

The proposed wireless telecommunications facility will be unmanned and entirely self-monitored. The only utilities necessary for this facility are telephone and electricity; both of which are readily available. Because the facility is unmanned, there will be no impact to the existing traffic patterns nor will there be any need for additional access roads. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility.

- (m)The proposed site plan provides for required public uses designated on the official map.

The proposed wireless telecommunications facility will be unmanned and entirely self-monitored. The only utilities necessary for this facility are telephone and electricity; both of which are readily available. Because the facility is unmanned, there will be no impact to the existing traffic patterns nor will there be any need for additional access roads. No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility.

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

The establishment, maintenance and operation of this wireless telecommunication facility will not have an undue adverse effect on the public health, safety, morals, comfort, or general welfare.

The wireless telecommunications facility will be wholly contained within the existing structure on site that houses existing wireless telecommunications carriers. The Hinsdale Water Tank is located in the I-B Institutional Buildings Zone, at 339 West 57th Street in Hinsdale.

The proposed facility consists of antennas, radio equipment cabinets, and fiber optic cables. AT & T proposes to install three (3) sets of flat, panel antennas composed of three (3) antennas to the side of the Hinsdale Water Tank, below the height of the structure. All of the equipment is housed inside of the existing structure and out of public view. All cables will be routed through the existing cable tray which is painted to match the exterior color of the water tank, in order to minimize any visual impact. The radio equipment cabinets will be located inside the existing structure, as depicted on the site plan.

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

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

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

Conclusion:

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

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

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

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

Application for Certificate of Zoning Compliance

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

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

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

Property address: 339 West 57th Street

Property legal description: [attach to this form]

Present zoning classification: I-B Institutional Building

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

Lot area per dwelling: N/A

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

Current use of property: Public Water Tank

Proposed use: ☐ Single-family detached dwelling
☐ Other: _____

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

Brief description of request and proposal:

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

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____
interior side(s) _____ / _____ _____ / _____

Provided:

Required by Code:

corner side
rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

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:

Tam A. Ebels Jr.
Applicant's signature As Agent for AT & T

Tam A. Ebels Jr.
Applicant's printed name

Dated: July 18, 2013.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

GENERAL APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Mastec on Behalf of AT & T

Address: 3100 Tollview Drive

City/Zip: Rolling Meadows 60008

Phone/Fax: 404-725-1260/

E-Mail: Tom.Ebels@mastec.com

Owner

Name: Village of Hinsdale (Water Tank)

Address: 19 E Chicago

City/Zip: Hinsdale 60521

Phone/Fax: /

E-Mail:

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

Name: Forge Services, Inc.

Title: Engineering Consultant

Address: 2210 Midwest Road, Ste. 213

City/Zip: Oak Brook, IL 60523

Phone/Fax: 630-264-6485/ 630-206-0119

E-Mail: n.stanic@forge-inc.com

Name:

Title:

Address:

City/Zip:

Phone/Fax: /

E-Mail:

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

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

II. SITE INFORMATION

Address of subject property: 339 West 57th Street/Hinsdale Water Tank.

Property identification number (P.I.N. or tax number): 09 - 13 - 100 - 006

Brief description of proposed project: Install nine (9) antennas around the rim of the water tank and associated telecommunications equipment in the existing building as per the attached set of plans.

General description or characteristics of the site: The site is located on the Village Water tank, on the grounds of Hinsdale Central High School.

Existing zoning and land use: I-B Institutional Building/High School and Water Tank

Surrounding zoning and existing land uses:

North: R-1/R-4 Single Family Res.

South: R-5 Multi Family/R-3 SF Res.

East: R-3-Single family Res.

West: R-6 Multi Family Residential

Proposed zoning and land use: No Zoning change is requested.

Existing square footage of property: 20,808.92 square feet

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

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

☒ Site Plan Approval 11-604

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

☒ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☒ Special Use Permit 11-602E

Special Use Requested: Special Use to install 9 antennas on Water Tank.

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 339 West 57th Street

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	N/A	
Minimum Lot Depth	N/A	
Minimum Lot Width	N/A	
Building Height	N/A	
Number of Stories	N/A	
Front Yard Setback	N/A	
Corner Side Yard Setback	N/A	
Interior Side Yard Setback	N/A	
Rear Yard Setback	N/A	
Maximum Floor Area Ratio (F.A.R.)*	N/A	
Maximum Total Building Coverage*	N/A	
Maximum Total Lot Coverage*	N/A	
Parking Requirements	N/A	
Parking front yard setback	N/A	
Parking corner side yard setback	N/A	
Parking interior side yard setback	N/A	
Parking rear yard setback	N/A	
Loading Requirements	N/A	
Accessory Structure Information		

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: AT & T's application for a SUP complies with the existing SUP, except that AT & T is requesting nine (9) antennas, which is three (3) more than allowed under the existing SUP for wireless carriers. Approval of a new SUP will bring the request into complete compliance.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

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

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

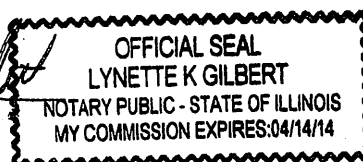
Tom A. Ebels Jr.
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 18th day of
July, 2013.

Lynette K. Gilbert
Notary Public





VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed General Application

Address of proposed request: 339 West 57th Steet

Proposed Special Use request: Install 9 antennas on water tank

Is this a Special Use for a Planned Development? ☒ **No** ☐ **Yes** (If so this submittal also requires a completed Planned Development Application)

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

Please see attached Statement of Support

2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

Please see attached Statement of Support

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations _____

Please see attached Statement of Support

4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services. _____

Please see attached Statement of Support

5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. _____

Please see attached Statement of Support

6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. _____

Please see attached Statement of Support

7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use. _____

Please see attached Statement of Support

8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district. _____

Please see attached Statement of Support

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community. Please see attached Statement of Support

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site. Please see attached Statement of Support

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

Please see attached Statement of Support



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 339 West 57th Street/Hinsdale Village Water Tank

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. Open spaces. The quality of the open space between buildings and in setback spaces between street and facades. N/A-the existing structure will house all equipment and the exterior will not be altered; therefore, this application will have no effect on the quality of open space.
2. Materials. The quality of materials and their relationship to those in existing adjacent structures. N/A-the existing structure will house all equipment and will not be altered, nor will the existing chase that houses the coax be changed. Therefore, this application will have no effect on the existing screening.
3. General design. The quality of the design in general and its relationship to the overall character of neighborhood. The existing structure and chase will be utilized. The addition of 3 antennas will be negligible. The design is consistent with the existing SUP for wireless antennas, and will not negatively
4. General site development. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. N/A-No additional trees will be removed, nor will access be impeded in any way by the installation of equipment and antennas.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. The height of the proposed antennas will be consistent with the existing antennas on the water tank.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. N/A
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. N/A-no exterior changes are proposed to the existing telecommunications structure.
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character,

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

N/A-no exterior changes are proposed to the existing

telecommunications structure.

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

N/A-no exterior changes are proposed to the existing

telecommunications structure

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application meets the requirements for Site Plan Approval. Briefly describe how this application will meet the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

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

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

Please see the attached Statement of Support.

2. The proposed site plan does not interfere with easements and rights-of-way. _____

Please see the attached Statement of Support

3. The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site. _____

Please see the attached Statement of Support

4. The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. _____

Please see the attached Statement of Support

5. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. _____

Please see the attached Statement of Support

6. The screening of the site provides adequate shielding from or for nearby uses.

Please see the attached Statement of Support

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



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

IL0750

HINSDALE WT

339 W 57TH ST
HINSDALE, IL 60521

SITE TYPE

WATER TOWER

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

COUNTY MAP



DRIVING DIRECTIONS

- FROM CHICAGO AIRPORT
1. SOUTH ON I-55 TO I-55 N
 2. TAKE I-55 N TO I-55 N
 3. TAKE I-55 N TO I-55 N
 4. TAKE I-55 N TO I-55 N
 5. TAKE I-55 N TO I-55 N
 6. TAKE I-55 N TO I-55 N
 7. TAKE I-55 N TO I-55 N
 8. TAKE I-55 N TO I-55 N
 9. TAKE I-55 N TO I-55 N
 10. TAKE I-55 N TO I-55 N
 11. TAKE I-55 N TO I-55 N
 12. TAKE I-55 N TO I-55 N

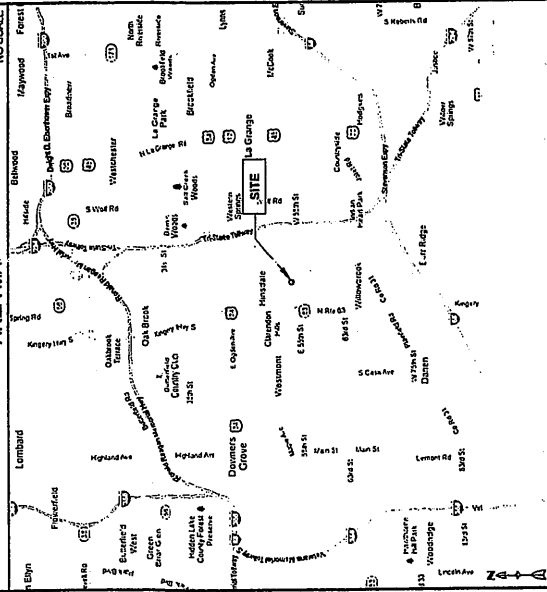
SITE QUALIFICATION PARTICIPANTS

NAME	COMPANY	PHONE
A/E	NEERSON STANIC	312-504-5851
ENGINEER	FORGE INC.	312-504-5851
REGISTERED	AT&T	847-330-7571
REGISTERED	NSORO	847-483-5857
REGISTERED	LAURITZ	847-483-5817
REGISTERED	NSORO	847-483-5817

CODE COMPLIANCE

VILLAGE CODE FOR HINSDALE, ILLINOIS
1. VILLAGE CODE FOR HINSDALE, ILLINOIS
2. VILLAGE CODE FOR HINSDALE, ILLINOIS
3. VILLAGE CODE FOR HINSDALE, ILLINOIS
4. VILLAGE CODE FOR HINSDALE, ILLINOIS
5. VILLAGE CODE FOR HINSDALE, ILLINOIS
6. VILLAGE CODE FOR HINSDALE, ILLINOIS
7. VILLAGE CODE FOR HINSDALE, ILLINOIS
8. VILLAGE CODE FOR HINSDALE, ILLINOIS
9. VILLAGE CODE FOR HINSDALE, ILLINOIS
10. VILLAGE CODE FOR HINSDALE, ILLINOIS
11. VILLAGE CODE FOR HINSDALE, ILLINOIS
12. VILLAGE CODE FOR HINSDALE, ILLINOIS

AREA MAP



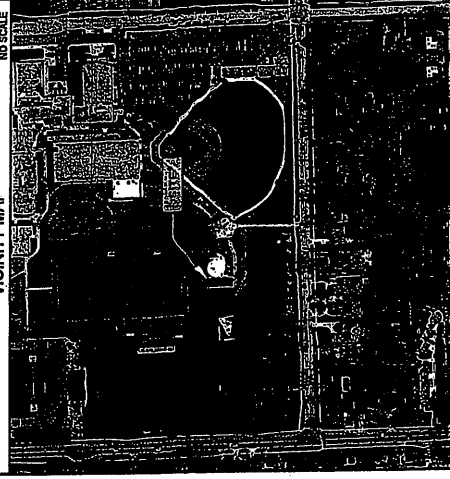
at&t APPROVALS

SITE ACQUISITION MANAGER	SIGNATURE	DATE
NSORO CONSTRUCTION MANAGER		
NSORO SA PROJECT MANAGER		
NSORO SA PROJECT MANAGER		
NSORO COMPLIANCE MANAGER		
AT&T PROJECT MANAGER		
AT&T PROJECT MANAGER		

RFDS VERSION: TBD

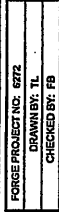
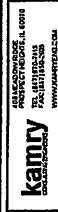
NO.	SHEET NO.	SHEET TITLE	DRAWING INDEX	TOTAL PAGES: 24
1	1	TITLE SHEET		
2	2	SITE PLAN		
3	3	ANTENNA PLAN		
4	4	DETAILS		
5	5	DETAILS		
6	6	DETAILS		
7	7	DETAILS		
8	8	DETAILS		
9	9	DETAILS		
10	10	DETAILS		
11	11	DETAILS		
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14	14	DETAILS		
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19	19	DETAILS		
20	20	DETAILS		
21	21	DETAILS		
22	22	DETAILS		
23	23	DETAILS		
24	24	DETAILS		

VICINITY MAP



Know what's below.
Call before you dig.

ILLINOIS ONE-CALL SYSTEM
CALL BEFORE YOU DIG
THIS NOTICE MUST BE AT LEAST 72
HOURS PRIOR TO THE START OF EXCAVATION
TO THE STATE OF ILLINOIS



FORGE PROJECT INC. 8772	CHECKED BY: FB
FORGE PROJECT INC. 8772	CHECKED BY: FB

CONSTRUCT ONLY FOR CONSTRUCTION
MARKED ISSUED FOR CONSTRUCTION

DRAFT

DATE SIGNED:

AT&T WIRELESS, INC. ALL RIGHTS RESERVED

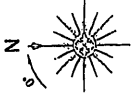
IL0750
HINSDALE WT
339 W 57TH ST
HINSDALE, IL 60521
WATER TOWER

TITLE SHEET

T1.1

THE DRAWING IS VALID FOR 11 MONTHS FROM DATE OF ISSUANCE

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



NOTE:
RFDS NOT AVAILABLE AT TIME OF DRAWING
VERIFY ANTENNA CONFIGURATION PRIOR TO CONSTRUCTION

WEST ELEVATION

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

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

TEL STRUCTURE
ELEV. 116'-0"

7" WATER TANK
ELEV. 104'-0"

CU PROPOSED ANTENNAS
ELEV. 99'-0" AGL

EXISTING OTHER CARRIER ANTENNAS: TYP.

PROPOSED PANEL ANTENNAS
W/ RFDS; SEE SHEET C1.3

EXISTING CABLE TRAY: TYP. OF 4

EXISTING FLANGE: TYP.

EXISTING 140-0H WATER TANK

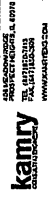
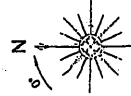
PROPOSED SIGNAGE ON DOOR:
SEE PLAN

PROPOSED AXT SPACE

EXISTING MULTI-CARRIER BRICK SHELTER

T/ ROOF
ELEV. 15'-0" AGL

T/ GRADE
ELEV. 0'-0" AGL



FORGE PROJECT NO. 6872

DRAWN BY: TL

CHECKED BY: FB

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	11/11/2019	TL
2	ISSUED FOR CONSTRUCTION	11/11/2019	TL
3	ISSUED FOR CONSTRUCTION	11/11/2019	TL
4	ISSUED FOR CONSTRUCTION	11/11/2019	TL
5	ISSUED FOR CONSTRUCTION	11/11/2019	TL
6	ISSUED FOR CONSTRUCTION	11/11/2019	TL
7	ISSUED FOR CONSTRUCTION	11/11/2019	TL
8	ISSUED FOR CONSTRUCTION	11/11/2019	TL
9	ISSUED FOR CONSTRUCTION	11/11/2019	TL
10	ISSUED FOR CONSTRUCTION	11/11/2019	TL

CONSTRUCT ONLY FROM DRAWINGS
MARKED "ISSUED FOR CONSTRUCTION"

DRAFT

DATE SIGNED:

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

ELEVATIONS

C2.1

THIS DRAWING IS VALID FOR 11/11/2019 TO 11/11/2021. DATE: 11/11/2019

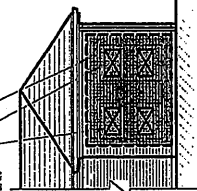
EAST ELEVATION

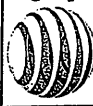
SCALE: 1/8" = 1'-0"

PROPOSED AXT SPACE


PROPOSED HVAC UNITS;
SEE PLAN

PROPOSED OPENINGS
W/ LINTELS; SEE PLAN







AT&T
AT&T WORLDWIDE COMMUNICATIONS
COMMERCIAL, IL 60521



nsoro
NATIONAL SERVICE ORGANIZATION



forge
FORGE SERVICES, INC.
1000 N. LAKE DRIVE
2110 SOUTHWEST AVE. STE. 210
CHICAGO, IL 60606



kamy
KAMY ENGINEERING & ARCHITECTURE
1000 N. LAKE DRIVE
2110 SOUTHWEST AVE. STE. 210
CHICAGO, IL 60606

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

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MARKED "ISSUED FOR CONSTRUCTION"

DRAFT

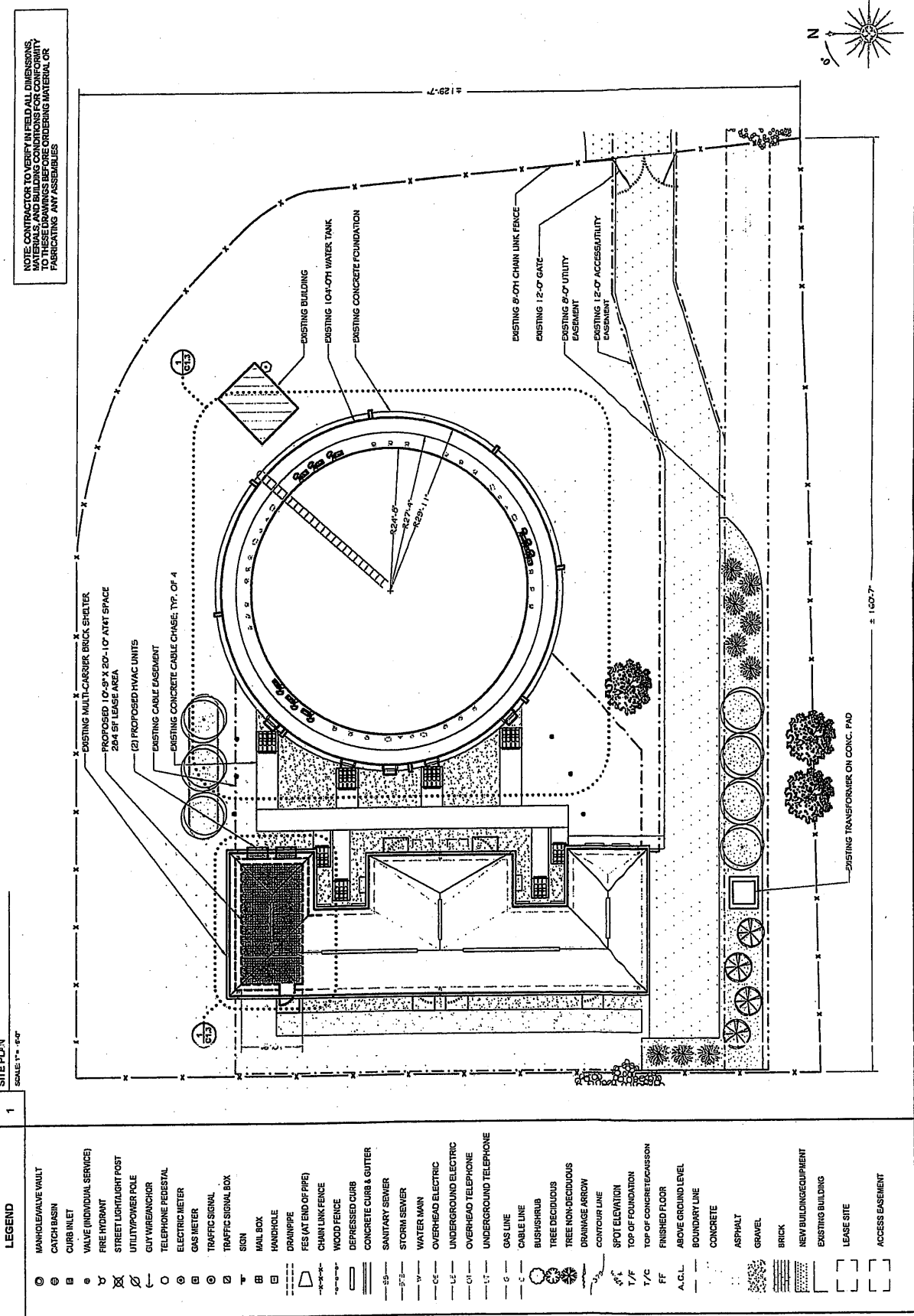
DATE SIGNED:
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IL0750
HINSDALE WT
339 W 57TH ST
HINSDALE, IL 60521
WATER TOWER

SITE PLAN

C1.1

THIS DRAWING IS VALID FOR 11/11/2011 EXPIRATION DATE 11/11/2012





Valerie A. Bruggeman
Director
External Affairs

AT&T Illinois
225 W. Wesley Avenue
Wheaton, Illinois 60187

T: 630.462.6030
F: 630.462.6024
valerie.a.bruggeman@att.com
www.att.com

October 22, 2013

Village of Hinsdale
Zoning and Public Safety Committee
19 East Chicago Avenue,
Hinsdale, Illinois 60521

Dear Chairman Bob Saigh

I write regarding AT&T's plans to bring improved wireless service to the residents of Hinsdale by improving wireless coverage in the Village.

As you know, demand for wireless communications is soaring. Consumers in the 21st century have adopted mobile connections at an unprecedented rate. Smartphones and tablets allow customers to have mobile, high-speed access to the internet for social media (Facebook, Instagram), videos (You Tube, Netflix), shopping (Groupon), gaming and a host of other uses. About 70% of AT&T's customers are on smartphones, driving demand for more and more wireless bandwidth. Wireless bandwidth is equally important to businesses because it allows customers to better connect with businesses and it empowers employees to work more efficiently.

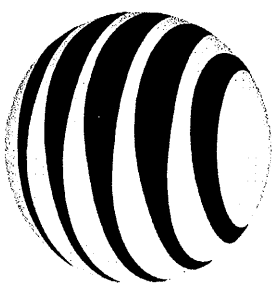
To meet this demand, AT&T in the last six years has heavily invested in our network, upgrading it from 2G to 3G to 4G LTE. AT&T recently launched Project Velocity IP (VIP), a national three-year investment initiative to expand and enhance our wireless and wired Internet Protocol (IP) broadband networks.

For Hinsdale residents, AT&T plans to provide better wireless coverage and capacity by improving our network in the northwestern, western and southern portions of the Village. We have previously shared with the Village the details of this improved coverage of our wireless facilities.

AT&T looks forward to gaining prompt approval of these plans so that we can bring the full benefits of AT&T wireless broadband services to more of the Village. I personally look forward to working with the Village on this matter.

Sincerely,

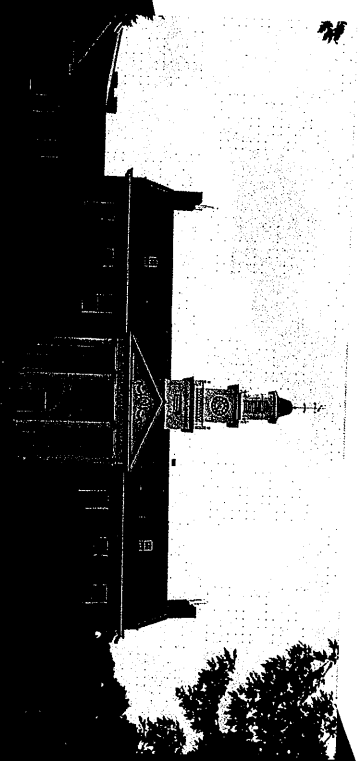
Valerie Bruggeman
Director
External Affairs



at&t

Hinsdale Wireless Coverage

10/28/2013



Today's Wireless Network in Hinsdale

Existing Facilities

- 2 Macro Sites
- 8 Micro Site Locations (CDNB)
 - Typically a utility pole with antennas and ancillary equipment
 - 4 are capable of high-speed LTE Data Speeds
- 1 Indoor Coverage Solution
 - Adventist Hinsdale Hospital

Coverage Area

- Northeast and Central Hinsdale are covered well
- Areas that need improvement:
 - Northwest Hinsdale
 - West Hinsdale
 - South Hinsdale

Future Plan for Hinsdale

1 Macro Site

- Water Tank near West 57th and Madison St.
- 9 antennas
- Improve coverage in the southwest area

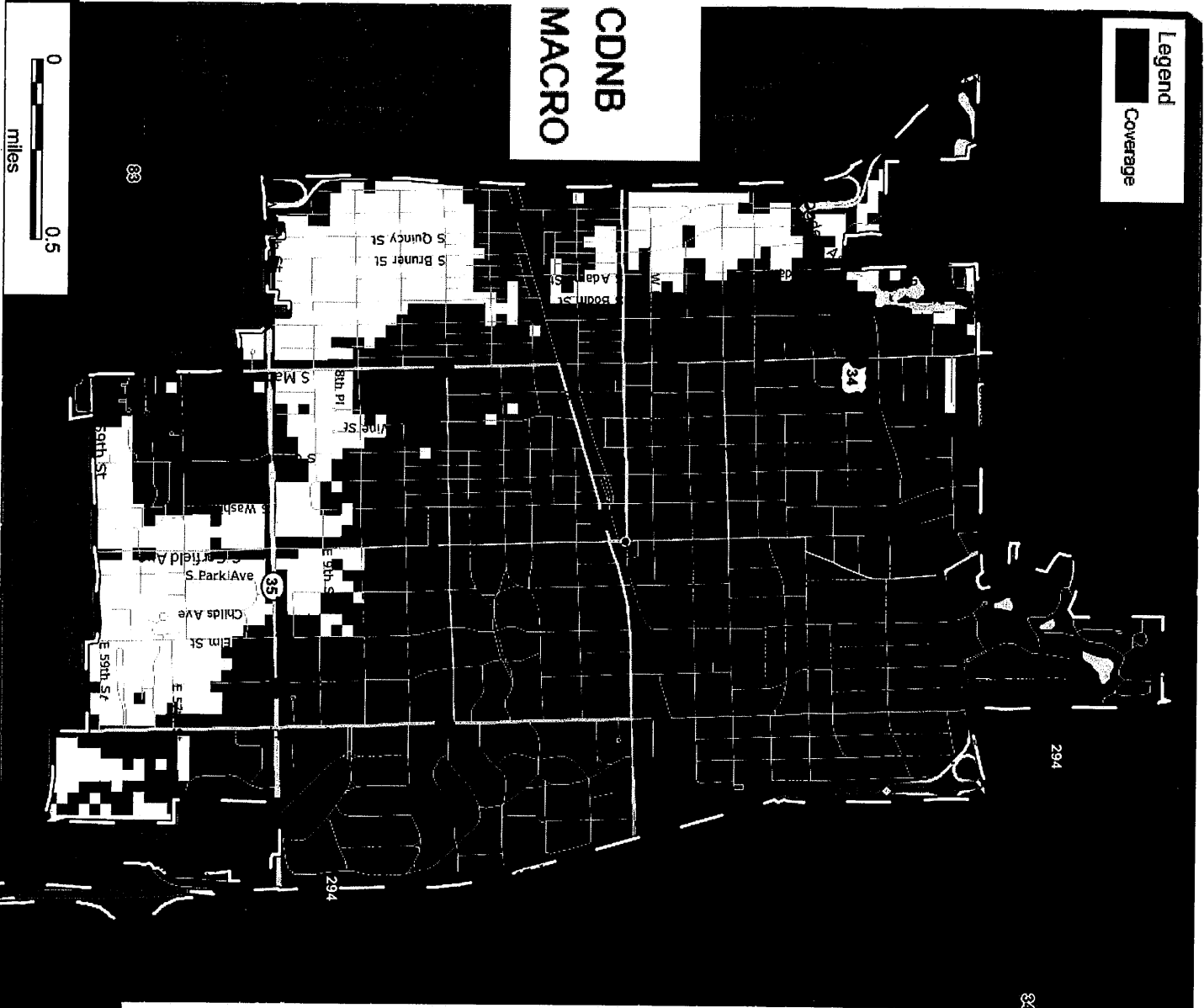
7 Micro Site and 1 Replacement Micro Site

- Contiguous voice and high-speed LTE data services throughout Hinsdale
- Dead zones occur
- Technology and Customer Demand impacts engineering plans
- Execution timelines not determined

Legend
Coverage

Legend:
● On-Air - CDN
■ On-Air - MACRO

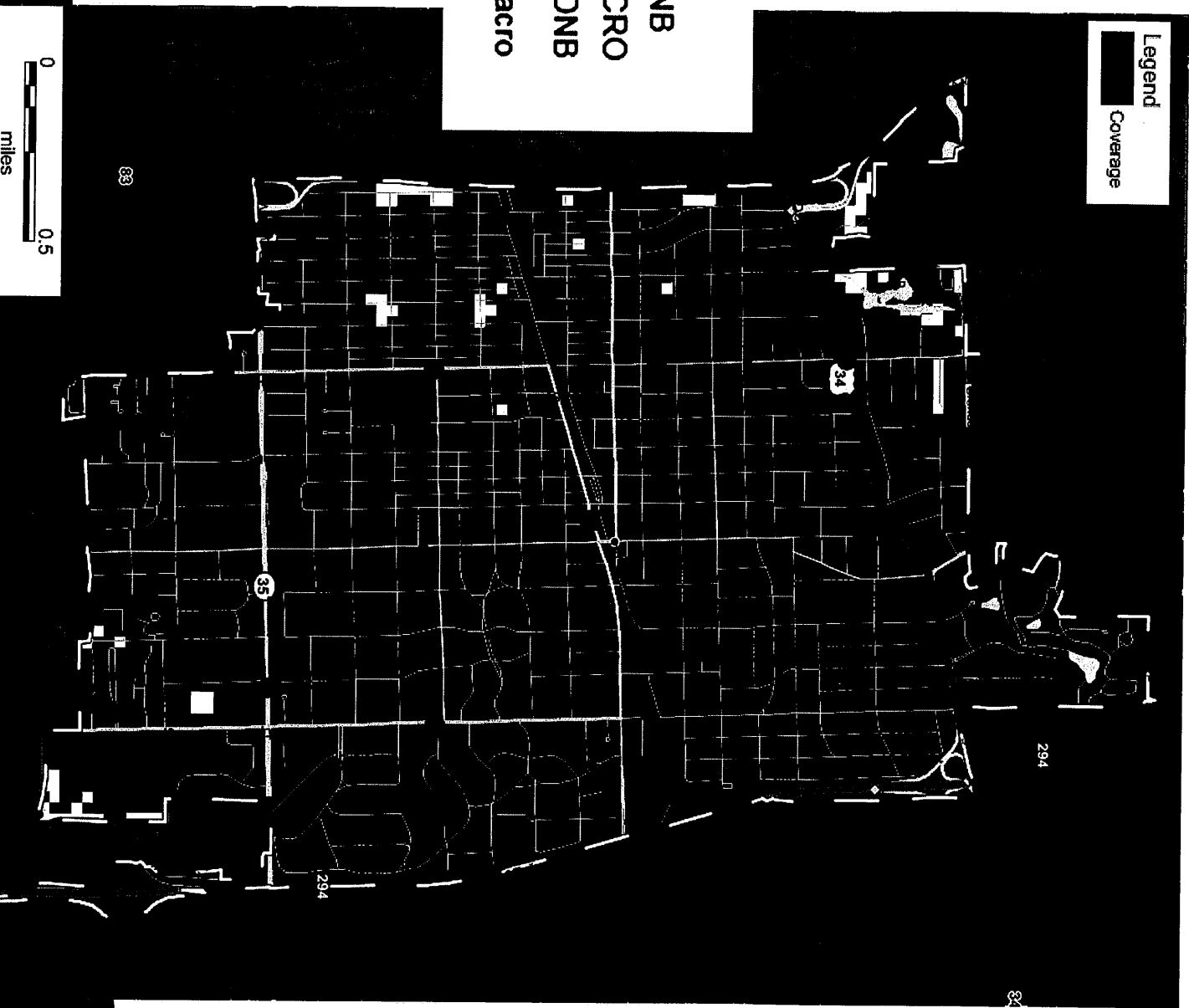
0 0.5
miles



3 Macro + 15 CDNB

Legend
Coverage

- Legend:
- On-Air - CDNB
 - On-Air - MACRO
 - ▲ Proposed-CDNB
 - ◆ Proposed-Macro



0 0.5
miles



Valerie A. Bruggeman
Director
External Affairs

AT&T Illinois
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Sincerely,

Valerie Bruggeman
Director
External Affairs