

**DRAFT MINUTES  
VILLAGE OF HINSDALE  
ZONING AND PUBLIC SAFETY COMMITTEE  
MONDAY, JANUARY 27, 2014  
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, Brad Bloom, Police Chief, Rick Ronovsky, Fire Chief, Mark Wodka, Deputy Police Chief, Sean Gascoigne, Village Planner

Chairman Saigh called the meeting to order at 7:40 p.m. and summarized the agenda.

**Minutes – November 2013**

Trustee Elder moved to approve the minutes as written for the November 19, 2013 meeting. Second by Trustee Angelo. Motion passed unanimously.

**Monthly Reports – January 2013**

**Fire Department**

Chief Ronovsky limited comments concerning the Fire Department monthly reports for November and December to questions from the Trustees. There were no questions.

**Police Department**

Chief Bloom asked if the Committee had any questions on the November and December Police Department Monthly Reports. Chief Bloom summarized some of the circumstances on two recent residential burglaries occurring in the Village and asked for residents to call immediately if they observe suspicious activity in their neighborhood.

**Community Development**

Robert McGinnis limited comments concerning the Community Development monthly reports for November and December to questions from the Trustees. There were no questions.

**Referral to Plan Commission**

**Recommend Case A-3-2014, 133 E. Ogden, be Referred to the Plan Commission for Review and Consideration of a Map Amendment.**

Chairman Saigh introduced the item, summarized the request, and asked if anyone was there to speak on behalf of the applicant. Dan Soltis of Cima Development spoke on behalf of the contract purchaser, Parent Petroleum Retail, who presently operates the BP station.

Mr. Soltis explained that the owner had a contract on the property to the west and that the plan was to ultimately demolish the mostly empty office building on the property, and replace it with a free standing drive-through car wash and 2,500 square foot retail building. They are looking to rezone the property to B3 to match the zoning of the existing gas station. Their expectation is to lease the retail building to a single user, ideally a dry cleaner or food mart.

Chairman Saigh commented on the number of approvals that would be required in order to do what the applicant wanted to do with the property and the difficulties that would be encountered at least with respect to the rezoning process.

Trustee Angelo added that the zoning map was established as it was with lines of demarcation where they were for a reason and that these issues were not taken lightly.

Trustee Angelo made a motion to recommend that case A-3-2014, 133 E. Ogden, be Referred to the Plan Commission for Review and Consideration of a Map Amendment. Second by Trustee Elder. Motion passed 2-1 and one abstention.

### **Request for Board Action**

#### **Recommend Approval of an Ordinance Withdrawing the Landmark Status Designating 319 N. Washington Street as a Historic Landmark**

Chairman Saigh introduced the item, gave a brief summary of the request, and asked the applicant, Beth Barrow, to speak on the request.

Mrs. Barrow submitted a list with reasons as to why they feel that their home has become a tear-down candidate and why they feel that having the home landmarked will be an impediment to marketing the home when and if that time comes.

She went on to state that it is her position that ultimately this does become an issue of economic hardship.

Trustee Elder asked about process and which of the two provisions they were asserting this case met. If they were claiming economic hardship, then the process would be to try and obtain Certificate of Economic Hardship through the Historic Preservation Commission.

Sean Gascoigne explained the process, stating that unless the applicant was ready to move forward with a project; either a permit for work or demolition, that the applicant could not obtain a Certificate of Appropriateness. As such, they were left with the choice to either request that the Committee approve the request for withdrawal or go back to the Commission to try and make a case for Economic Hardship.

Trustee Haarlow stated while he is not eager to go down this road, he empathizes with the Barrows plight and did not want to run them through additional hoops. He felt that the conditions were met in 14-4-1A.

Trustee Angelo agreed stating that it would be different if they purchased the home with the designation in place already, but in this case they were trying to be part of the solution and being punished for it.

Trustee Saigh stated that he was not there yet and circulated a list of significant homes around the north Hinsdale area that he felt supported his claim that the essential character of the area had not changed. He stated that he wanted to take a longer view of this and viewed it in the context of one house in a larger area thereby tempering the conditions set forth in 14-4-1A.

Trustee Angelo made a motion to recommend Approval of an Ordinance Withdrawing the Landmark Status Designating 319 N. Washington Street as a Historic Landmark. Second by Trustee Haarlow who went on to add that he did not want to see the Barrows held hostage to their own good intentions and that he was concerned that a chilling effect would be created by going through this voluntary process should it be difficult to undo if circumstances changed.

There was conversation about obtaining a Certificate of Economic Hardship and the process involved in obtaining it.

Motion carried 2-2 with Trustee Elder and Chairman Saigh voting against it. Request moves forward with no recommendation.

#### **Recommend Approval of an Ordinance Restricting Left Turns from Northbound Monroe Street to Westbound Ogden Avenue Daily Between 7:00 a.m. to 7:00 p.m.**

Chief Bloom stated in summary that in October 2012, he received a petition that appeared to contain 40 signatures of Village residents that supported the installation of left turn restrictions from N/B Monroe to W/B Ogden Ave. The purpose as stated in the petition was to reduce the volume of crashes occurring at Ogden and Monroe as a result of this turn.

Due to Ogden Avenue being a roadway under the jurisdiction of the State and the Illinois Department of Transportation (IDOT) we sent a letter to IDOT dated October 31, 2012, requesting that this intersection be reviewed for potential improvements that would reduce the number of crashes.

IDOT was provided historic crash data and studied the intersection for potential improvements. On December 23, 2013, we received a letter back from IDOT with their findings. In summary, IDOT will recommend infrastructure improvement including "channelizing" this section of Ogden Ave which includes protection for vehicles making a left turns from westbound Ogden to southbound Monroe. The improvements however are not part of IDOT's FY 2014-2019 improvement plan however the program is reviewed on an annual basis. The intersection was also reviewed for the installation of traffic signals but does not meet the MUTCD warrants.

In the interim, IDOT indicates that they will allow the Village to proceed with implementing left turn restrictions for both left turns from westbound Ogden to southbound Monroe and northbound Monroe to westbound Ogden. Our review of the crash data between 2008 to present found that 25 crashes (8 resulting in personal injuries) occurred from vehicles traveling northbound Monroe turning left to westbound Ogden. All of the crashes occurred between the hours of 7 am and 7 pm and on every day of the week.

Chief Bloom said that traffic volumes for southbound Monroe are 2,226 and northbound are 1,171. We counted 383 left turns from northbound Monroe to westbound Ogden (occurring between 7am to 6pm) of which 57 came from 550 W. Ogden Ave (Hinsdale Orthopedics)

Based on this data we are recommending that the Village prohibit left turns from northbound Monroe to westbound Ogden from 7am to 7pm daily. Left turn restrictions will undoubtedly reduce crash volumes at this interaction but will increase traffic volumes on North Street and Madison Street (approximately 383 cars between 7 am and 6 pm) as drivers access the most direct access on local streets to access westbound Ogden.

Trustees discussed the matter and were concern that the turn restrictions would increase traffic volumes on adjoining Village streets, particularly Madison Street which already backs up and does not have a left turn arrow for N/B traffic to turn W/B Ogden Ave.

Trustee Angelo motioned to recommend that the Village Board approve an ordinance amending Schedule VI: Special Turning Restrictions in Section 6-22-6 subsection B, by adding subparagraph 1, and prohibiting left turns on Monroe Street from northbound Monroe to Ogden between the hours of 7am to 7pm. Trustee Elder seconded. Motion failed with Chairman Saigh voting yes and Trustees Elder, Haarlow and Angelo voting not to recommend approval to the Board.

#### **Approve an Ordinance Declaring Property as Surplus, Approving the Sale of the Surplus Property on the Internet Website E-Bay by Public Auction and Disposing of Items that Have No Value**

Chairman Saigh introduced this item. Chief Ronovsky spoke on declaring a 1987 Pierce fire engine as surplus while Chief Bloom spoke on declaring two older police vehicles as surplus for the purpose of selling them.

Chief Ronovsky stated that for over 30 years the Fire Department operated with 3 fire engines and a ladder truck all of which can pump water. Over the years the make-up of the Fire Department indicates that 2 fire engines and a ladder truck that pumps water are sufficient. The current 3<sup>rd</sup> fire engine has been used 10 times in 3 years. Chief also stated that the Fire Department Officers are evaluating if there is a need for an additional vehicle, a first response squad will be looked at. Chief Ronovsky reviewed the cost savings to the Village as well as any contingency plans with one less fire engine.

Chief Bloom reviewed removing and selling two older police vehicles. There was some discussion on possibly assigning one of these vehicles to Community Development.

Motion was made by Trustee Elder, second by Trustee Angelo to recommend declaring one fire engine and two police vehicles as surplus and sell to the highest bidder. This passed unanimously.

**Recommend Approval that Wirf's Industries be Approved to Refurbish Engine 1013 as Outlined in the Scope of Work to be Done and Not to Exceed \$31,933**

Chairman Saigh introduced this item. Chief Ronovsky spoke concerning the need to perform some work to one of our existing fire engines (1013). With this fire engine being 13 years old, the Fire Department needs to extend its useful life from the current 16 years to 20 years in order to establish a functional replacement program for fire engines. Scope of work was reviewed. It was recommended that Wirf's Industries complete this work.

Since the total cost exceeded the Capital budget amount, Trustee Harlow asked if the Fire Department was able to off-set the cost with the Vehicle Maintenance portion of the Budget and still make needed repairs to other equipment. Chief Ronovsky indicated that some of this work would have already been performed during the annual maintenance of the fire engine and that cost would have come from Vehicle Maintenance at that time.

Motion was made by Trustee Elder, second by Trustee Harlow to recommend approval of Wirf's to complete refurbishing work. This passed unanimously.

**Recommend that Fleet Safety Services Provide Emergency Lighting for Engine 1013 at a Cost Not to Exceed \$6,892.66**

Discussion on this item was included in the above work to be done on Engine 1013. This cost was to provide replacement emergency lighting to be installed during this refurbish work. Some work done by Wirf's, some done in house by firefighters.

Motion made by Trustee Elder, second by Trustee Harlow to recommend approval to Fleet Safety for emergency lighting for Engine 1013. This passed unanimously.

**Discussion Items**

**Discussion on Implementing Time Zone Restrictions in the 700 and 800 Block of Phillippa and Justina Streets.**

Chief Bloom stated in summary that in November 2013 the ZPS Committee considered implementing parking restrictions that prohibited parking on the west side of Justina and the east side of Phillippa between Bob-O-Link and The Lane.

The original concern was based on cars (primarily belonging to Whole Foods employees) that were parking on both sides of the street making it impassable at times.

Chief Bloom stated that when this matter was considered a group of residents from Justina Street circulated a petition seeking time zone restrictions be implemented on their block.

The Committee approved restricting parking to one side of the street on both Phillippa and Justina, which was subsequently approved by the Board. The Committee voiced concerns that if time zones were approved on Justina Street that it would simply encourage drivers seeking long term parking to Phillippa Street. The Committee decided to consider the time zone restrictions after input from the Phillippa residents.

Notice was sent out to the residents of Phillippa Street seeking their input on time zoned parking restrictions (see attached). At this time there does not seem to be an interest in implementing time zones on Phillippa. Chief Bloom said that we did receive two responses from Phillippa residents not in support of the time zone restrictions.



Due to the impact the implementation of a time zone on Justina would have on Phillippa we do not recommend the installation of time zone parking restrictions on either street. Chief Bloom stated that the original safety and traffic concerns that arose from cars parking on both sides of the streets and making them impassable has been addressed.

Resident Nick Statler of 828 Phillippa addressed the Committee indicating that the time zone restrictions would be problematic for his guests. Trustee Haarlow asked Chief Bloom if the Village had experience with residential parking permits. Chief Bloom said a long time ago residential permits were used at Elm and Walnut but he was not in favor of their use.

After a brief discussion the consensus of the Committee was to not implement time restrictions on either street due to a lack of support from residents on Phillippa.

#### **Renovation to the Kitchen/Day Room of the Fire Station.**

Chief Ronovsky informed the Committee that members of the Fire Department have included remodeling the Kitchen/Day Room of the fire station in the budget for the Foreign Fire Insurance Fund. Chief Ronovsky indicated that performing this through the Foreign Fire Fund allows this to be completed without funding through the Village Capital Improvements.

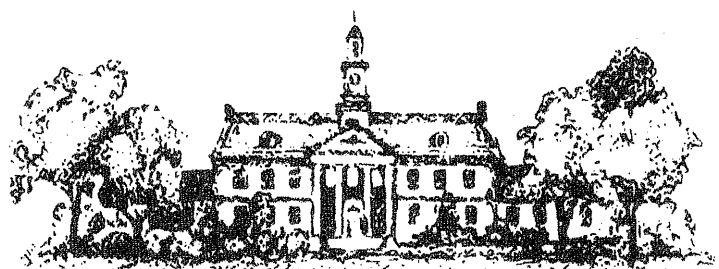
There were no questions and members agreed this was an excellent idea.

#### **Adjournment**

With no further business to come before the Committee, Chairman Saigh asked for a motion to adjourn. Trustee Elder made the motion. Second by Trustee Angelo. Meeting adjourned at 9:30PM.

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**

**JANUARY 2014**



## ***Hinsdale Fire Department Monthly Report January 2014***



### ***Emergency Response***

In **January**, the Hinsdale Fire Department responded to a total of **273** requests for assistance for a total of **273** responses this calendar year. There were **54** simultaneous responses and **14** train delays this month. The responses are divided into three basic categories as follows:

<b><i>Type of Response</i></b>	<b><i>January 2014</i></b>	<b><i>% of Total</i></b>	<b><i>Three Year January Average 2011-2012-2013</i></b>
<b>Fire:</b> (Includes incidents that involve fire, either in a structure, in a vehicle or outside of a structure, along with activated fire alarms and/or reports of smoke)	<b>129</b>	<b>47%</b>	<b>84</b>
<b>Ambulance:</b> (Includes ambulance requests, vehicle accidents and patient assists)	<b>77</b>	<b>28%</b>	<b>88</b>
<b>Emergency:</b> (Includes calls for leaks and spills, hazardous material response, power lines down, carbon monoxide alarms, trouble fire alarms, house lock outs, elevator rescues, and other service related calls)	<b>67</b>	<b>25%</b>	<b>28</b>
<b>Simultaneous:</b> (Responses while another call is on-going. Number is included in total)	<b>54</b>	<b>20%</b>	<b>39</b>
<b>Train Delay:</b> (Number is included in total)	<b>14</b>	<b>5%</b>	<b>4</b>
<b>Total:</b>	<b>273</b>	<b>100%</b>	<b>200</b>

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

<b>Fire: 129</b>	<b>Ambulance: 77</b>	<b>Emergency: 67</b>
<b>2014 Total: 273</b>	<b>2011-12-13 Average: 200</b>	

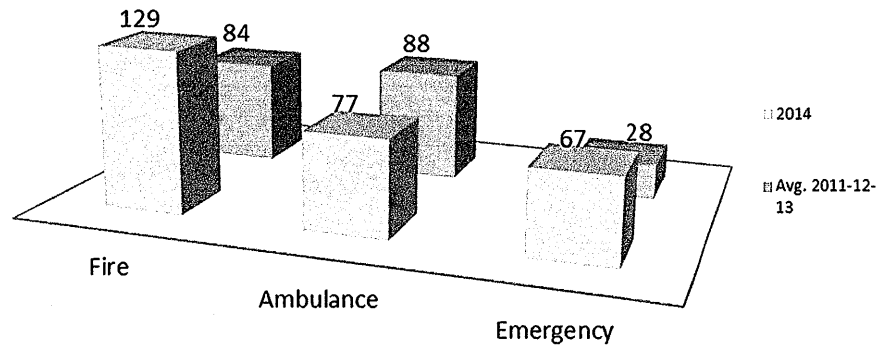


# *Hinsdale Fire Department Monthly Report January 2014*

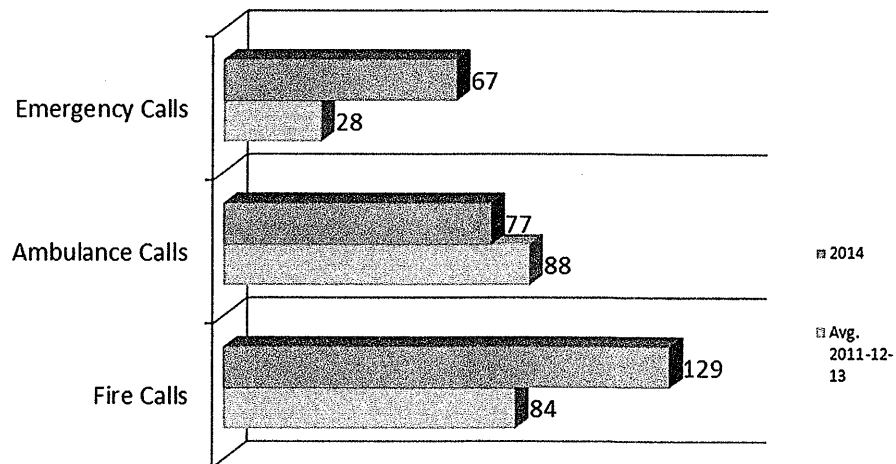


## *Emergency Response*

### Type of Responses Year to Date



### Total Calls for January



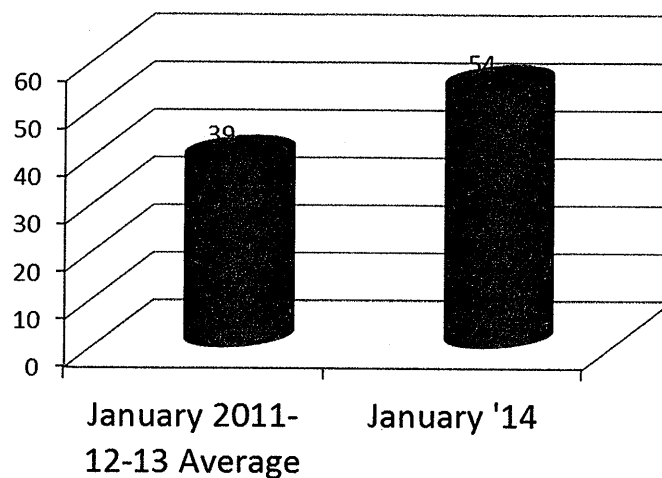


# *Hinsdale Fire Department Monthly Report January 2014*

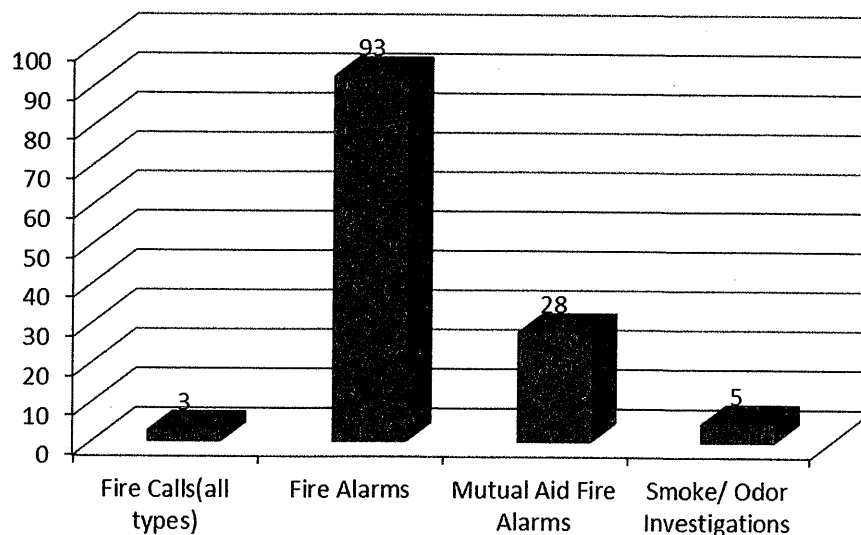


## *Emergency Response*

### **Simultaneous Calls**



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



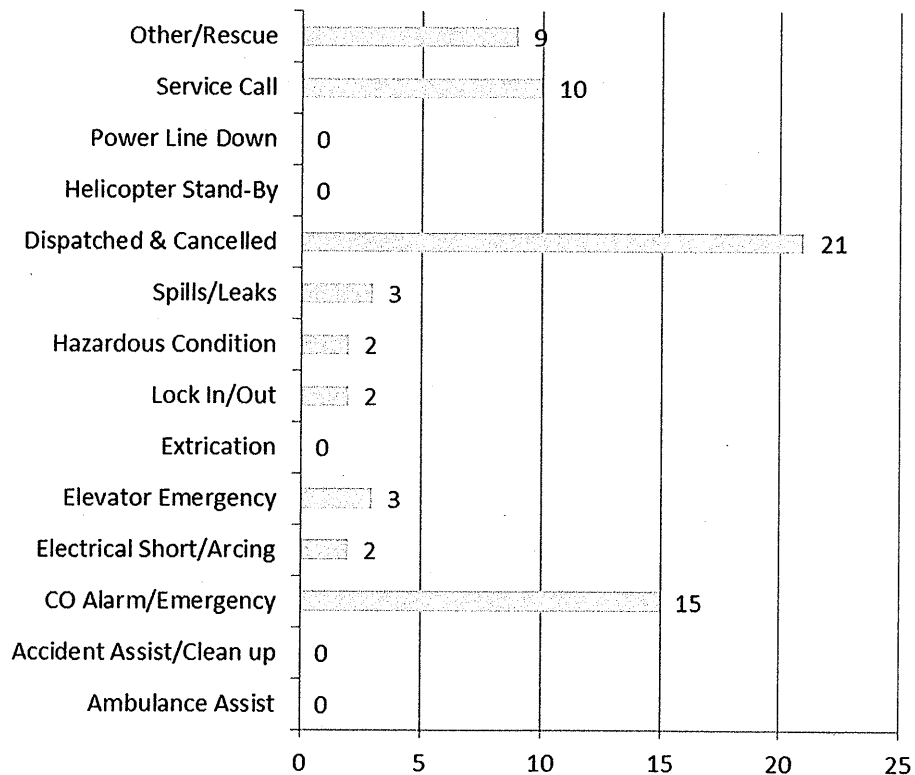


# *Hinsdale Fire Department Monthly Report January 2014*

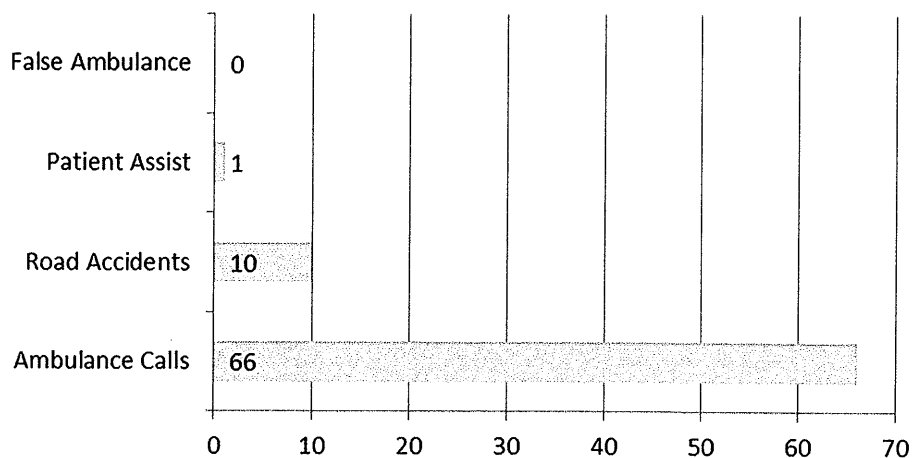


## *Emergency Response*

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



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





## *Hinsdale Fire Department Monthly Report January 2014*



### *Incidents of Interest*

- On January 1<sup>st</sup> – members responded to an accident on Interstate 294 near Ogden Avenue involving several cars. This incident occurred during a heavy snow storm. Members evaluated several people involved but they all refused transport to a hospital. While on the scene, a vehicle traveling past the accident lost control and struck the back of our rescue engine. Fortunately, no one was injured and the damage to our rescue engine was minimal. The driver of the vehicle that struck our rescue engine was ticketed by Illinois State Police.
- On January 3<sup>rd</sup> – the Chief responded to assist the Darien Woodridge Fire District at a residential structure fire in their District. Chief was assigned to assist with Incident Command functions.
- On January 7<sup>th</sup> – members responded to a number of calls for broken and leaking water pipes due to the cold weather. Three addresses 1 Grant Square, 333 Chestnut, and 908 N Elm Street had water damage from the leaking water. Members assisted in cleaning up the buildings. Mutual aid was received from Clarendon Hills, Western Springs, Pleasantview, Oak Brook, Westmont, and LaGrange Park in responding to these calls and assisting with clean up.
- On January 9<sup>th</sup> – members responded with our ladder truck and Chief to assist the Tri State Fire District with a structure fire in an apartment complex. Members assisted with salvage and overhaul operations. The Chief was assigned to Incident Command functions.
- On January 16<sup>th</sup> – members responded to a house in the 600 block of south Madison Street for a CO alarm activation. Members found high levels of CO in the home possible caused by a furnace malfunction. Furnace was shut down and building ventilated. There were no injuries. NICOR responded to the scene. Building owner advised to have unit serviced.
- On January 21<sup>st</sup>, members responded with our ladder truck and Chief to assist the Cicero Fire Department with a warehouse fire. Members were on the scene for slightly over 8 hours helping them to extinguish 3 warehouse buildings that were on fire. Our ladder truck was used as a master stream. The Chief was assigned to Incident Command functions.
- Also on January 21<sup>st</sup>, members responded to 7 Salt Creek Lane for a fire in the electrical vault in this building. Members secured the area and stood by for ComEd to arrive.
- On January 24<sup>th</sup> – members responded with an engine to assist the Lombard Fire Department with a structure fire in a group of townhomes. Members stood by at Lombard's Fire Station.



***Hinsdale Fire Department  
Monthly Report  
January 2014***



***Training/Events***

- During the month of January, members conducted regular shift training on driver's training and apparatus operations, policy and procedure review, walk through of the Hinsdale Village Hall and Public Library, review of Fire Suppression Systems, SCBA review of emergency rescue procedures, and monthly Paramedic Continuing Education.
- Department members conducted training on fire standpipe operations and searching large areas at Hinsdale Hospital. The Clarendon Hills and Western Springs Fire Departments also participated.
- Firefighters Schaberg and McDonough attended training on Honor Guard procedures at the Elmhurst Fire Department.
- Captain Votava attended the regular meeting of the local Emergency Management Coordinator's at the DuPage County Complex. Captain Votava also participated in two preparedness drills during the month. One was dealing with the County response to a Tornado and the other was with the Pharmaceutical Distribution Plan.
- Lt. Carlson and Firefighter Karban attended Fire Officer Development classes during the month. Lt. Carlson with the Illinois Fire Chiefs and Firefighter Karban with NIPSTA.
- Members attended the regular monthly meetings and training sessions for our Specialty Teams. These include the Technical Rescue Team, HAZ MAT Response Team, and both the DuPage County and MABAS Division 10 Fire Investigation Teams.



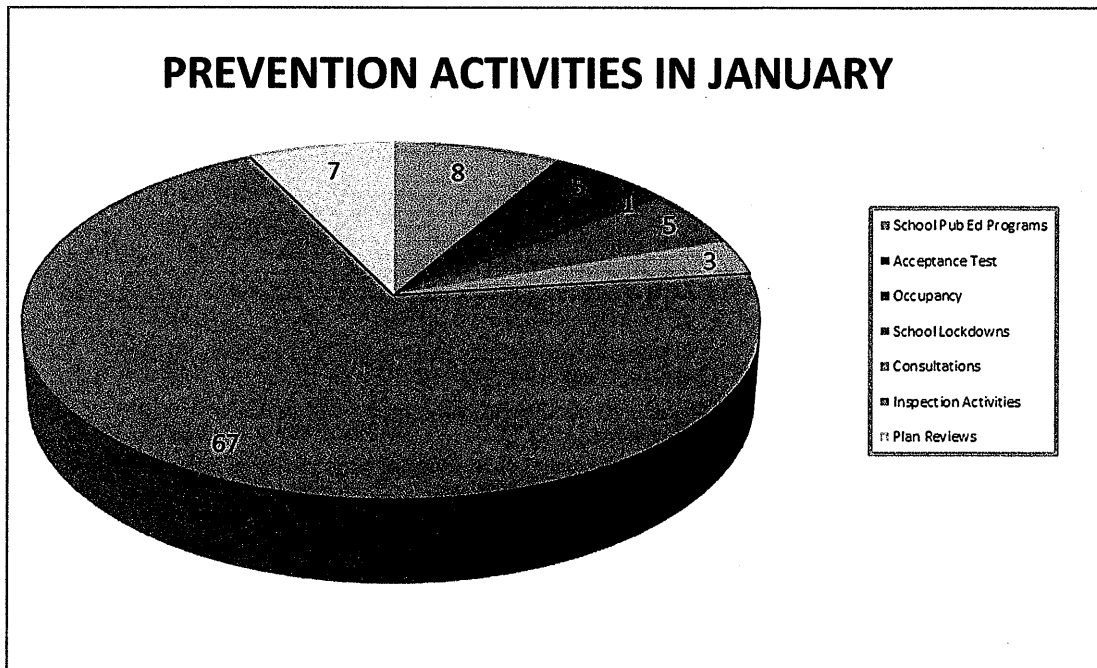


## ***Hinsdale Fire Department Monthly Report January 2014***



### ***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:***

- Several meetings with District 181 regarding Hinsdale Middle School closing, relocating, and reopening.
- Firefighter Baker taught 2 Community CPR Classes – one Heartsaver and one BLS for Healthcare Provider.
- Firefighters McCarthy, Newberry, and Ziemer were out conducting Public Fire Education Programs in our areas Schools.



## ***Hinsdale Fire Department Monthly Report January 2014***



### ***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 11 responses in the month of January with the following results:

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

***Yes – 11 / 11***

***Was the quality of service received:***

***“Higher” than what I expected – 11 / 11***

***“About” what I expected – 0 / 11***

***“Somewhat lower” than I had expected 0 / 11***

#### ***Miscellaneous Comments (direct quotes):***

***“This is the second time I had to call for an Ambulance. These guys are great. I believe they really care and do a very good job.”***

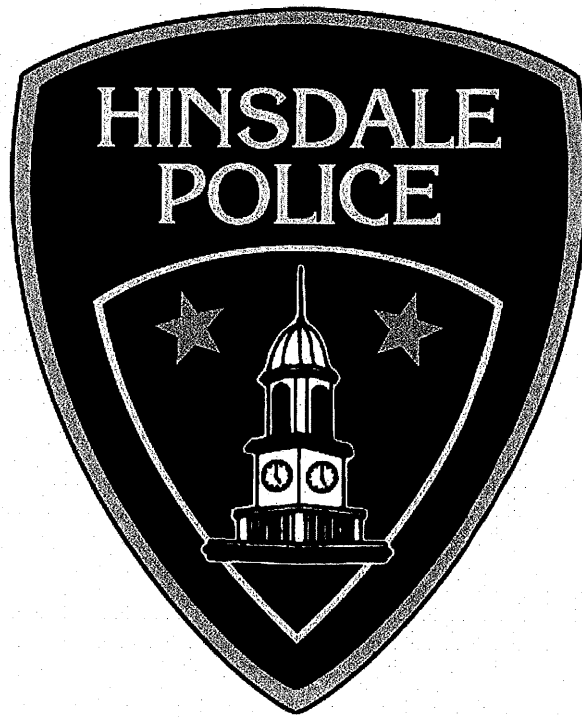
***“Service was great and the paramedics were the ‘Greatest’.”***

***“The service provided by the men was superb & the men were kind and very considerate of my husband as well as myself. I cannot say enough good things about them.”***

***“Very impressed with their performance.”***

***“Excellent service. All the EMT’s did a great job. Obviously well trained. It wasn’t pleasant falling and breaking my ankle but I can’t think of anything that wasn’t handled very professionally. Thank you so much.”***

***“Personnel were concerned about my comfort and explained where we were and what was happening as we drove to hospital - you have great people working the ambulances.”***



# **POLICE SERVICES MONTHLY REPORT**

**January 2014**

## **CRIME PREVENTION ACTIVITY**

**January 2014**

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

**January 8, 15**

**6 classes**

**Madison School**

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

On January 8, 2014, Officer Coughlin coordinated an unannounced school lockdown drill at Madison School. The drill went very well with no challenges.

On January 9, 2014, Officer Coughlin and Sgt. Bernholdt attended the South West Cook County Children's Advocacy Center Investigators meeting. Information was given on new state changes between DCFS and Children Advocacy Centers, contact information for Forensic Interviews and a networking agreement between All Our Children's Advocacy Center and the Hinsdale Police Department.

On January 10, 2014, Officer Coughlin met with Security Director Jeff Currie of Hinsdale Adventist Academy to go over school safety measures and to schedule an unannounced lockdown drill.

On January 15, 2014, Officer Coughlin attended the D181 Safety Task Force Meeting at Elm School to discuss the new phone system in the school district. Officer Coughlin and Assistant Chief McElroy visited all the D181 schools in Hinsdale and tested 9-1-1 which worked fine.

On January 16, 2014, Officer Coughlin coordinated an unannounced school lockdown drill at Monroe School. The drill went very well with a few minor challenges that were addressed with Principal Horne.

On January 17, 2014, Officer Coughlin coordinated an unannounced school lockdown drill at Oak School. The drill went very well with a few minor challenges that were addressed with Principal Walsh.

On January 22, 2014, Officer Coughlin and Officer Keller attended the D.J.O.A. meeting in Wheaton. The topic of training was the Juvenile Law Legal update for 2014, and was presented by Hinsdale Village Prosecutor Linda Pieczynski.

On January 23, 2014, Officer Coughlin attended the West Suburban Mental Health First Aid meeting in La Grange. Topics covered were training reports, scheduling training, resources and evaluations.

On January 24, 2014, Officer Coughlin coordinated an unannounced school lockdown drill at The Lane School. The drill went very well with a few minor challenges that were addressed with Principal Walsh.

On January 24, 2014, Officer Coughlin coordinated an unannounced school lockdown drill at St Isaac Jogues School. The drill went very well with a few minor challenges that were addressed with Principal Cronquist.

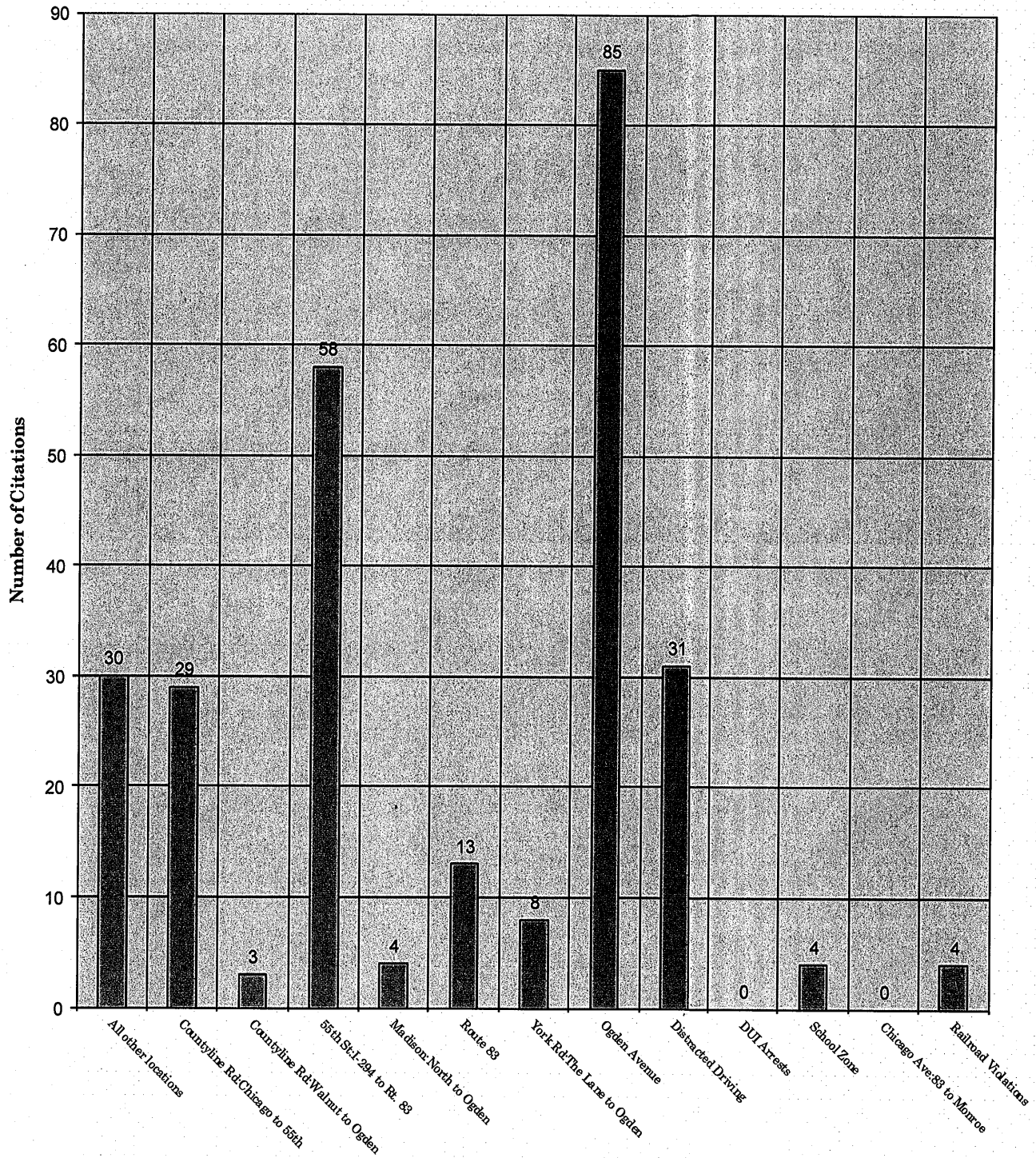
Submitted by:

Officer Michael Coughlin

*Crime Prevention/DARE/Juvenile Officer*

Hinsdale Police Department

Hinsdale Police Department  
**Selective Enforcement Citation Activity**  
 January 2014



# TRAFFIC ENFORCEMENT

January 2014

<i>* Includes Citations and Warnings</i>	<b>This Month</b>	<b>This Month Last Year</b>	<b>YTD</b>	<b>Last YTD</b>
<b>Speeding</b>	88	113	88	113
<b>Disobeyed Traffic Control Device</b>	18	20	18	20
<b>Improper Lane Usage</b>	17	9	17	9
<b>Insurance Violation</b>	12	9	12	9
<b>Registration Offense</b>	47	30	47	30
<b>Seatbelt Violation</b>	15	7	15	7
<b>Stop Signs</b>	33	37	33	37
<b>Yield Violation</b>	18	12	18	12
<b>No Valid License</b>	3	3	3	3
<b>Railroad Violation</b>	3	0	3	0
<b>Suspended/Revoked License</b>	0	4	0	4
<b>Other</b>	66	55	66	55
<b>TOTALS</b>	<b>320</b>	<b>299</b>	<b>320</b>	<b>299</b>

## Investigations Division Summary

January 2014

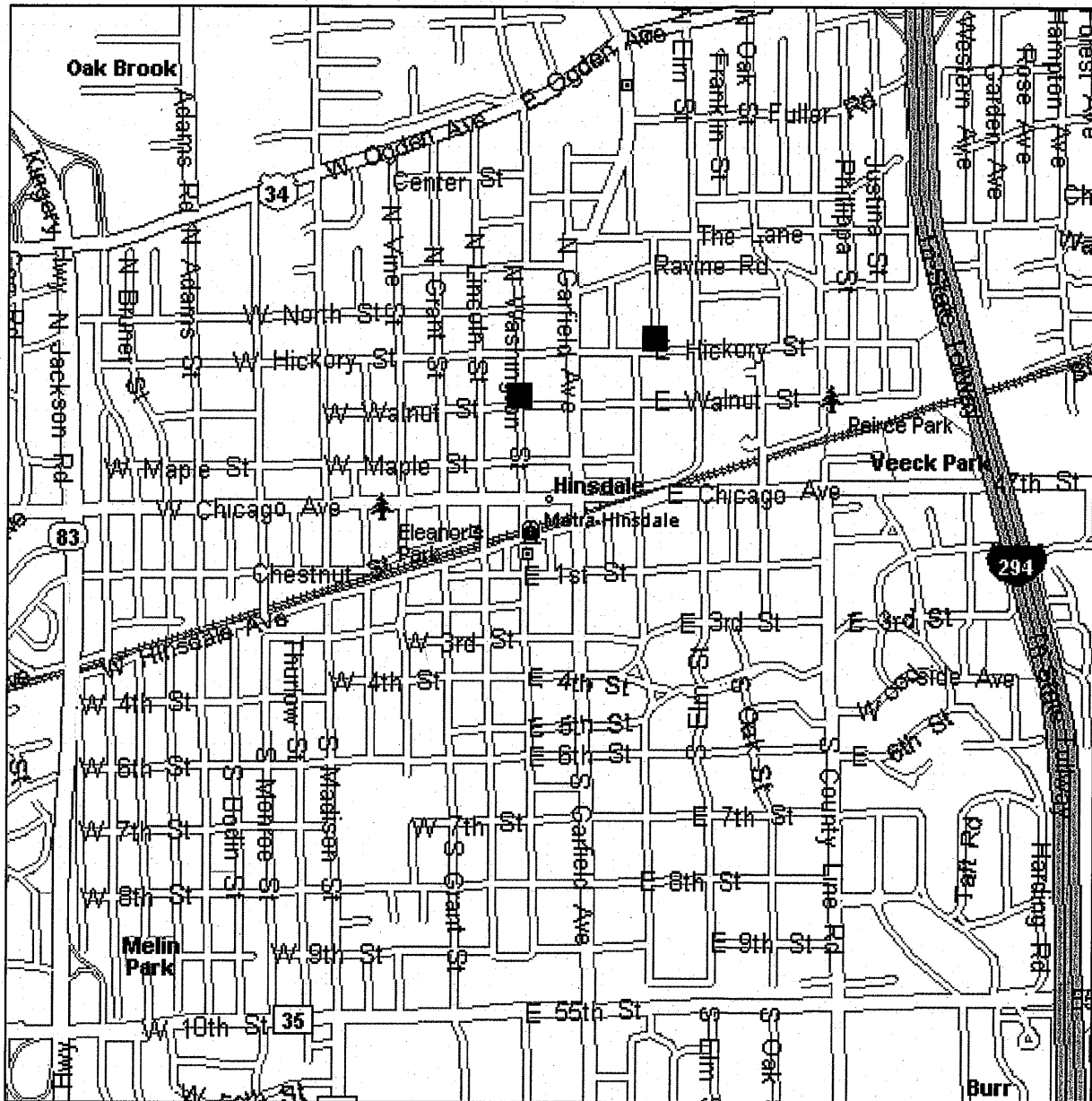
- On January 8 and 10, 2014, Investigators worked in patrol in order for the patrol shift to complete yearly Use of Force and Taser training.
- On January 17, 2014, a 25-year-old Wheaton woman was charged with four counts of **Theft under \$500.00**, after an investigation about possible employee theft from a business that occurred between June and October of 2013. The woman was released on I-bond.
- On January 20-21, 2014, Investigators participated in a multi-jurisdictional task force with Western Springs PD and other communities in the area due to recent residential burglaries.
- During the month of January, an audit of the evidence management system and property within the system was conducted.
- On January 28, 2014 a 60-year-old Chicago woman was charged with one count of local **Disorderly Conduct**, after making dozens of harassing phone calls to RML Hospital. The woman was released on a I-bond.
- On January 29, 2014, Investigators fingerprinted police candidates following initial oral interviews with the Board of Fire and Police Commissioners.
- On January 30, 2014, a 45-year-old Hinsdale man was charged with two counts of **Domestic Battery**, after surrendering himself. The man allegedly kicked another family member on January 28, 2014. The man was transported to the DuPage County Jail for a bond hearing.

Submitted by:

Frank R. Homolka  
*Investigative Aide*

# BURGLARIES

January 2014



Burglaries



Burglaries from Motor Vehicles



# MONTHLY OFFENSE REPORT

January 2014

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	1	0	1	0
3. Robbery	0	0	0	0
4. Assault and Battery, Aggravated	0	0	0	0
5. Burglary	2	4	2	4
6. Theft	6	12	6	12
7. Auto Theft	0	0	0	0
8. Arson	0	0	0	0
TOTALS	9	16	9	16

# SERVICE CALLS—JANUARY 2014

	This Month	This Month Last Year	This Year to Date	Last Year To Date	% CHANGE
Sex Crimes	1	0	1	0	100
Robbery	0	0	0	0	0
Assault/Battery	3	3	3	3	0
Domestic Violence	11	8	11	8	38
Burglary	0	2	0	2	-100
Residential Burglary	2	2	2	2	0
Burglary from Motor Vehicle	0	2	0	2	-100
Theft	6	10	6	10	-40
Retail Theft	0	0	0	0	0
Identity Theft	3	4	3	4	-25
Auto Theft	0	0	0	0	0
Arson/Explosives	0	0	0	0	0
Deceptive Practice	0	2	0	2	-100
Forgery/Fraud	1	3	1	3	-67
Criminal Damage to Property	2	12	2	12	-83
Criminal Trespass	1	0	1	0	100
Disorderly Conduct	0	0	0	0	0
Harassment	2	2	2	2	0
Death Investigations	0	0	0	0	0
Drug Offenses	0	2	0	2	-100
Minor Alcohol/Tobacco Offenses	1	0	1	0	100
Juvenile Problems	6	13	6	13	-54
Reckless Driving	0	1	0	1	-100
Hit and Run	7	5	7	5	40
Traffic Offenses	3	7	3	7	-57
Motorist Assist	84	42	84	42	100
Abandoned Motor Vehicle	3	2	3	2	50
Parking Complaint	21	20	21	20	5
Auto Accidents	83	41	83	41	102
Assistance to Outside Agency	2	4	2	4	-50
Traffic Incidents	6	9	6	9	-33
Noise complaints	9	4	9	4	125
Vehicle Lockout	31	20	31	20	55
Fire/Ambulance Assistance	174	147	174	147	18
Alarm Activations	148	140	148	140	6
Open Door Investigations	6	2	6	2	200
Lost/Found Articles	5	10	5	10	-50
Runaway/Missing Persons	5	1	5	1	400
Suspicious Auto/Person	28	36	28	36	-22
Disturbance	3	6	3	6	-50
911 hangup/misdial	113	113	113	113	0
Animal Complaints	31	16	31	16	94
Citizen Assists	61	41	61	41	49
Solicitors	3	1	3	1	200
Community Contacts	1	4	1	4	-75
Curfew/Tuancy	0	1	0	1	-100
Other	99	94	99	94	5
TOTALS	965	832	965	832	16

**Hinsdale Police Department  
Training Summary  
January 2014**

- Officers completed their **monthly legal update**. Topics included: Searches of Curtilage of Residences – Canine Sniffs at Doors of Residences; Custodial Interrogation of Juveniles – Presence of "Concerned Adult"; Involuntary Committal
- During the month of January, Officers and non-sworn staff completed required training in the department's **Code of Ethics**.
- January 14 and 28, Officers Hayes and Lillie attended **FIAT SWAT** training.
- On January 8, 2014, Deputy Chief Kevin Simpson attended **NIU Active Shooter Incident: A First Responder's Perspective**. On February 14, 2008, former student Steven Kazmierczak entered Cole Hall on the campus of Northern Illinois University and opened fire, killing five people and wounding 21 before taking his own life. This course is designed for campus police departments, and all other first responder organizations. An in-depth analysis of the event will be conducted and will include reflections from the initial first responders to the incident, the investigation, and the aftermath. Lessons learned from this incident will be covered and discussion will include strengthening security measures to prepare for an active shooter event. Northern Illinois University Sergeant Larry Ellington, one of the first responders to the scene, will conduct this 4 hour seminar. Topic areas include initial response to incident, crime scene response and investigation, reflections from various first responders to the incident, aftermath and post incident response, lessons learned, agency training pre and post incident.
- On January 22, 2014, Officer Grant McElroy attended **Recent Case Law: How it Affects Police**. This course provides a comprehensive review of recent United States Supreme Court, 7th Circuit Court, and Illinois case law that directly affects Illinois law enforcement personnel. Officers attending this program will not only learn about recent rulings, they will also be able to apply these rulings directly to their professional responsibilities and adjust their on-the-job conduct accordingly. Influences on laws regarding rules of evidence, traffic, civil disputes, and jurisdiction will be discussed. 4th Amendment cases will be particularly emphasized and other cases will be discussed as time allows.
- On January 23, 2014, Sergeant Lamb attended **Tornado Virtual Tabletop Exercise**. **COURSE DESCRIPTION:** This event is part of the fiscal year 2014 (FY14) series of Virtual Tabletop Exercises (VTTX) that will be offered monthly by the Emergency Management Institute (EMI). The VTTX involves key personnel discussing simulated scenarios in an informal setting, and can be used to assess plans, policies, training, and procedures. This VTTX differs from other Tabletop exercises in that it will be conducted using Video-Teleconference (VTC) technology (not web-based), and is intended to provide an opportunity for responders across the Nation to simultaneously participate in a hazard-specific facilitated discussion. Lead facilitation for the exercise will be coordinated by EMI, with local facilitation provided by DuPage County OHSEM. This format will allow the common delivery of exercise materials, scenarios, modules, and discussion questions among those participating in the exercise. **EXERCISE GOAL:** This virtual exercise will enable the participants to exercise their knowledge, skills, and abilities needed to effectively conduct all-hazards emergency preparedness, response and recovery. Overall goals include: 1.) Prepare participants for

a tornado scenario affecting their community. 2.) Enable participants to better coordinate their response operations with counterparts from local governments, other State governments, Federal agencies, private sector organizations, and non-governmental agencies. 3.) Leverage VTC technology to reach remote sites. 4.) Provide a virtual, experiential education environment to exercise and enhance critical response and recovery tasks. TARGET AUDIENCE: Personnel from local, county or state emergency management organizations with representation from all Emergency Management disciplines - fire, police ems, safety, public works, public health, health care, government, administrative, communications, military, private sector, non-governmental, and other whole community partners involved in a tornado focus incident response and recovery.

Submitted by:

Erik Bernholdt, Sergeant  
*Training Coordinator*

# JANUARY 2014 COLLISION SUMMARY

All Collisions at Intersections			
LOCATION	This Month	Last 12 Months	Last 5 Years
County Line Rd. & 55th	2	8	33
County Line Rd. & First	1	1	2
County Line Rd. & Seventh	1	2	4
Elm & Hampton Pl.	1	1	1
Garfield & 57th	1	1	3
Garfield & Chicago	3	5	29
Grant & Chicago	1	1	4
Justina & The Lane	1	1	2
Lincoln & Ogden	1	2	9
Lincoln & Third	1	2	8
Madison & 55th	1	4	20
Madison & Chicago	1	4	13
Madison & Ninth	1	1	5
Monroe & Sixth	1	1	2
Oak & Chicago	1	4	15
Oak & First	1	1	4
Oak & Fuller	1	1	3
Park & Chicago	1	1	1
Park & Third	1	1	2
Rt. 83 & 55th	1	7	30
Vine & Chicago	2	2	8
Vine & Hickory	1	1	2
Washington & North	1	1	2
Washington & Ogden	1	1	6
<b>TOTALS</b>	<b>28</b>	<b>54</b>	<b>208</b>

Right Angle Collisions at Intersections			
<i>(Collisions of this nature considered more seriously by JUDICIAL Branch)</i>			
LOCATION	This Month	Last 12 Months	Last 5 Years
County Line Rd. & First	1	1	1
Garfield & 57th	1	1	2
Garfield & Chicago	3	5	25
Justina & The Lane	1	1	2
Lincoln & Third	1	2	8
Madison & Chicago	1	2	11
Madison & Ninth	1	1	2
Oak & Chicago	1	3	13
Oak & First	1	1	4
Rt. 83 & 55th	1	7	21
Vine & Hickory	1	1	2
Washington & North	1	1	2
<b>TOTALS</b>	<b>14</b>	<b>26</b>	<b>93</b>

Contributing Factors and Collision Types			
Contributing Factors:		Collision Types:	
Failure to Yield	14	Private Property	9
Improper Backing	8	Hit & Run	4
Failure to Reduce Speed	21	Crashes at Intersections	28
Following too Closely	1	Personal Injury	5
Driving Skills/Knowledge	1	Pedestrian	0
Improper Passing	0	Bicyclist	0
Too Fast for Conditions	10	Other	24
Improper Turning	0	<b>TOTAL CRASHES</b>	<b>70</b>
Disobeyed Traffic Control Device	2		
Improper Lane Usage	1		
Had Been Drinking	0		
Weather Related	9		
Vehicle Equipment	0		
Unable to Determine	3		
Other	0		
<b>TOTALS</b>	<b>70</b>		

# Manual on Uniform Traffic Control Devices Warrants

January 2014

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—January 2014

## CITATIONS BY LOCATION

		This Month	This Month Last Year	YTD	Last YTD
<b>Chestnut Lot</b>	<i>Commuter Permit</i>	26	34	26	34
<b>Highland Lot</b>	<i>Commuter Permit</i>	7	15	7	15
<b>Village Lot</b>	<i>Commuter Permit</i>	59	56	59	56
<b>Washington Lot</b>	<i>Merchant Permit</i>	28	22	28	22
<b>Hinsdale Avenue</b>	<i>Parking Meters</i>	331	290	331	290
<b>First Street</b>	<i>Parking Meters</i>	322	247	322	247
<b>Washington Street</b>	<i>Parking Meters</i>	488	399	488	399
<b>Lincoln Street</b>	<i>Parking Meters</i>	15	33	15	33
<b>Garfield Lot</b>	<i>Parking Meters</i>	53	168	53	168
<b>Other</b>	<i>All Others</i>	281	415	281	415
<b>TOTALS</b>		<b>1,610</b>	<b>1,679</b>	<b>1,610</b>	<b>1,679</b>

## VIOLATIONS BY TYPE

	This Month	This Month Last Year	YTD	Last YTD
<b>Parking Violations</b>				
<i>METER VIOLATIONS</i>	1,160	1,161	1,160	1,161
<i>HANDICAPPED PARKING</i>	1	5	1	5
<i>NO PARKING 7AM-9AM</i>	13	68	13	68
<i>NO PARKING 2AM-6AM</i>	112	136	112	136
<i>PARKED WHERE PROHIBITED BY SIGN</i>	52	52	52	52
<i>NO VALID PARKING PERMIT</i>	62	54	62	54
<b>Vehicle Violations</b>				
<i>VILLAGE STICKER</i>	24	67	24	67
<i>REGISTRATION OFFENSE</i>	121	66	121	66
<i>VEHICLE EQUIPMENT</i>	16	13	16	13
<b>Animal Violations</b>	6	5	6	5
<b>All Other Violations</b>	43	52	43	52
<b>TOTALS</b>	<b>1,610</b>	<b>1,679</b>	<b>1,610</b>	<b>1,679</b>

# Youth Bureau Summary

## January 2014

On 12/16/13 at approximately 12:48pm, a HCHS Junior was charged with **Theft** after he took a beverage from the cafeteria without paying for it. The student was given **Station Adjustment** and **Peer Jury**.

On 12/12/13 at approximately 2:40pm, a HCHS Freshman was given a citation for **Truancy** after he was absent from school without proper permission. The student was given **Station Adjustment**.

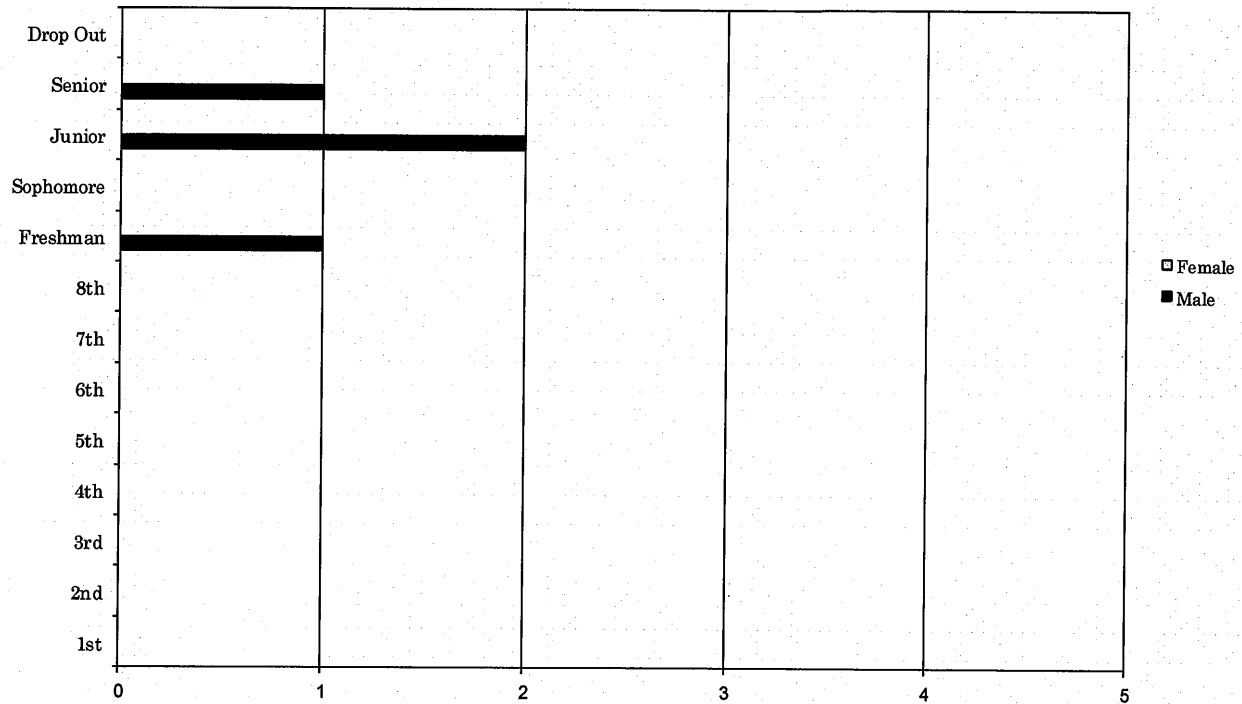
On 1/8/2014 at approximately 3:33pm, a HCHS Junior was charged with **Theft** after taking a coach's key card to access a locked room at the school. The student was given **Peer Jury**.

On 1/17/2014 at approximately 9pm, a 17-year-old from Willow Springs was issued a local ordinance citation for **Unlawful Consumption of Alcohol by Minor** after it was noticed he was having a hard time walking. The 17-year-old was ordered to **Appear in Field Court**.

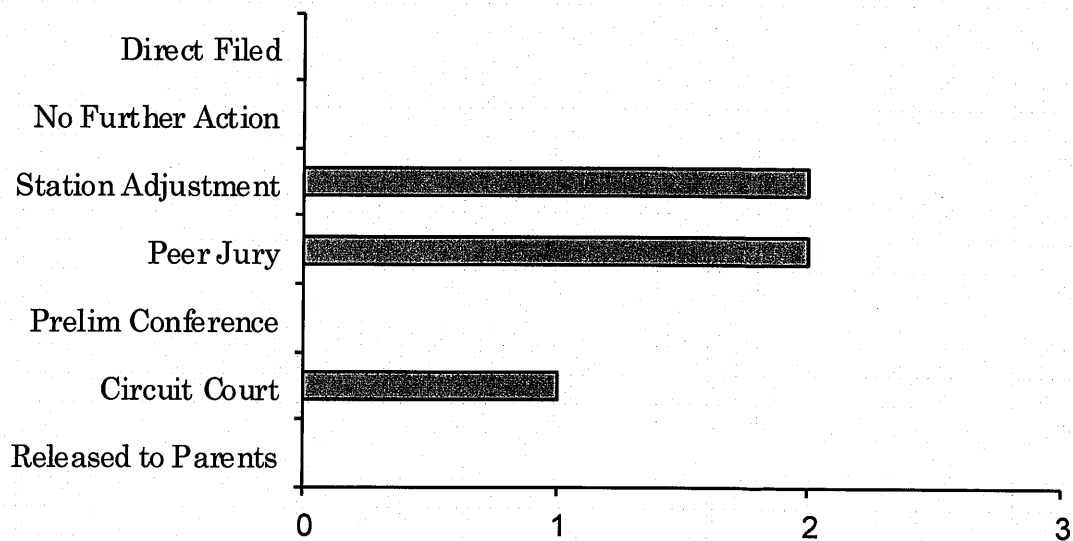


# Hinsdale Police Department JUVENILE MONTHLY REPORT January 2014

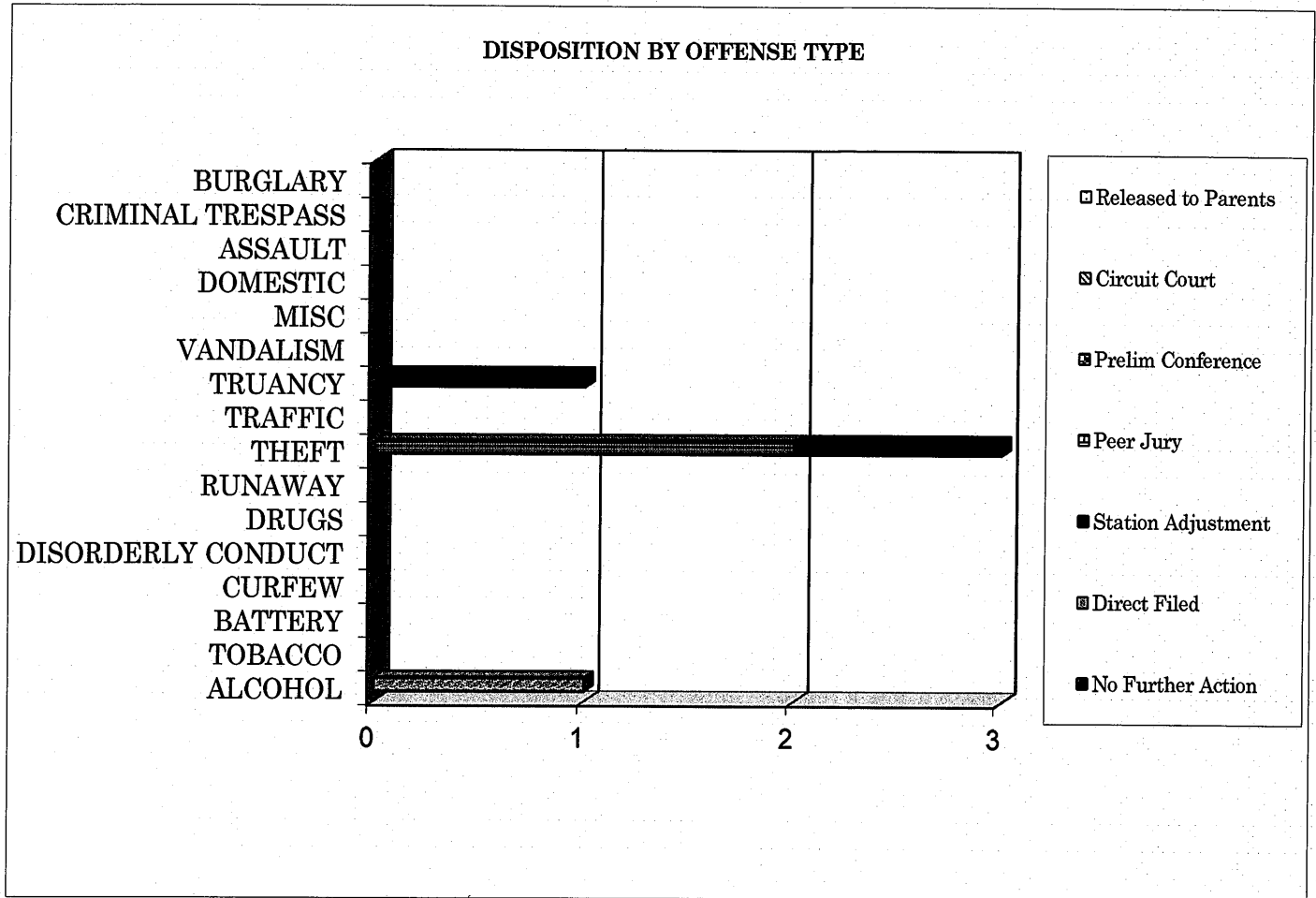
**AGE AND SEX OF OFFENDERS**



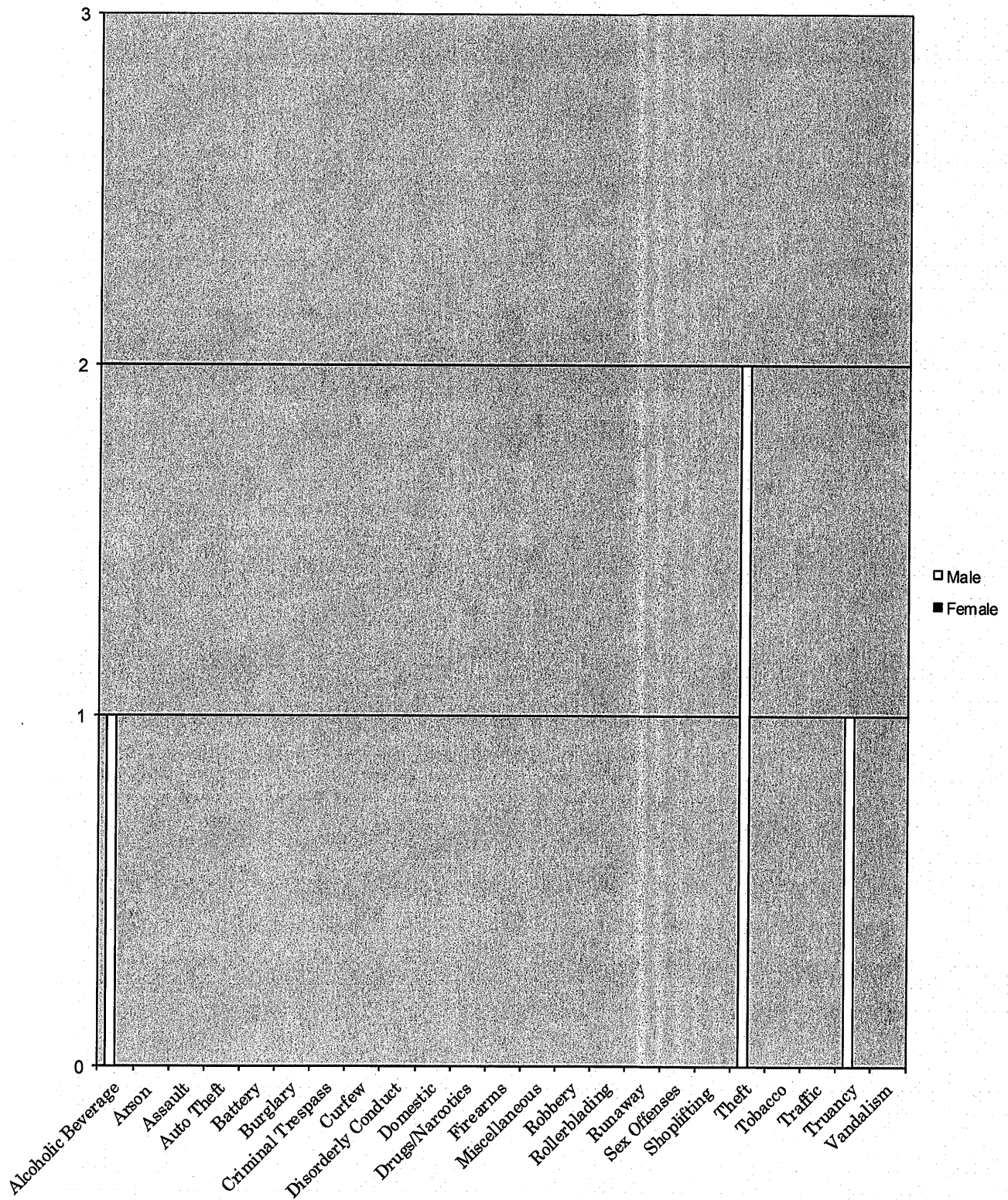
**DISPOSITION OF CASES**



# Juvenile Monthly Report January 2014 (cont.)



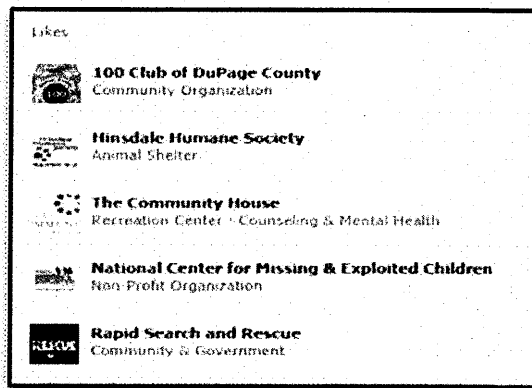
Hinsdale Police Department  
**Juvenile Monthly Offenses Total Offenses by Offense Type**  
 January 2014



## Social Networking Monthly Status Report January 2014

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:

- Reminded residents of village parking regulations for snowfalls 3" or more, website link provided.
- Advised residents temporary warming centers in Hinsdale are open during the extreme cold. Sleeping accommodations will not be provided. This notice was posted three times during the month of January.
- Alerted residents that due to the extreme cold, refuse pickup on Monday, January 6<sup>th</sup> will be delayed until Tuesday, January 7<sup>th</sup>.
- Cautioned residents on severe road conditions.
- Community Crime Notification regarding two residential burglaries occurring on Tuesday, January 14<sup>th</sup>.
- Advertised an opening for a substitute crossing guard for District 181, contact email was provided.
- Advised residents that on January 1<sup>st</sup>, a new law went into effect prohibiting cellphone use while driving unless it is hands-free.
- Congratulated officers Tom Yehl and Steve Ruban on their promotion to the rank of Sergeant.



### NUMBER OF FOLLOWERS

**facebook: 427**

**twitter: 449**

## Memorandum

To: Chairman Saigh and Public Safety Committee

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

Date: February 3, 2014

Re: **Community Development Department Monthly Report-January 2014**

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In the month of January the department issued 36 permits including 1 demolition permit and 1 permit for a new single family home. The department conducted 235 inspections and revenue for the month came in at just under \$40,000.

There are approximately 70 applications in house including 26 single family homes and 27 commercial alterations. There are 24 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 24 hours.

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, 43 inspections were performed for the month of January by the division.

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.

Attached for your information are some pictures of progress at Garfield Crossing at 26-32 E. First Street. At this point, the foundation is complete and structural steel is being erected.

**COMMUNITY DEVELOPMENT MONTHLY REPORT -January 2014**

<b>PERMITS</b>	<b>THIS MONTH</b>	<b>THIS MONTH LAST YEAR</b>	<b>FEEs</b>	<b>FY TO DATE</b>	<b>TOTAL LAST FY TO DATE</b>
New Single Family Homes	1	2			
New Multi Family Homes	0	0			
Residential Addns./Alts.	6	10			
Commercial New	0	0			
Commercial Addns./Alts.	3	3			
Miscellaneous	12	10			
Demolitions	1	1			
<b>Total Building Permits</b>	<b>23</b>	<b>26</b>	<b>\$ 32,872.00</b>	<b>\$ 972,897.00</b>	<b>\$ 682,903.00</b>
<b>Total Electrical Permits</b>	<b>5</b>	<b>16</b>	<b>\$ 2,462.00</b>	<b>\$ 86,103.00</b>	<b>\$ 60,851.00</b>
<b>Total Plumbing Permits</b>	<b>8</b>	<b>13</b>	<b>\$ 4,563.00</b>	<b>\$ 168,452.00</b>	<b>\$ 119,171.00</b>
<b>TOTALS</b>	<b>36</b>	<b>55</b>	<b>\$ 39,897.00</b>	<b>\$ 1,227,452.00</b>	<b>\$ 862,925.00</b>

<b>Citations</b>			<b>\$5,000</b>		
<b>Vacant Properties</b>	<b>38</b>				

<b>INSPECTIONS</b>	<b>THIS MONTH</b>	<b>THIS MONTH LAST YEAR</b>			
Bldg, Elec, HVAC	167	108			
Plumbing	11	12			
Property Maint./Site Mgmt.	14	98			
Engineering	43	131			
<b>TOTALS</b>	<b>235</b>	<b>349</b>			

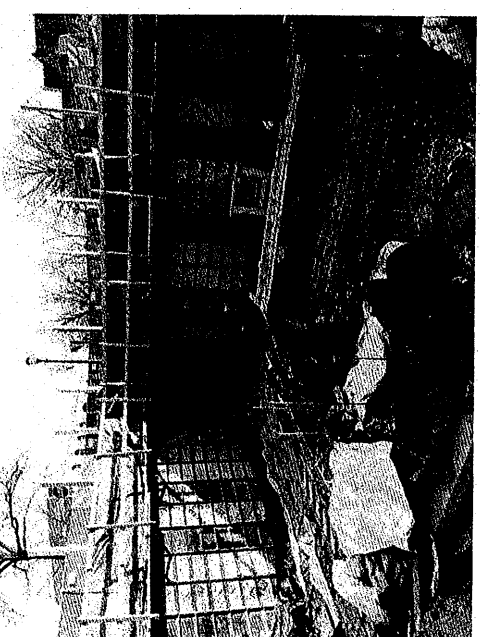
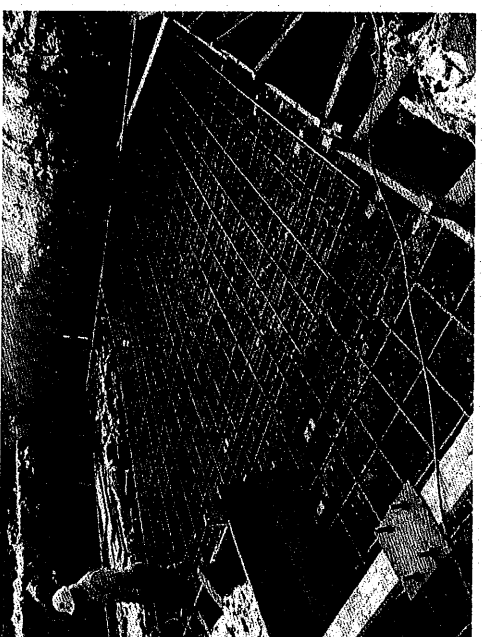
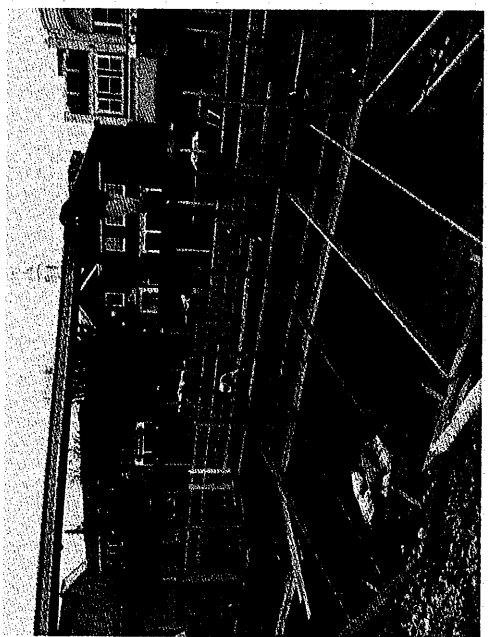
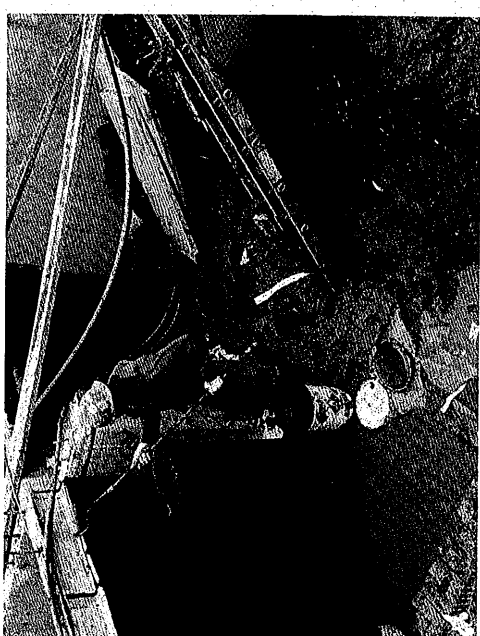
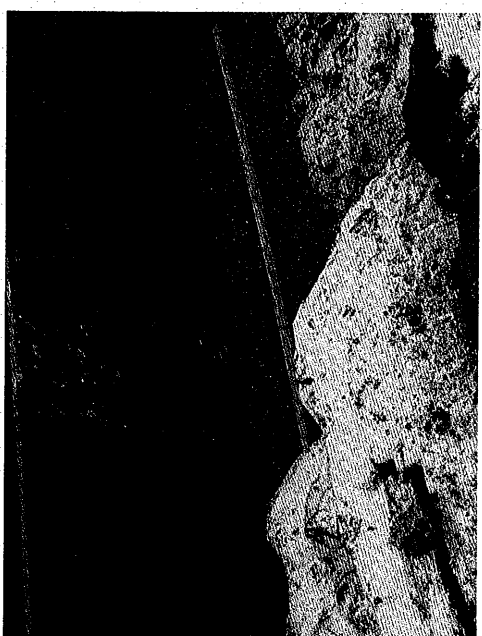
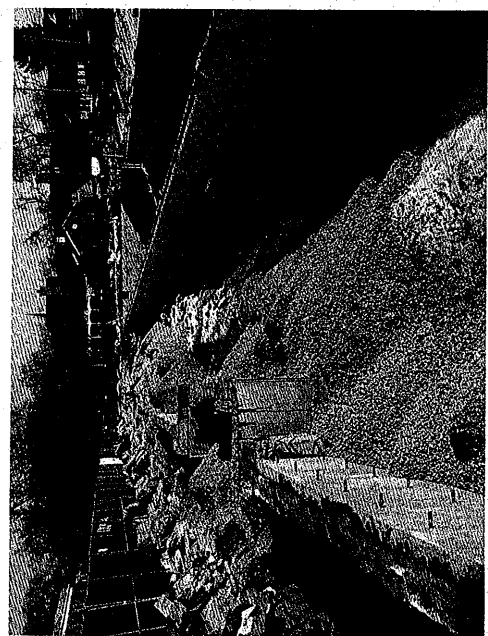
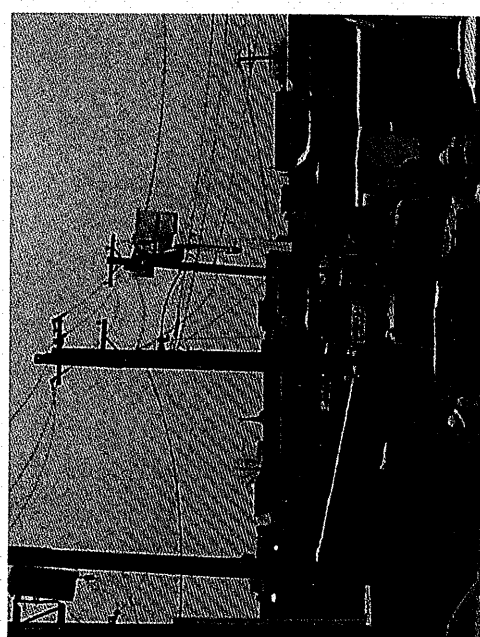
**REMARKS:**

# VILLAGE OF HINSDALE - JANUARY 21, 2014 COURT CALL/RESULT

Name	Ticket NO.	Location	Violation	Fines
Espinoza, Odeta	9927	Kelly	909 S Madison	Property maintenance counts 1 -141
Knuepfer, Nancy B	9950	Kelly	421 E. 9th St.	Failure to obtain a permit
Knuepfer, Robert C	9951	Kelly	421 E. 9th St.	Failure to obtain a permit
Lupescu, Anthony B	9925	Kelly	823 S. Bruner St.	Failure to obtain a permit
Turner, Julie M	9929	Kelly	332 E. Chicago Ave.	Accumulation of rubbish or garbage
Fines assessed:				5,000

## STOP WORK ORDERS ASSESSED

Date	SWO Issued to	Address	Reason	SWO assessed:	MONTHLY TOTAL:
					5,000

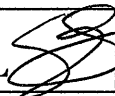

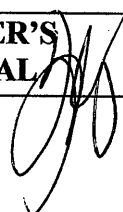




DATE: February 24, 2014

4a

# REQUEST FOR BOARD ACTION

<b>AGENDA</b> <b>SECTION NUMBER</b>		<b>ORIGINATING DEPARTMENT</b> Community Development		
<b>ITEM</b> Case A-02-2013 — Applicant: Garfield Crossing — Address: 26-32 E. First Street — Request: Major Adjustment to the approved Exterior Appearance and Site Plans as it Relates to the Chamber of Commerce Wall.		<b>APPROVAL</b>		
<p>On October 15, 2013, the Village Board approved a Major Adjustment for the Site Plan/Exterior Appearance of the property at 26-32 E. First Street — Garfield Crossing to address unforeseen complications with the east wall of the Chamber of Commerce building. As the applicant states in the attached memorandum, the original changes that were approved, were requested as a result of structural conditions that required the party wall to be demolished. As construction has progressed, the applicant has now realized that to move forward with the originally approved plans on the Chamber building, would be both cost and time prohibitive. As such, they have proposed an alternative that they feel is not only slight, but actually improves the aesthetic quality from that which was originally approved.</p> <p>Due to the nature of the request, a major adjustment to a Planned Development goes directly to the Village Board for action. The applicant has stated that they feel that the requested changes are minor and as such, in substantial conformity with the approved plans from October 15, 2013.</p> <p>Pursuant to Article 11, Section 11-603(K)(2) of the Village of Hinsdale Zoning Ordinance, the Board of Trustees may grant approval of the major adjustments upon finding that the changes are within substantial compliance with the approved final plan or if it is determined that the changes are not within substantial compliance with the approved plan, shall refer it back to the Plan Commission for further hearing and review. Should the Committee and Village Board feel the request is suitable, the following motion would be appropriate:</p> <p><b>MOTION: Move that the Board of Trustees approve an “Ordinance Approving a Major Adjustment to a Site Plan/Exterior Appearance Plan at 26-32 E. First Street — Garfield Crossing”.</b></p>				
APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
<b>COMMITTEE ACTION:</b>				
<b>BOARD ACTION:</b>				

**DRAFT**

**VILLAGE OF HINSDALE**

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

**AN ORDINANCE APPROVING A SECOND MAJOR ADJUSTMENT  
TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN  
AT 26-32 E. FIRST STREET – GARFIELD CROSSING**

**WHEREAS**, Garfield Crossing, LLC (the “Applicant”) is the legal title owner of the property located at 26-32 E. First Street, Hinsdale, Illinois (the “Subject Property”); and

**WHEREAS**, the Village has previously approved a Site Plan/Exterior Appearance Plan for the Subject Property pursuant to Ordinance No. O2013-12 (the “Original Ordinance”) approved on May 21, 2013; and

**WHEREAS**, the Village Board heard, considered and adopted a prior Major Adjustment to the Applicant’s Site Plan/Exterior Appearance on October 15, 2013, allowing for various changes in response to issues found during construction, relative to the shared wall with the adjacent Chamber of Commerce building; and

**WHEREAS**, since that initial ordinance approving a Major Adjustment to the Applicant’s Site Plan/Exterior Appearance, the Applicant has encountered further unforeseen complications with the eastern wall of the Chamber of Commerce building. The Applicant now seeks approval of a major adjustment to its final approved Site Plan/Exterior Appearance Plan for the development of the Subject Property pursuant to Subsection 11-604(I)(2) of the Hinsdale Zoning Code (the “Application”) for various changes in response to the issues recently encountered, including adjustments to the structural and aesthetic qualities of the eastern wall of the Chamber of Commerce building. Depictions of the proposed improvements to the walkway and east elevation of the adjacent Chamber of Commerce Building are attached hereto as **Exhibit A** and made a part hereof; and

**WHEREAS**, pursuant to Article 11, Section 11-603(K)(2) of the Village of Hinsdale Zoning Ordinance, the Board of Trustees may grant approval of the major adjustments upon finding that the changes are within substantial compliance with the approved final plan. Or, if it is determined that the changes are not within substantial compliance with the approved plan, the Board of Trustees shall refer it back to the Plan Commission for further hearing and review.

**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 a Second Major Adjustment to the Site Plan/Exterior Appearance Plan.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-604(l)(2) of the Hinsdale Zoning Code, approve the second major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 26-32 E. First Street to allow for improvements and changes to the east elevation of the adjacent Chamber of Commerce Building that faces inward onto the Subject Property, as detailed above and in the depictions attached hereto as **Exhibit A** and made a part hereof. Said second major adjustment is approved subject to the conditions set forth in Section 3 of this Ordinance. The Original Ordinance and the October 15, 2013 amending ordinance are hereby amended to the extent provided, but only to the extent provided, by the approval granted herein.

**SECTION 3: Conditions on Approval.** The approval granted in Section 2 of this Ordinance is subject to the following conditions:

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance or the Original Ordinances precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Plans.** All development work on the Subject Property shall be undertaken only in strict compliance with the approved plans and specifications, including the depictions of the proposed improvements attached hereto as **Exhibit A** and made a part hereof.
- C. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the Original Ordinance granting the first major adjustment and any ordinance granting a variation relative to the Subject Property, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- 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, the Original Ordinance, the Amending 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 \_\_\_\_\_ 2014.

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, and attested to by the Village Clerk this same day.

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

**ATTEST:**

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

VILLAGE OF HINSDALE

ORDINANCE NO. O2013-32

AN ORDINANCE APPROVING A MAJOR ADJUSTMENT  
TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN  
AT 26-32 E. FIRST STREET-GARFIELD CROSSING

**WHEREAS**, Garfield Crossing, LLC (the "Applicant") is the legal title owner of the property located at 26-32 E. First Street, Hinsdale, Illinois (the "Subject Property"); and

**WHEREAS**, the Village has previously approved a Site Plan/Exterior Appearance Plan for the Subject Property pursuant to Ordinance No. O2013-12 (the "Original Ordinance") approved on May 21, 2013; and

**WHEREAS**, during construction, the Applicant and its architect have discovered structural issues in the western exterior wall of the original building. Removal of this wall for safety reasons has resulted in exposure of a concrete block wall enclosing a pedestrian walkway, and has left the east elevation of the adjacent Chamber of Commerce Building unfinished. The Applicant now seeks approval of a major adjustment to its final approved Site Plan/Exterior Appearance Plan for the development of the Subject Property pursuant to Subsection 11-604(l)(2) of the Hinsdale Zoning Code (the "Application") for various changes in response to the foregoing issues, including incorporation of materials found on the north and south elevations of the adjacent Chamber of Commerce Building onto the east elevation of that Building, the creation of a series of look-outs in the walkway, and the possible inclusion of decorative metal grates over the look-outs. Depictions of the proposed improvements to the walkway and east elevation of the adjacent Chamber of Commerce Building are attached hereto as **Exhibit A** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees discussed the Application seeking a major adjustment to the approved Site Plan/Exterior Appearance Plan at the Regular Meeting of October 2, 2013, and found it in substantial conformity with the approved Site Plan/Exterior Appearance Plan and the Original Ordinance, as required by Subsection 11-604(l)(2) of the Hinsdale Zoning Code. Per Subsection 11-604(l)(2), the Board's approval must now be expressed through a duly adopted 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 Major Adjustment to the Site Plan/Exterior Appearance Plan.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-604(l)(2) of the Hinsdale Zoning Code, approve

the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 26-32 E. First Street to allow for improvements and changes to the pedestrian walkway and east elevation of the adjacent Chamber of Commerce Building that faces inward onto the Subject Property, as detailed above and in the depictions attached hereto as **Exhibit A** and made a part hereof. Said major adjustment is approved subject to the conditions set forth in Section 3 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approval granted herein.

**SECTION 3: Conditions on Approval.** The approval granted in Section 2 of this Ordinance is subject to the following conditions:

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance or the Original Ordinances precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Plans.** All development work on the Subject Property shall be undertaken only in strict compliance with the approved plans and specifications, including the depictions of the proposed improvements to the pedestrian walkway and eastern elevation of adjacent Chamber of Commerce Building attached hereto as **Exhibit A** and made a part hereof.
- C. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the Original Ordinance and any ordinance granting a variation relative to the Subject Property, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- 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, the Original Ordinance, the Amending 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.

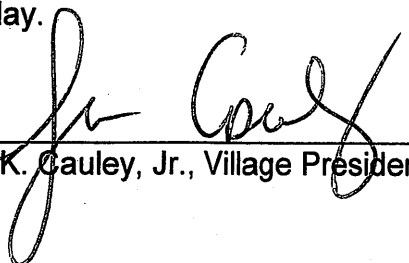
**PASSED** this 15th day of October 2013.

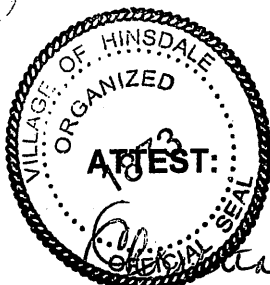
**AYES:** Trustees Angelo, Haarlow, Hughes, LaPlaca, Saigh

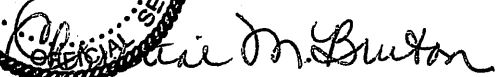
**NAYS:** None

**ABSENT:** Trustee Elder

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

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



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





February 7, 2014

Mr. Sean Gascoigne  
Village Planner  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, IL, 60526

Re: West (site enclosure) wall design  
Garfield Crossing Building

Dear Mr. Gascoigne,

As you know, we modified the design of the west wall, adjacent to the Chamber of Commerce building last September due to structural conditions that forced the existing party wall to be demolished. The Village Board approved our revised design. After further technical investigation and architectural /structural design, we discovered the existing footings would not support the new masonry wall we designed without excavating and substantially reinforcing the footings. This extensive construction had a cost of more than \$100,000 and did not fit the budget. Garfield Crossing LLC instructed PPK to revise the design to keep the aesthetic quality but substantially reduce the cost. We have done so and offer the following.

The revisions to the wall as compared to the previously approved design are as follows:

- We deleted the brick and CMU wall on top of the existing footings at the north side. Brick piers have replaced the wall.
- We added larger openings in the wall and decorative metal fencing, matching the fence at the parking areas.
- We made slight modifications to the siding at the second floor of the Chamber building.

We believe that the design is consistent and perhaps a better solution than the scheme that was approved. Please note that we reviewed this design with the Chamber and they have no issues. If you have any questions, please call me at your earliest convenience.

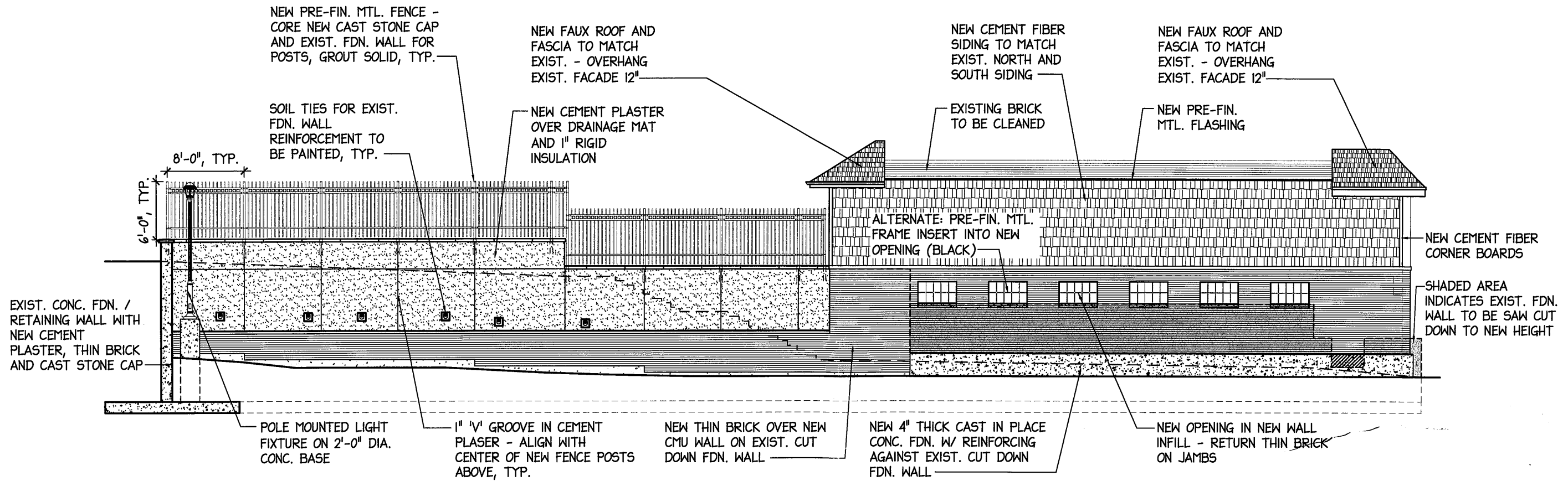
Sincerely,  
Perkins Pryde + Kennedy Architects PC

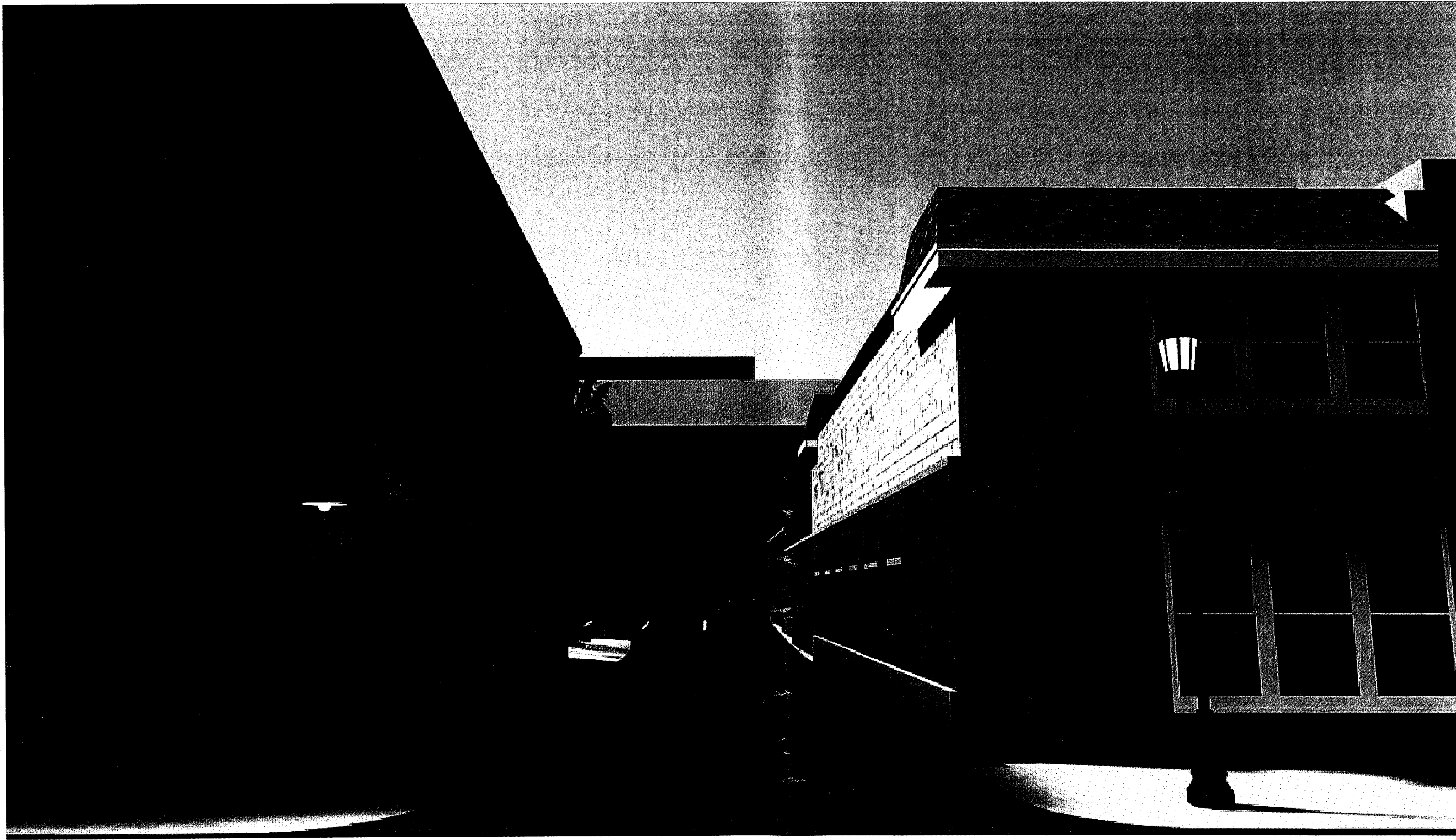


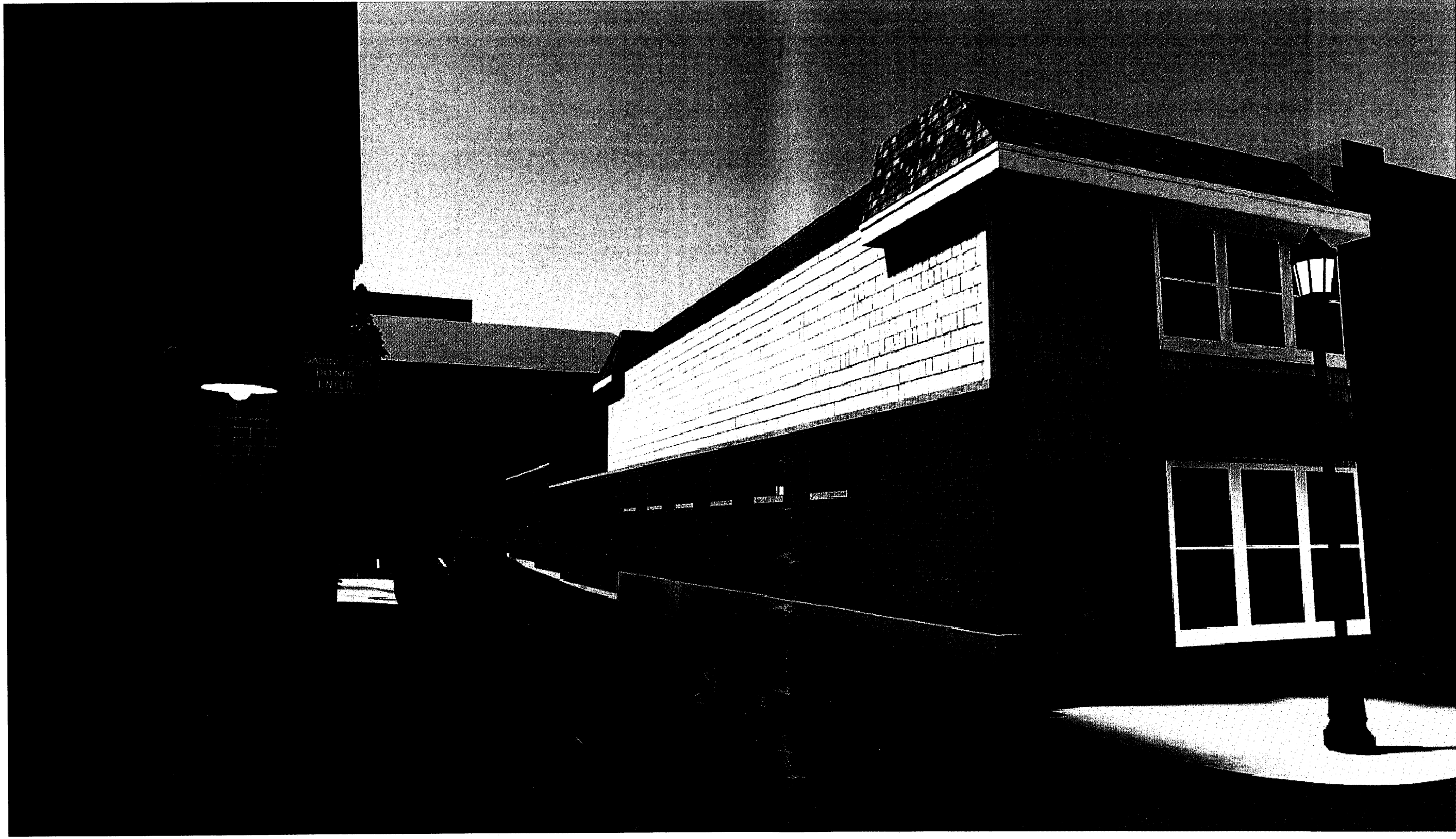
David M. Kennedy, AIA LEED AP  
Principal

Attachments: 28 sets  
(4) sheets: West Wall Elevation & 3D views (approved), dated 10.02.13  
(1) sheet: West Wall Elevation (proposed), dated 12.16.13  
(4) sheets: 3D views of approved and proposed design

Copy:	Tim Scott	Village of Hinsdale
	Clay Naccarato	Garfield Crossing LLC
	Tim Doyle	E.P. Doyle & Son
	Eric Lukacsik	PPK Architects
	Chuck Ditchman	PPK Architects







3

OF 8 SHEETS

EAST WALL RENOVATION - HINSDALE CHAMBER OF COMMERCE

GARFIELD CROSSING

GARFIELD CROSSING LLC

25-37 E. FIRST STREET

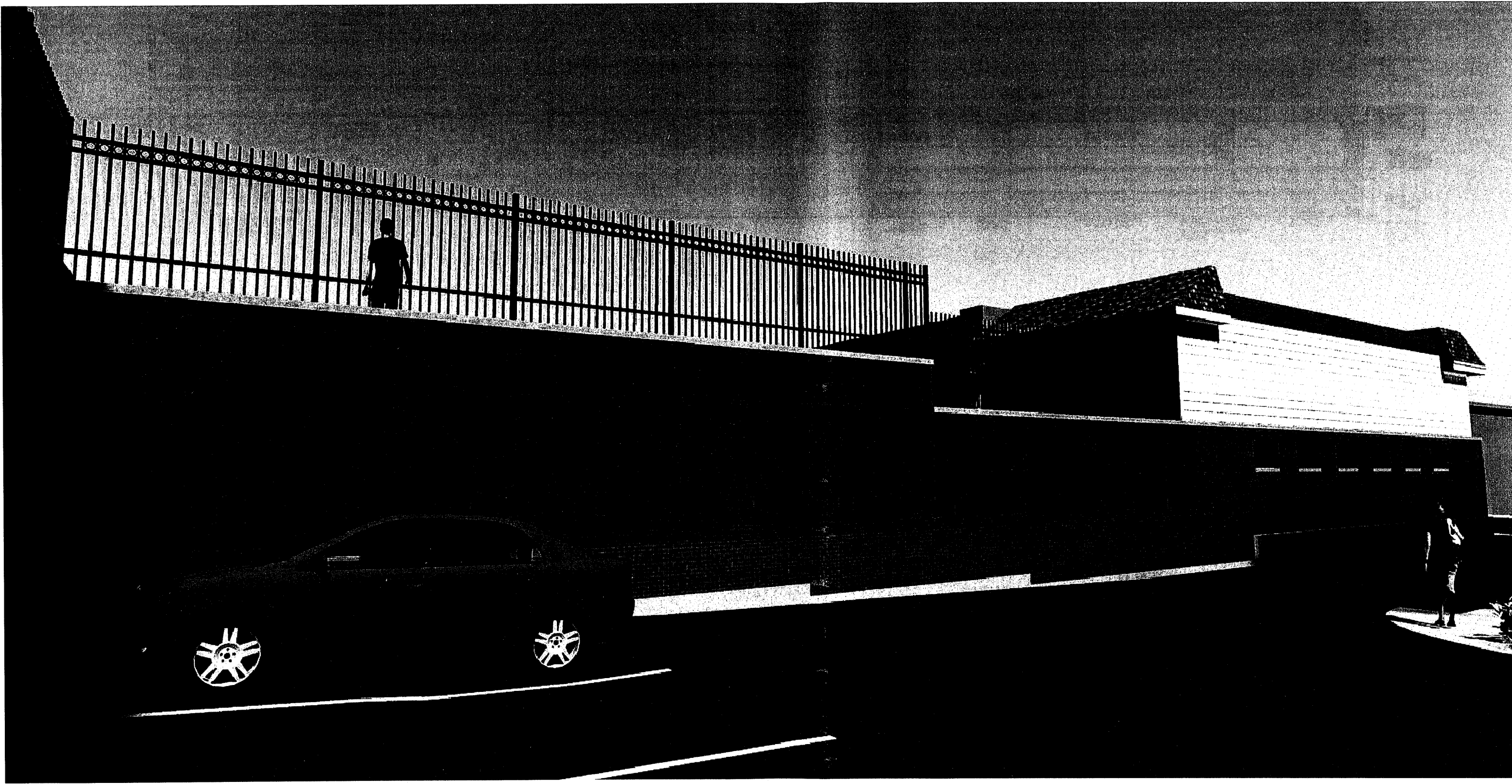
DATE: 10/02/13

SCALE: NONE

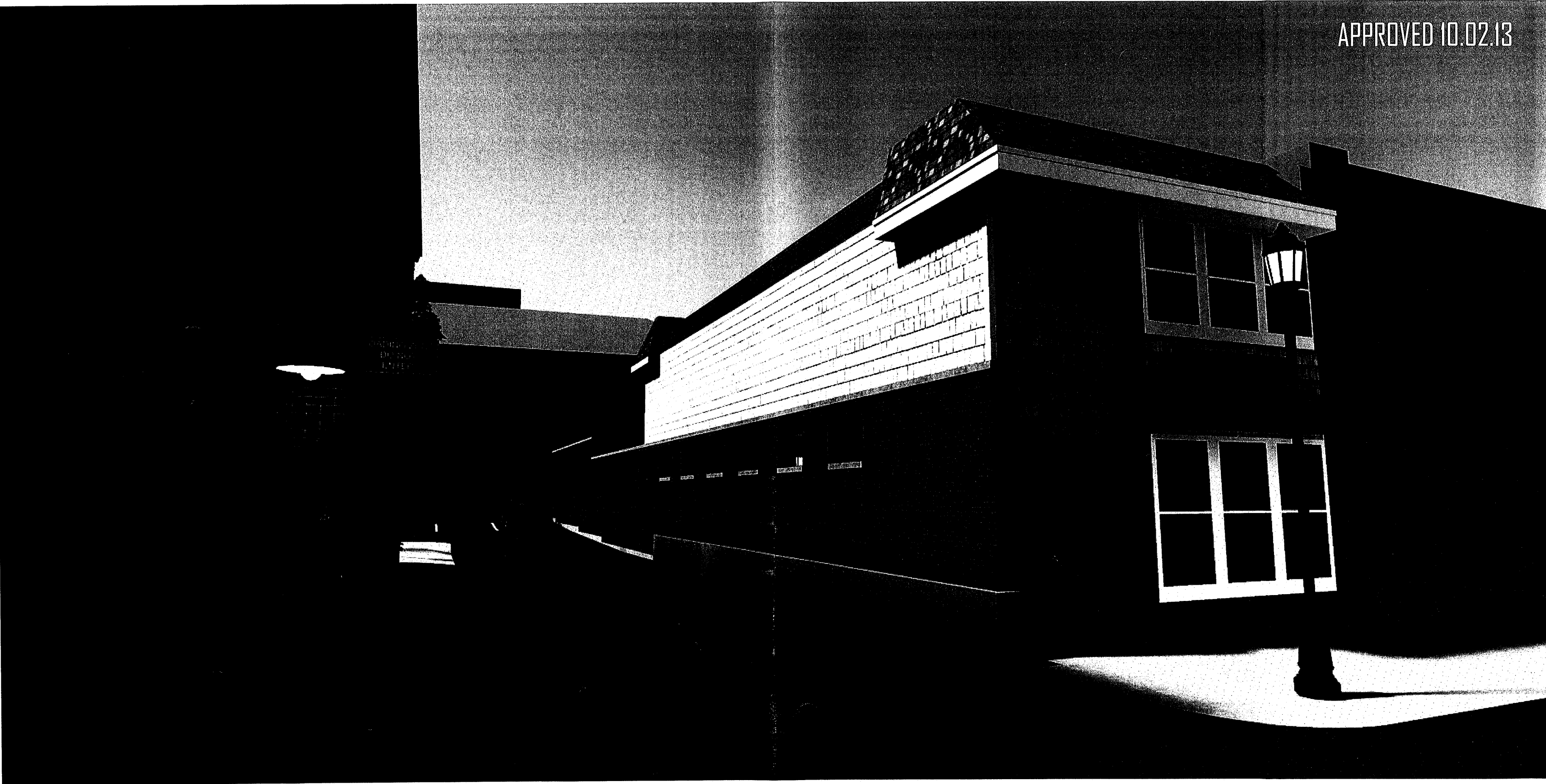
ppk architects

www.ppkarchitects.com



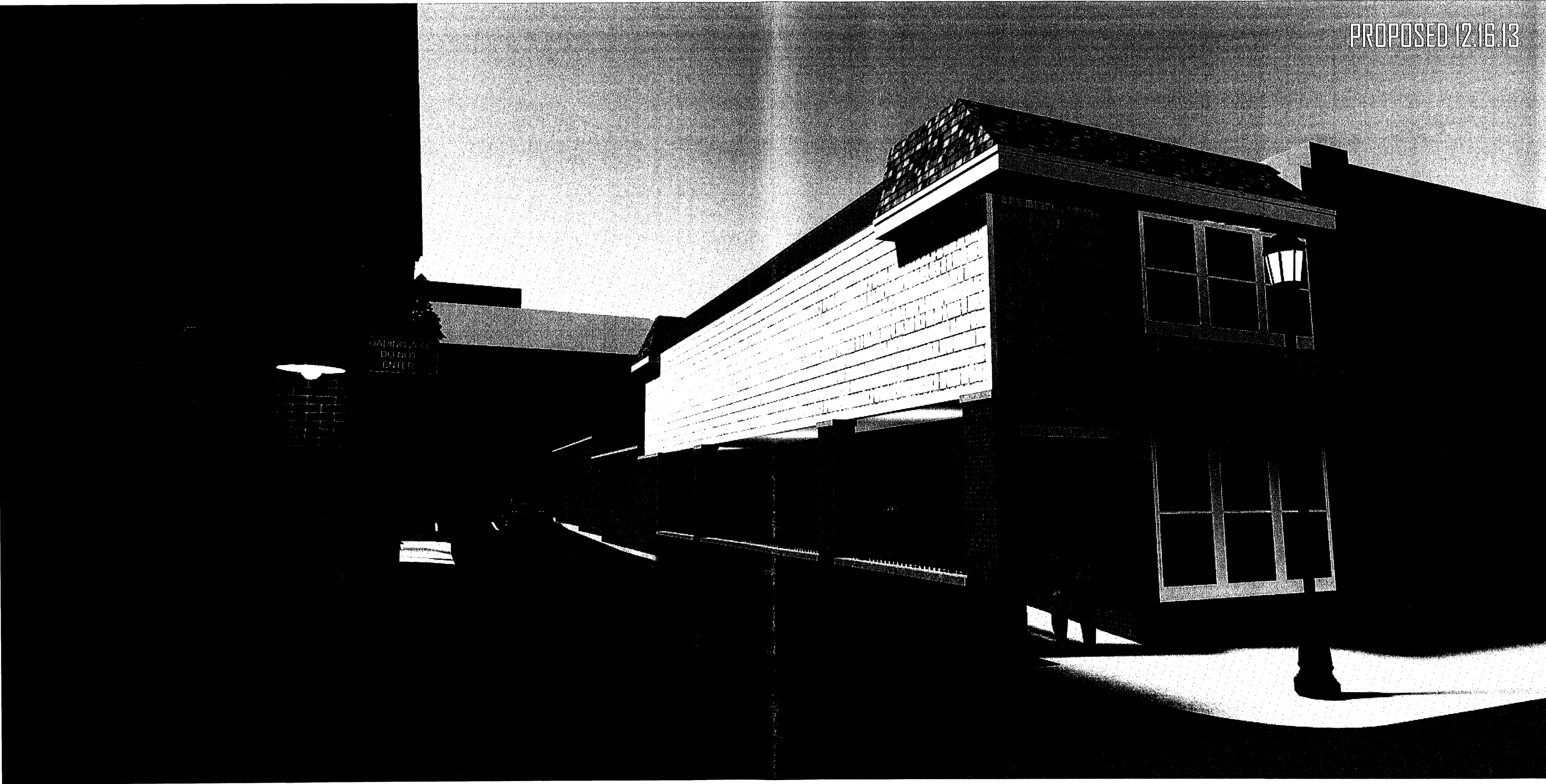


APPROVED 10.02.13



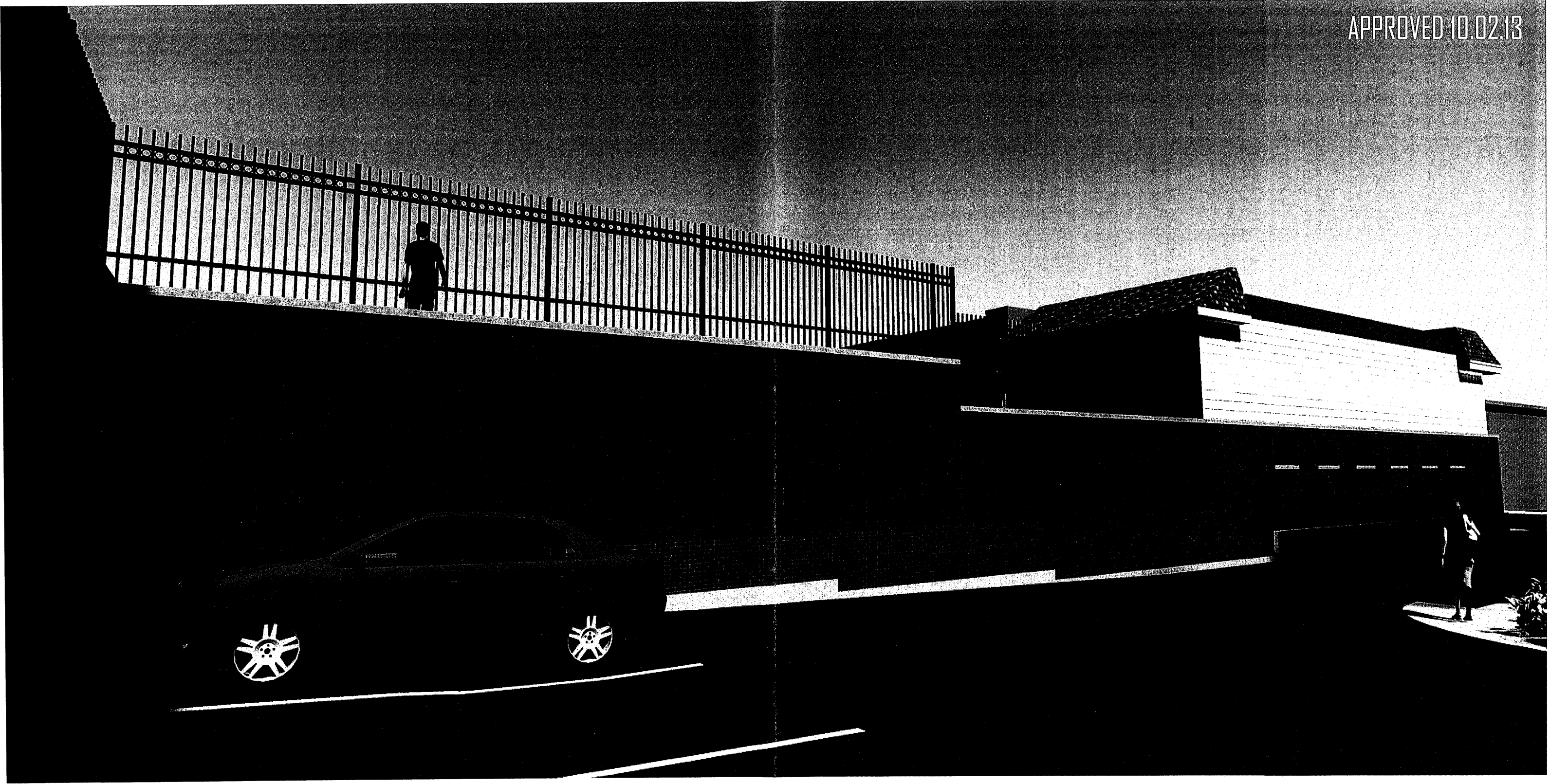
PROPOSED 12.16.13

LOADING AREA  
DO NOT  
ENTER





APPROVED 10.02.13







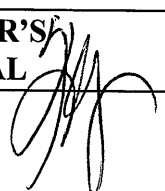
PROPOSED 12.16.13



DATE: February 24, 2014

4b

## REQUEST FOR BOARD ACTION

<b>AGENDA</b> <b>SECTION NUMBER</b>	<b>ORIGINATING DEPARTMENT</b> <b>Community Development</b>			
<b>ITEM</b> 40 S. Clay Street – Site Plan and Exterior Appearance Review for Screening of Mechanical Equipment	<b>APPROVAL</b>			
<p><b><u>REQUEST</u></b></p> <p>The applicant is requesting approval of exterior appearance and site plans to consider the screening of mechanical equipment on the buildings located at 40 S. Clay. The site is improved with a multi-story commercial building in the O-2 Limited Office District and contains the medical offices for DuPage Medical Group. The screening is being proposed to shield the necessary mechanical equipment, to be located on the roof of the existing structure. As illustrated in the attached documents, the screening being proposed is a series of louvered panels that will be painted to match the exterior of the building.</p> <p>At the February 12, 2014 Plan Commission meeting the Commission reviewed the application submitted for 40 S. Clay Street, and recommended, on a 4-1 vote, approval of the requests for site plan and exterior appearance for the exterior modifications and façade improvements.</p> <p><b><u>Review Criteria</u></b></p> <p>In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:</p> <ol style="list-style-type: none"> <li>1. Subsection 11-604F pertaining to Standards for site plan approval; and</li> <li>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.</li> </ol> <p>Attached are the draft findings and recommendation from the Plan Commission and the draft ordinance.</p> <p><b>MOTION: Move that the request be forwarded to the Board of Trustees, to approve an “Ordinance Approving Site Plans and Exterior Appearance Plans for the Screening of Mechanical Equipment at 40 S. Clay Street”</b></p>				
APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	<b>MANAGER'S</b> <b>APPROVAL</b> 
<b>COMMITTEE ACTION:</b>				
<b>BOARD ACTION:</b>				

DRAFT

VILLAGE OF HINSDALE

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

**AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE PLAN  
FOR SCREENING OF MECHANICAL EQUIPMENT LOCATED AT  
40 S. CLAY STREET**

**WHEREAS**, Winn & 12, LLC (the "Applicant") submitted an application for site plan approval and exterior appearance review for screening of mechanical equipment on the roofs of buildings (the "Application") at property located at 40 South Clay Street, Hinsdale, Illinois (the "Subject Property"); and

**WHEREAS**, the Subject Property is located in the O-2 Limited Office Zoning District and contains the medical offices for DuPage Medical Group; and

**WHEREAS**, the Applicant proposes the screening to shield the necessary mechanical equipment to be located on the roofs of the existing multi-story structure; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on February 12, 2014; and

**WHEREAS**, after considering all of the matters related to the Application, the Plan Commission recommended approval of the Exterior Appearance Plan and Site Plan on a vote of four (4) in favor, one (1) against, and one (1) absent, all as set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A**; and

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

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

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

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

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

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with 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, 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.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2014.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
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: \_\_\_\_\_, 2014

**EXHIBIT A**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

**EXHIBIT B**

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

**DRAFT**

**HINSDALE PLAN COMMISSION**

**RE: 40 S. Clay Street – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: February 12, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 24, 2014**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. Win & 12 LLC. (the “Applicant”) on behalf of DuPage Medical Group, submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 40 S. Clay Street (the “Subject Property”).
2. The Subject Property is located in the O-2 Limited Office District where Medical Offices are a Permitted Use. The site is improved with a multiple-story office building.
3. At the February 12<sup>th</sup> Plan Commission meeting, the Plan Commission reviewed the applicant’s site plan and exterior appearance plans relative to the screening of mechanical equipment.
4. While one resident expressed concerns with the noise of the existing mechanical equipment, another neighbor immediately adjacent to the east building expressed support for the proposed changes and complimented the applicant on the changes already made.
5. Certain Commissioners also identified concerns with the appearance of the equipment and sound however the Village Attorney advised the Commission that the only item for consideration was the appearance of the screening panels and that sound should not be considered. He further acknowledged that the Village does not have a sound ordinance and that even though sound should not be considered, the Building Commissioner had extended the courtesy of visiting the site and found the sound of the mechanical equipment to be well within the range of normal.
6. While a single Commissioner expressed concern with the appearance of the mechanical equipment, the remaining Commissioners acknowledged the fact that the applicant had limited options given it was an existing structure and as such, commended them for being willing to screen them.
7. The Plan Commission generally finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the



February 12<sup>th</sup>, Plan Commission meeting, as well as comments from adjacent neighbors.

## **II. RECOMMENDATION**

Following a motion to recommend approval of the proposed site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," one (1) "Nay," and one (1) "Absent," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 40 S. Clay Street.

**THE HINSDALE PLAN COMMISSION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR OFFICE DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: Winn & 12 LLC  
Address: 9440 Enterprise Drive  
City/Zip: Mokena, IL 60448  
Phone/Fax: (708-768-6762) 708-478-7667 /  
E-Mail: dmenza@lfirealestate.com

**Owner**

Name: same  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Phone/Fax: (\_\_\_\_) \_\_\_\_\_ / \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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

Name: Frank Talbert, Principal  
Title: Architect, Proteus Group  
Address: 223 West Erie  
City/Zip: Chicago, IL 60054  
Phone/Fax: (312) 337-7800/312-337-7805  
E-Mail: ftalbert@proteusgroup.net

Name: Brian Decker, President  
Title: Structural Engineer, Sound Structures, Inc.  
Address: 1835 Rohlwing Road, Suite C  
City/Zip: Rolling Meadows, IL 60008  
Phone/Fax: (847)749-0923/888-870-1716  
E-Mail: brian@rlma.net

**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) None
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 40 S. Clay, Hinsdale, IL

Property Identification number (P.I.N. or tax number): 09 -12 - 100 - 011 and 09-12-100-012

Brief description of proposed project: Roof top HVAC and Equipment screen for both East and West connected existing buildings. Also, remove non-functioning brick chimney during roof replacement on East Building.

General description or characteristics of the site: The site is L- Shaped with approx. 3.244 acres – improved in the mid-1950's with the Eastern most 2 story multi-tenant medical office building with a second connected building added in the mid-1960's. The structure is located mostly at the NW of Clay Street and Chestnut street or the NE Corner of Chestnut Street and Madison Street

Existing zoning and land use: O-2 – used as a medical office building

Surrounding zoning and existing land uses:

North: R-4 –used as single family residential

South: B-3 – used as general business

East: O-2-used as office building/R-5 – used as multiple family residential

West: R-4 – used as single family residential

Proposed zoning and land use: No change – O-2

f

f

f

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

Site Plan Disapproval 11-604

Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

Special Use Permit 11-602E

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

Map and Text Amendments 11-601E  
Amendment Requested: \_\_\_\_\_

Planned Development 11-603E

Development in the B-2 Central Business  
District Questionnaire

## TABLE OF COMPLIANCE

Address of subject property: 40 S. Clay Street

The following table is based on the O-2 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)		25,000		141,320sf
Minimum Lot Depth		125		238.31' @ east, 597.10' @ west
Minimum Lot Width		100		169.20' @ north, 338.21' @ south
Building Height		40		33'-8" @ top of gable; 22' typical
Number of Stories		3		3
Front Yard Setback		25		34.85'
Corner Side Yard Setback		25		35.16'
Interior Side Yard Setback		10		21.43'
Rear Yard Setback		20		Not applicable
Maximum Floor Area Ratio (F.A.R.)*		.50		Existing: 72,460sf + (.5 x 8,686sf cellar parking) = 76,803sf / 141,320sf = .54
Maximum Total Building Coverage*		NA		20,440sf / 141,320sf = 14.5%
Maximum Total Lot Coverage*		80%		91,000sf / 141,320sf = 65%
Parking Requirements		170		Existing: 175 exterior parking spaces + 18 interior parking spaces
Parking front yard setback		25		25'
Parking corner side yard setback		25		35'
Parking interior side yard setback		10		10'
Parking rear yard setback		20		Not applicable
Loading Requirements		1		1
Accessory Structure Information		15' height		Not applicable

\* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: the site was developed in mid-1950's and mid-1960's – other than the proposed roof top HVAC/ Equipment screening and removal of the non-functioning chimney – the remainder of the work

will not change the exterior appearance of the buildings.

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 10<sup>th</sup> day of January, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Joe Sochinski

Name of applicant or authorized agent

agent for manager

Winn-Hill LLC

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 10<sup>th</sup> day of

January, 2014



BARBARA D. [Signature] Notary Public  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
August 11, 2015



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

**Address of proposed request:** 40 South Clay Street, Hinsdale

**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.

Since the existing building and site are being retained in every possible way, the existing open spaces are not being altered and are not applicable to the project review.

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

New roof-top air handling units with equipment screens - see attached response.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

Since the existing building and site are being retained in every possible way, the existing general design is not being altered and is not applicable to the project review.

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.

Since the existing site is being retained in every possible way, the existing general site development is not being altered and is not applicable to the project review.

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

Since the existing building is being retained in every possible way, the existing height is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing front facade is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing opening proportions are not being altered and are not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing front facade solid/void rhythm is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing rhythm of spacing/buildings on streets is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing rhythm of entrance porch/projections is not being altered and is not applicable to the project review.

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.

New roof-top air handling units with equipment screens - see attached response.

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

New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. However, a non-functioning brick chimney will be removed permanently.

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.

New roof-top air handling units with equipment screens - see attached response.

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.

Since the existing building is being retained in every possible way, the existing building scale is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing directional expression of front elevation is not being altered and is not applicable to the project review.

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.

New roof-top air handling units with equipment screens - see attached response.

#### **REVIEW CRITERIA – Site Plan Review**

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

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



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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

New roof-top air handling units with equipment screens-see attached response.

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

Since the existing structure and landscaping are being retained in every possible way, the existing structure and landscaping are not being altered and are not applicable to the project review.

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.

Since the existing building is not changing its permitted use (offices for doctors of medicine) and the existing site is not being altered, this item is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

## REVIEW CRITERIA

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

The existing building materials from ground to roof will be matched where they are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

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.

The existing building materials and textures from ground to roof will be matched where they are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

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.

The existing building facades and appurtenances from ground to roof will be matched where they are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

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.

Supplement to Community Development Department  
Exterior Appearance and Site Plan Review Criteria  
40 South Clay Street  
Hinsdale, IL

The existing building from ground to roof will be matched where items are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

**REVIEW CRITERIA – Site Plan Review**

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

The existing site is being retained in every possible way. The existing building from ground to roof will be matched where items are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed. These roof-top screens will provide shielding for the residential neighbors to the west and north.

Note: See attached East Wing Building and West Wing Building Elevations and roof screen information.

**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:** Winn & 12 LLC

**Owner's name (if different):** same

**Property address:** 40 S. Clay Street

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

**Present zoning classification:** O-2, Limited Office District

**Square footage of property:** 141,320 SF

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

**Lot dimensions:** per x plan

**Current use of property:** Medical Office Multi- Tenant

**Proposed use:** ☐ Single-family detached dwelling  
☐ Other: Same

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

**Brief description of request and proposal:**

Roof top HVAC/Equipment Screens plus removal of non-functioning Chimney structure

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

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

**Yards:**

front:	<u>34.85'</u>	<u>25'</u>
interior side(s)	<u>21.4' /</u>	<u>10' /</u>

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

corner side	35.16'	25'
rear	N/A	20'

**Setbacks (businesses and offices):**

front:	34.85'	25'
interior side(s)	21.4' /	10' /
corner side	35.16'	25'
rear	N/A	20'
others:	N/A	N/A
Ogden Ave. Center:	N/A	200'
York Rd. Center:	N/A	200'
Forest Preserve:	N/A	N/A

**Building heights:**

principal building(s):	3 stories	3 stories
accessory building(s):	N/A	-

**Maximum Elevations:**

principal building(s):	33'-8"max	40'
accessory building(s):	N/A	15'

Dwelling unit size(s):	N/A	N/A
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Total building coverage:	14.5%	N/A
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Total lot coverage:	65%	80%
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Floor area ratio:	.54	.50
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Accessory building(s):	N/A	
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**Spacing between buildings:** [depict on attached plans]

principal building(s):	N/A		
accessory building(s):	N/A		

**Number of off-street parking spaces required:** 170**Number of loading spaces required:** 1**Statement of applicant:**

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

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

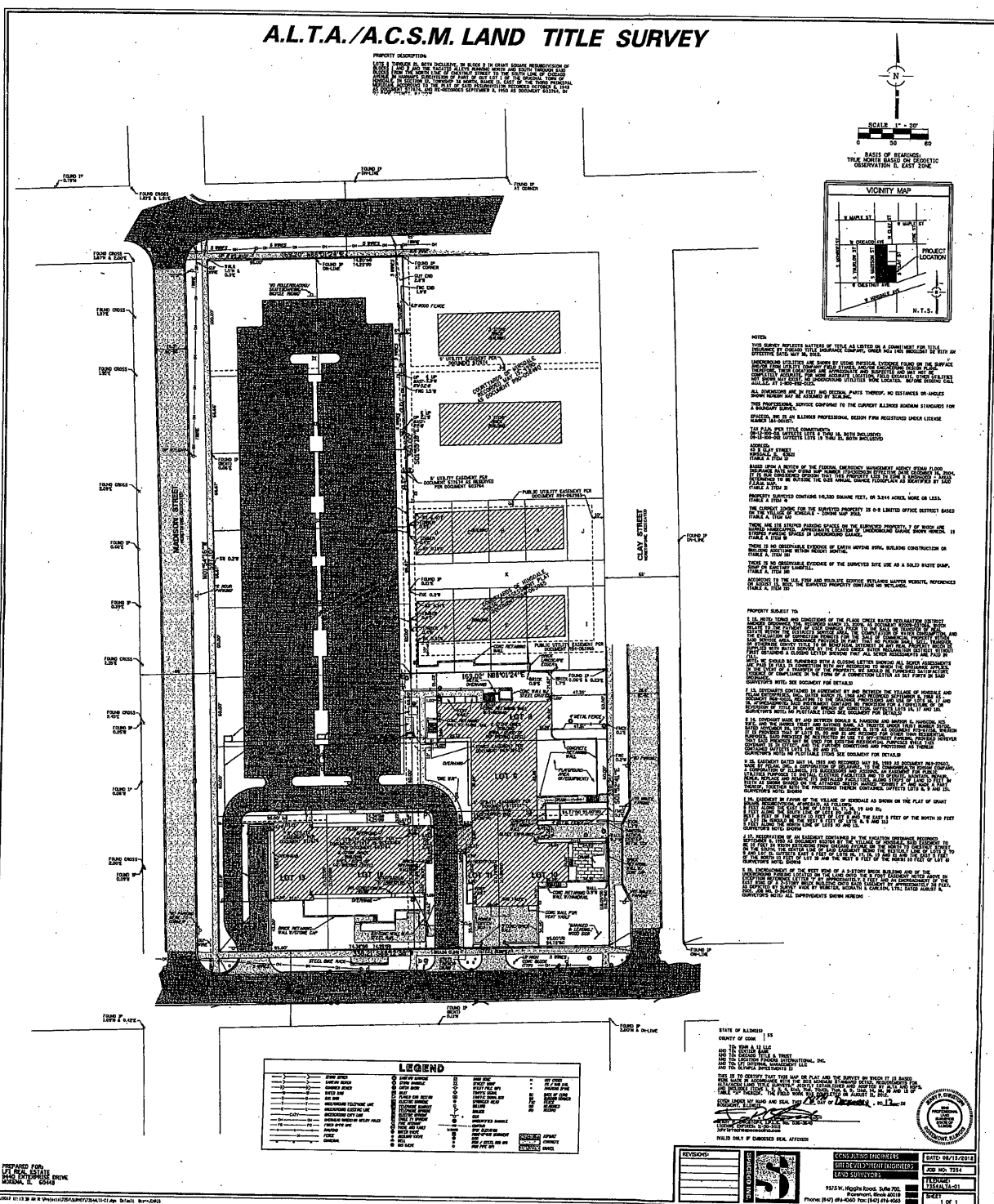
Applicant's signature

Joseph Bachtinski, agent for manager  
Applicant's printed name 0 W.M. & 12 LLC

Dated: January 10, 2014.

PROPERTY DESCRIPTION

LOTS 1, 2 AND 3, BEING BOTH EXCLUSIVE, IN BLOCK 9 IN GRANT SODASIDE REDEVELOPMENT OF  
BLOCKS 1 AND 2 AND THE VACANT ALLEYS RUNNING NORTH AND SOUTH BETWEEN BLOCKS  
1 AND 2, FROM THE NORTH LINE OF CHESTNUT STREET TO THE SOUTH LINE OF OCEANO  
AVENUE, IN HAWAII'S JURISDICTION OF PART OF LOT 1 OF THE ORIGINAL TOWN OF  
HONOLULU, IN SECTION 10, TOWNSHIP 14 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT OF SAID DEVELOPMENT, RECORDED OCTOBER 6, 1949  
AS DOCUMENT 578174, AND RE-RECORDED SEPTEMBER 8, 1950 AS DOCUMENT 603294, IN



# 1 EAST & WEST ROOF PLAN

## DMG HINSDALE SHELL &amp; CORE RENOVATION - EAST WING

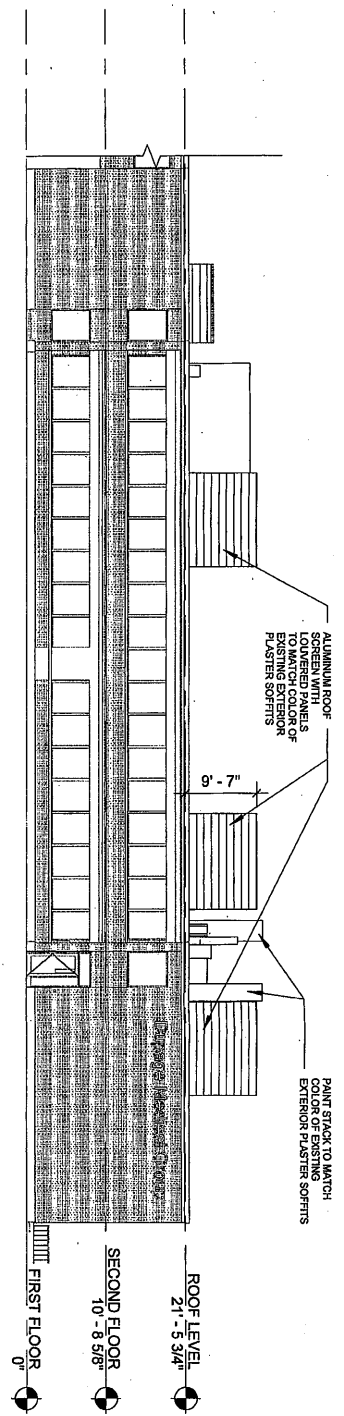
ISSUED FOR: VILLAGE REVIEW



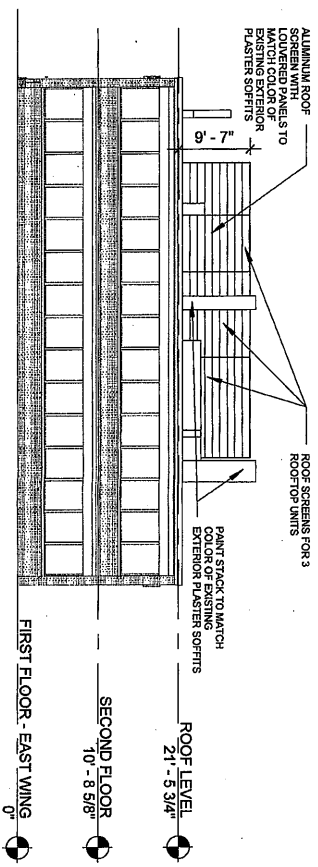
OWNED BY	JP	CHECKED BY	GM
SHEET ISSUE DATE		01/10/14	
PROJECT NUMBER		13-024.02	
A100			



2 NORTH ELEVATION - WEST WING  
1/16" = 1'-0"



1 WEST ELEVATION - WEST WING  
1/16" = 1'-0"

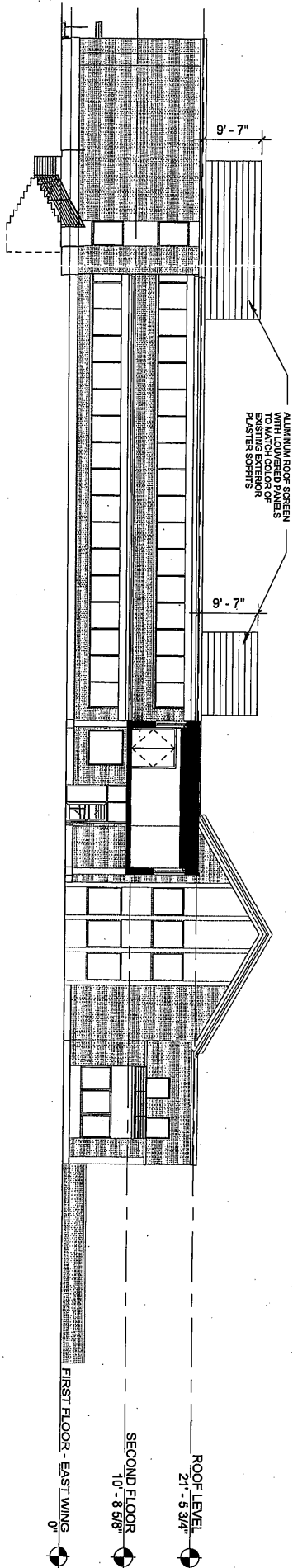


SCALE: 1/16" = 1'-0"

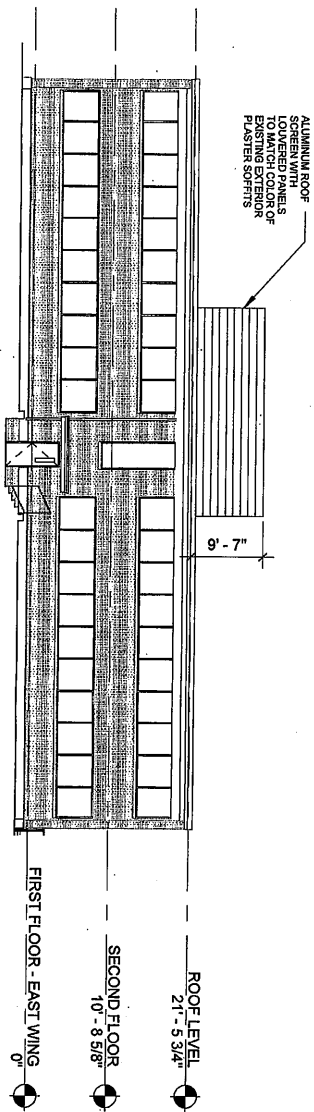
PROTEUS GROUP

DMG HINSDALE SHELL & CORE RENOVATION - EAST WING  
ISSUED FOR: VILLAGE REVIEW

DATE	01/10/14
BY	JP
BY	GM
PROJECT	13-024.02
NO.	A200



2 WEST EXTERIOR ELEVATION - EAST WING  
1/16" = 1'-0"



1 NORTH ELEVATION - EAST WING  
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

PROTEUS GROUP

DMG HINSDALE SHELL & CORE RENOVATION - EAST WING  
ISSUED FOR: VILLAGE REVIEW

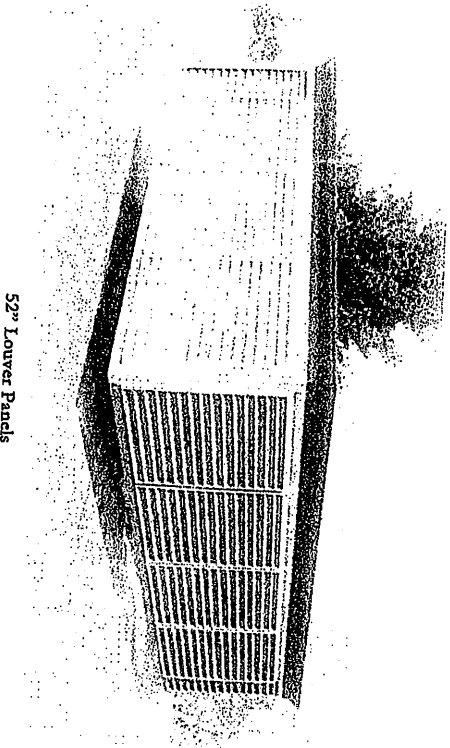
Author	J.P.	GM
Issue Date	01/10/14	
Project Number	13-024.02	
Sheet Number	A201	



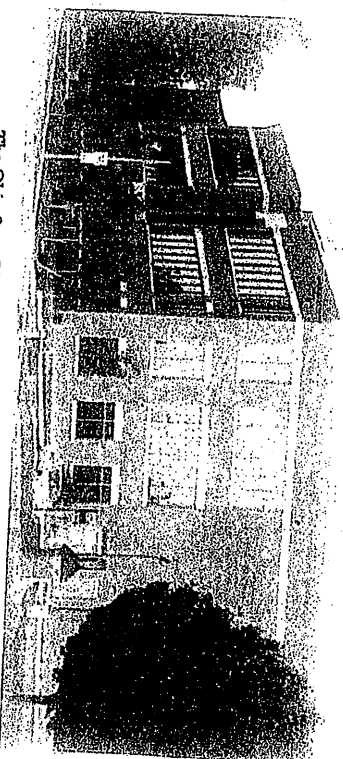
## An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, customized screening solutions that integrate with their building design, all with no rooftop penetration.

Our patented equipment screens also provide a viable solution for municipal screening code requirements on everything from HVAC units to



52" Louver Panels



The Ohio State University Foundation - Columbus, Ohio

chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

## Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! We can customize any feature to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.

**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>	<b>ORIGINATING DEPARTMENT</b>
<b>SECTION NUMBER</b>	<b>Community Development</b>
<b>ITEM 125 W. Second Street – Site Plan and Exterior Appearance Review for Expansion of an Existing Surface Parking Lot</b>	<b>APPROVAL</b>

**REQUEST**

The applicant is requesting approval of exterior appearance and site plans to allow for exterior modifications to expand the existing parking lot 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.

On October 9<sup>th</sup>, 2013, the Plan Commission approved façade improvements to the existing structure on the site, which included a small addition on the north elevation. While the applicant also proposed a small, 5-car off street parking lot, some of the neighbors, as well as the Plan Commission expressed concerns with this portion of the request given the potential impact to the surrounding area with respect to stormwater management and aesthetics. As such, the applicant agreed to remove the parking lot request from the application at that time to allow them to move forward with the improvements to the existing structure. At that point the applicant indicated that they would look into alternative designs and solutions that accounted for the concerns raised by the Commission and the neighbors. They would then return to the Plan Commission to work towards a parking solution that would hopefully be more acceptable to everyone. The improvements to the structure were subsequently approved, the applicant is moving forward with the exterior improvements to the structure and is now coming back in front of the Plan Commission with what they feel is an acceptable solution addressing the concerns raised at the October 9<sup>th</sup> Plan Commission meeting for modifications to the surface parking lot. The applicant has also reached out to the Police Department with regards to converting on-street parking, which was also suggested at the October 9<sup>th</sup> Plan Commission meeting. Attached you will find Chief Brad Bloom's response to the discussion he had with the applicant with regards to this subject matter.

In addition to the site plan and exterior appearance approvals, the applicant also applied for the following variations:

- Section 9-107(A)(1) to allow less than the required 10'-0" landscape buffer, along the corner side (west) and rear (north) yards of the proposed parking lot.
- Section 9-101E which refers to Section 6-111 to allow the proposed parking lot to have:
  - A rear (north) parking lot yard/setback of 3'-6", in lieu of the 25'-0" required
  - A corner side (west) parking lot yard/setback of 5'-0", in lieu of the 35'-0" required
- Section 9-104G(2)(b) to allow a parking lot in a front or corner side yard.

The public hearing for these variations was held by the Zoning Board of Appeals on January 15, 2014, and all requests were unanimously approved. The transcripts and final decision from this hearing have been included for your reference.

At the January 8, 2014 Plan Commission meeting the Commission reviewed the application submitted for 125 W. Second Street, and recommended denial of the requests for site plan and exterior appearance for the expansion and improvement of the surface parking lot, with the following vote:

**Ayes:** Chairman Byrnes, Commissioner McMahon

**Nayes:** Commissioner Stifflear, Commissioner Johnson, Commissioner Crnovich and Commissioner Cashman.

**Review Criteria**



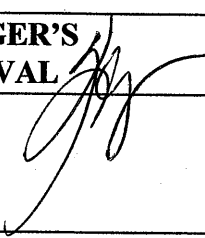
In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:

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 approved findings and recommendation from the Plan Commission.

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 the Expansion of an Existing Parking Lot at 125 West Second Street"**

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

## VILLAGE OF HINSDALE

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

#### **AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR CONSTRUCTION OF A NEW SURFACE PARKING LOT (125 W. SECOND ST.)**

**WHEREAS**, Steve Kolber (the "Applicant") submitted an application for site plan approval and exterior appearance review for construction of a new surface parking lot for five (5) vehicles, including one handicap spot (the "Application"), at property located at 125 West Second Street, Hinsdale, Illinois (the "Subject Property"); and

**WHEREAS**, the Subject Property is located in the O-1 Specialty Office Zoning District and is improved with a multiple-story office building; and

**WHEREAS**, the Village of Hinsdale Plan Commission at a public meeting held on October 9, 2013, reviewed the plans relative to redevelopment of the entire site, which included proposed on-site parking, as well as structural improvements. The Applicant then withdrew the original parking lot request based on zoning code requirements and concerns expressed by the Commission members and the neighbors; and

**WHEREAS**, the Applicant returned to the Plan Commission on January 8, 2014, at which time he presented the Commission with modified plans in the Application that proposed a five (5) space parking lot in the corner side yard towards the rear of the Subject Property; and

**WHEREAS**, the Board of Trustees has already approved the plans regarding the structure on the Subject Property itself; and

**WHEREAS**, in addition to the site plan and exterior appearance approvals, the Applicant also applied for the following variations from provisions of the Hinsdale Zoning Code, all of which were unanimously approved by the Zoning Board of Appeals on January 15, 2014:

- (1) A variation from Section 9-107A(1), to allow less than the required 10'-0" landscape buffer, along the corner side (west) and rear (north) yards of the proposed parking lot.
- (2) A variation from Section 9-101E, which refers to Section 6-111 to allow the proposed parking lot to have: a rear (north) parking lot yard setback of 3'-6" in lieu of the 25'-0" required, and a corner side (west) parking lot yard/setback of 5'-10", in lieu of the 35'-0" required.
- (3) A variation from Section 9-104G(2)(b) to allow a parking lot in a front or corner side yard.

**WHEREAS**, and after considering all of the matters related to the Application, the Plan Commission recommended denial of the Exterior Appearance Plan and Site Plan

on a vote of four (4) in favor, two (2) against, and one (1) absent, all as set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A**; and;

**WHEREAS**, the President and Board of Trustees having given due consideration to the Findings and Recommendation of the Plan Commission, and evidence presented at the public meeting on the Application, find that the Application satisfies the standards established in Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated in this Ordinance.

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

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

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

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

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with 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, 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.



PASSED this \_\_\_\_ day of \_\_\_\_\_ 2014.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
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: \_\_\_\_\_, 2014

**EXHIBIT A**

**FINDINGS OF FACT  
(ATTACHED)**

**EXHIBIT B**

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

## **HINSDALE PLAN COMMISSION**

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

**DATE OF PLAN COMMISSION REVIEW: January 8, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: January 27, 2014**

### **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 office building.
3. The applicant is proposing to construct a new surface parking lot for 5 vehicles, which includes one handicap spot, on the existing site.
4. At the October 9<sup>th</sup> Plan Commission meeting, the Plan Commission reviewed the applicant’s site plan and exterior appearance plans relative to redevelopment of the site, which included proposed on-site parking, as well as structural improvements. The applicant then withdrew the original parking lot request based on zoning code requirements and concerns expressed by both the Commission and the neighbors. The intent of the withdrawal was to allow them to move forward on the improvements to the structure, while working on a revised parking lot plan that would hopefully be more acceptable to everyone. The aspects of the proposed plans relative to the structure itself were subsequently approved by the Board of Trustees.
5. The applicant returned on January 8<sup>th</sup>, with modified plans that proposed a five (5) space parking lot in the corner side yard towards the rear of the lot. The Commission heard a presentation from the applicant regarding the proposed modifications.
6. The Plan Commission was complimentary of the changes and the applicant’s efforts to minimize the impact of the parking lot by moving it towards the rear of the lot and including landscape screening, but while some Commissioners felt the modifications satisfied their concerns from the original proposal, other Commissioners still expressed concerns with regards to the impact of the proposal to the surrounding single-family residential neighbors.
7. Certain of the Commissioners felt that the available street parking was sufficient for the proposed use and indicated that they still could not support the current proposal.

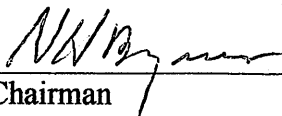
Additionally, certain Commissioners noted the property was in compliance with parking requirements established by the code.

8. Questions were raised regarding the Plan Commission's role and whether some of the concerns raised were a function of the Plan Commission, or whether they were afforded to Zoning Board of Appeals through the Variation process. Subsequent dialogue detailed the Plan Commission's vote should be based on Site Plan and Exterior Appearance standards.
9. A majority of the Plan Commission generally finds that based on the Application and the evidence presented at the public meeting, the Applicant has not satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Specifically, members voting in favor of recommending denial are concerned that the proposed plans are unreasonably injurious or detrimental to the use and enjoyment of surrounding residential properties and is not compatible with the nearby adjacent residential uses. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the January 8<sup>th</sup>, Plan Commission meeting, as well as comments from a nearby neighbor.

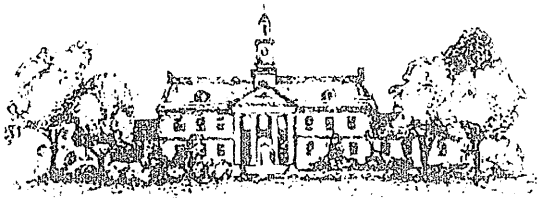
## II. RECOMMENDATION

Following a motion to recommend denial of the proposed site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," two (2) "Nays," and one (1) "Absent," recommends that the President and Board of Trustees deny the site plan and exterior appearance plans for 125 W. Second Street.

### THE HINSDALE PLAN COMMISSION

By:   
Chairman

Dated this 14<sup>th</sup> day of February, 2014.



**VILLAGE  
OF HINSDALE** FOUNDED IN 1874

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR OFFICE DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

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

Address: 828 Davis St., Suite 300

City/Zip: Evanston, IL 60201

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

E-Mail: skolber@kolbrook.com

**Owner**

Name: Christina Steil

Address: 949 Cleveland Road

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 640-0867

E-Mail: cmgsteil@sbcglobal.net

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

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

Title: Civil Engineer (Project Manager)

Address: 601 W. Randolph St., Suite 500

City/Zip: Chicago, IL 60661

Phone/Fax: (312) 219-8859

E-Mail: ckeppner@eea-ltd.com

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

Title: Landscape Architect

Address: 911 Edward Street

City/Zip: Henry, IL 61537

Phone/Fax: (815) 303-3996

E-Mail: jeff@bergfeldstudio.com

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

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

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

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

**Brief description of proposed project:**

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

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

Interior remodel of space to accomodate new office function.

New exterior finishes to include shingle siding and stucco.

New Site Plan Alterations to include Parking Area and associated drive aisle

**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 northwest. 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**

☒ 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.)	N/A
Corner Side Yard Setback	35	25	25	46' 5-1/4" (EXIST.)	N/A
Interior Side Yard Setback	10	10	10	12' 4-3/4" (EXIST.)	N/A
Rear Yard Setback	25	20	20	21' 10" (Previously Approved)	
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%	.583 (5,098 SQ FT)	
Parking Requirements	0 STALLS			5 STALLS	
Parking front yard setback	35'-0"			54'-0"	
Parking corner side yard setback	35'-0"			5'-0" **	
Parking interior side yard setback	10'-0"			N/A	
Parking rear yard setback	25'-0"			3'-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 (under separate cover) 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 SIXTH, day of DECEMBER, 2013; I/We have read the above certification, understand it, and agree to abide by its conditions.

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

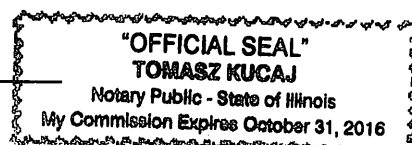
STEVEN KOLBER  
Name of applicant or authorized agent

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

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

SUBSCRIBED AND SWORN  
to before me this 6th day of  
Dec 2013

\_\_\_\_\_  
Notary Public





December 6, 2013

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

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

**Exterior Appearance Criteria**

1. Open Spaces: The quality of the open space between buildings and in setback spaces between streets and facades.
  - a. The proposed addition is situated such that the north side yard (corner lot) is reduced by 7'-10." All things considered, the newly proposed structure still complies with all of the village setback requirements and optimizes the amount of open space between the streets, neighboring structures, and facades of our building. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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. The proposed improvement will take into account village perspective as well as those concerns of the neighboring property owners.
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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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 rows of plantings along the streets to visually screen the newly proposed parking areas. The parking area (see enclosed site and landscape plans), will exist below grade (as viewed from the south). The addition of any landscaping will only further screen the parking area from the street and neighboring residential properties.

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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**

### **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. **The response above has remained unchanged from the original Plan Commission submittal. Approval of the building design and that of its elements has previously been granted.**
2. The proposed site plan interferes with easement and rights of way.
  - a. It is our intent that all easements and/or rights-of-way will be preserved as they exist on the site prior to alteration. However, as a method of resolve to the impending landscape buffer (see simultaneous Zoning Variance Requests), if necessary, we feel comfortable with reaching out to the Director of Public Services to investigate the potential opportunity to utilize the right-of-way for additional landscaping (screening).

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. Landscaping size, location, and function will be designed with the utmost respect for the concern of the village and neighboring property owners.
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 as well as parking areas.
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 is intended to empty traffic onto Grant Street. However, this does not impede pedestrian or vehicular traffic (2-way street as opposed to 2<sup>nd</sup> Street with is a one-way street) and is far enough removed from the intersection of 2<sup>nd</sup> Street and Grant, to whereas it will not create a backup of vehicles stopped at the intersection.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
  - a. The site's natural topography and the proposed perimeter landscaping will serve in providing the necessary visual obscurity for nearby commercial and residential properties.
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. We will work with the village and civil engineer to assure compatibility.
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 does 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.





**STEIL OFFICE**  
**PROPOSED ADDITION & RENOVATION**



- PLANT LEGEND**
- |   |   |
|---|---|
|  | Etouynus 'Coloratus'-<br>Purple Wintercreeper (groundcover), Flat |
|  | Coral Drift Rose, #3  |
|  | Incrediball Hydrangea, #3   |
|  | Little Lane Hydrangea, #3   |
|  | Tardivia Hydrangea, #5  |
|  | Fothergilla Bush, #5-7, 30"                                       |
|  | Dwarf Burning Bush, 42" BB  |
|  | Buxus 'Green Velvet'/Green Mtn.<br>Size Varies                    |
|  | Juniperus 'Kalooy', #5  |
|  | Taxus m. 'Brownii Globe', Size varies BB                          |
|  | Serviceberry 'Autumn Brilliance', 8-12' BB                        |
|  | Gleditsia - Skyline Honeylocust 3" BB                             |

LEGEND

- ACU - AIR CONDITIONING UNIT
- BOL - BOLLARD
- BP - BLUE PAINT
- CBRW - CONCRETE BLOCK RETAINING WALL
- CH - CROSS NOTCH
- CO - CLEAN-OUT
- CRW - CONCRETE RETAINING WALL
- DU - DESTINATION UNKNOWN
- EM - ELECTRIC METER
- F/F - FINISHED FLOOR
- FNC - FENCE
- GM - GAS METER
- I - INVERT
- LSP - IRON PIPE
- LSP - LANDSCAPE PERIMETER
- OW - OVERHEAD WIRE
- PEDC - CABLE PEDESTAL
- PEDE - ELECTRIC PEDESTAL
- PEDT - TELEPHONE PEDESTAL
- R - RM
- RCP - REINFORCED CONCRETE PIPE
- SA - SANITARY
- ST - STORM
- T/F - TOP OF FOUNDATION
- TW - TOP OF WALL
- UW - UNDERGROUND WIRE
- UP - UTILITY POLE
- VCP - VITRIFIED CLAY PIPE
- WD - WOOD
- WRW - WOOD RETAINING WALL
- WM - WOOD MANHOLE
- RO - ROUND OPEN GRATE MANHOLE
- SG - SQUARE OPEN GRATE MANHOLE
- LO - LIGHT ON POST
- LA - LIGHT ON 2' ARM
- BR - BROADLEAF VARIETY WITH TRUNK DIAMETER IN INCHES
- BS-0 - CONCRETE CURBING
- BS-12 - CONCRETE CURBING
- DE - DEPRESSIONED CURBING
- CON - CONCRETE

- SIGN NOTES:
1. "SPEED LIMIT 20" AND "2 HR PARKING"
  2. STOP SIGN
  3. "2 HR PARKING"
  4. "NO PARKING BETWEEN SIGNS"
  5. "PERMIT PARKING ONLY"
  6. "PRIVATE PROPERTY AT/AT PARKING ONLY"

BENCHMARK:  
NCS MONUMENT DURS 2 (A12705)  
MONUMENT DESCRIBED AS LOCATED WITHIN THE CITY OF OAK BROOK, 2.0 MI NORTH OF CLARENDON HILLS IN SECTION 28, T38N, R11E, TO REACH FROM THE JUNCTION OF US RT 34 AND I. RT 83 PROCEED NORTH 1.5 MI TO STATION LOCATED 30 FT WEST OF BACK OF CURB OF I. RT 83 SOUTHBOUND. STATION IS LOCATED 0.5 MI SOUTH OF INTERSTATE 66, 0.1 MI NORTH OF OAK BROOK RD, 35.4 FT EAST OF CENTERLINE OF EXIT RAMP TO OAKBROOK RD, 22 FT EAST OF EDGE-OF-PAVEMENT OF EXIT RAMP TO OAKBROOK RD, 113 FT NORTH OF 6 IN SPRUCE TREE, AND 2 FT NORTH OF ORANGE FIBERGLASS WITNESS POST. NOTE - ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.5 FT BELOW CAP. ELEVATION = 684.58 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 VACATION 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.

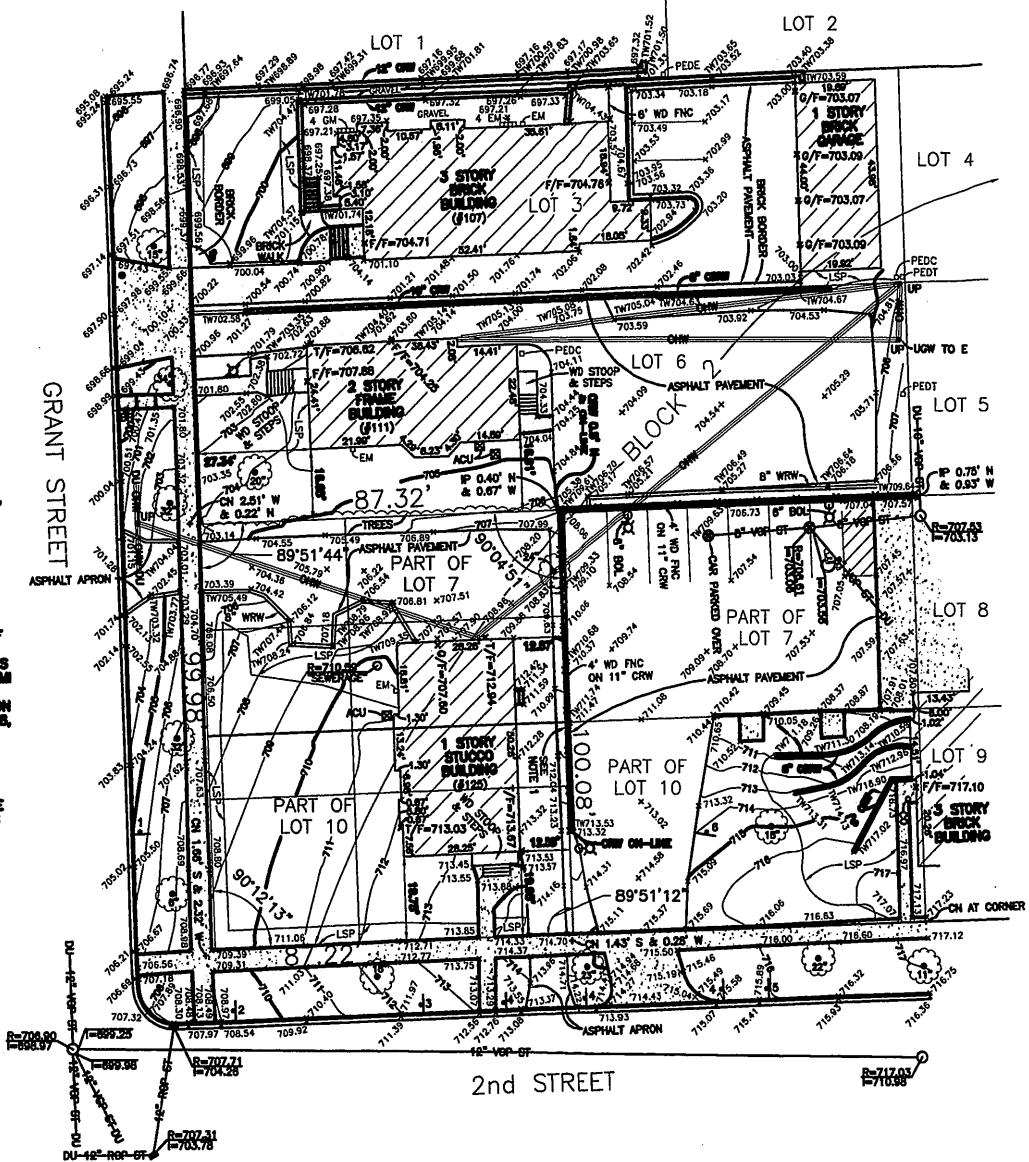
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. 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: 1745  
FOR: ERICSSON ENGINEERING ASSOC., LTD.  
PROJ. NAME: CASE'S ADDITION TO HINSDALE  
Copyright © TFW Surveying & Mapping, Inc., 2013. All rights reserved.  
Professional Design Firm Registration #100-082762

TFW SURVEYING & MAPPING, INC.  
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030  
847-548-6800 FAX 548-6899  
tfw@tfwsurvey.com www.tfwsurvey.com

PLAT OF SURVEY  
OF

THE WEST 1/2 OF LOTS 7 AND 10, IN BLOCK 2 IN J.L. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT 18440, IN DU PAGE COUNTY, ILLINOIS.



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

SUBJECT OF EVIDENCE  
COUNTY OF LAKE  
I, THOMAS F. WHITTING, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASUREMENT STANDARDS FOR A BOUNDARY SURVEY.  
CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 25th DAY OF JULY, 2013.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 30-5515  
LICENSE EXPIRES NOVEMBER 30, 2014



January 03, 2014

Happy New Year,

As the architects for the ongoing renovations to the building and site at 125 W. 2<sup>nd</sup> Street, we have offered to keep the owners of the surrounding properties in tune with some of our current design initiatives. On that note, we have enclosed a few sketches for your viewing pleasure.

We are interested in hearing what you think of the proposed site design and welcome you to send any comments or remarks that you may have. Please feel free to send us a quick email as we wish to work hand in hand in finding a design solution that assists our client's business operations, as well as one that remains consistent with Hinsdale's natural beauty.

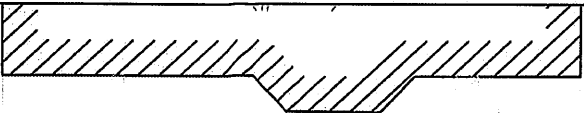
Looking forward to hearing from you,

A handwritten signature in black ink, appearing to read "Steven Schmitt", with a large, stylized circular flourish at the end.

Steven Schmitt

[sschmitt@kolbrook.com](mailto:sschmitt@kolbrook.com)

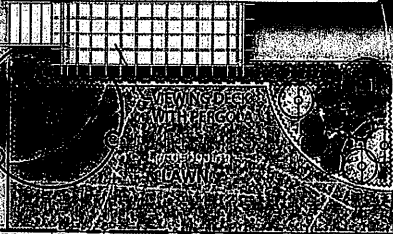
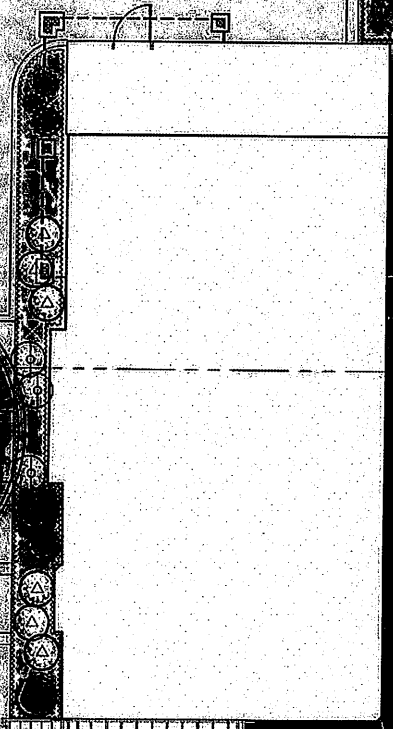
1-847-492-1992 (ext. 5#)



UNDER PLANT EXISTING  
WHERE SPACE ALLOWS

CLIENT ENTRANCE

CLIENT  
PARKING



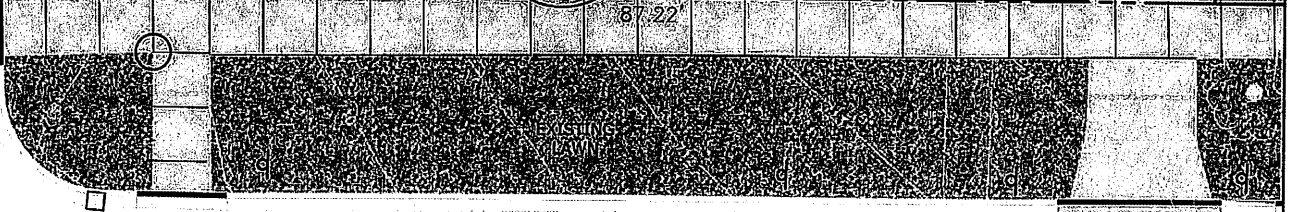
EXISTING  
DRIVE

GRANT STREET



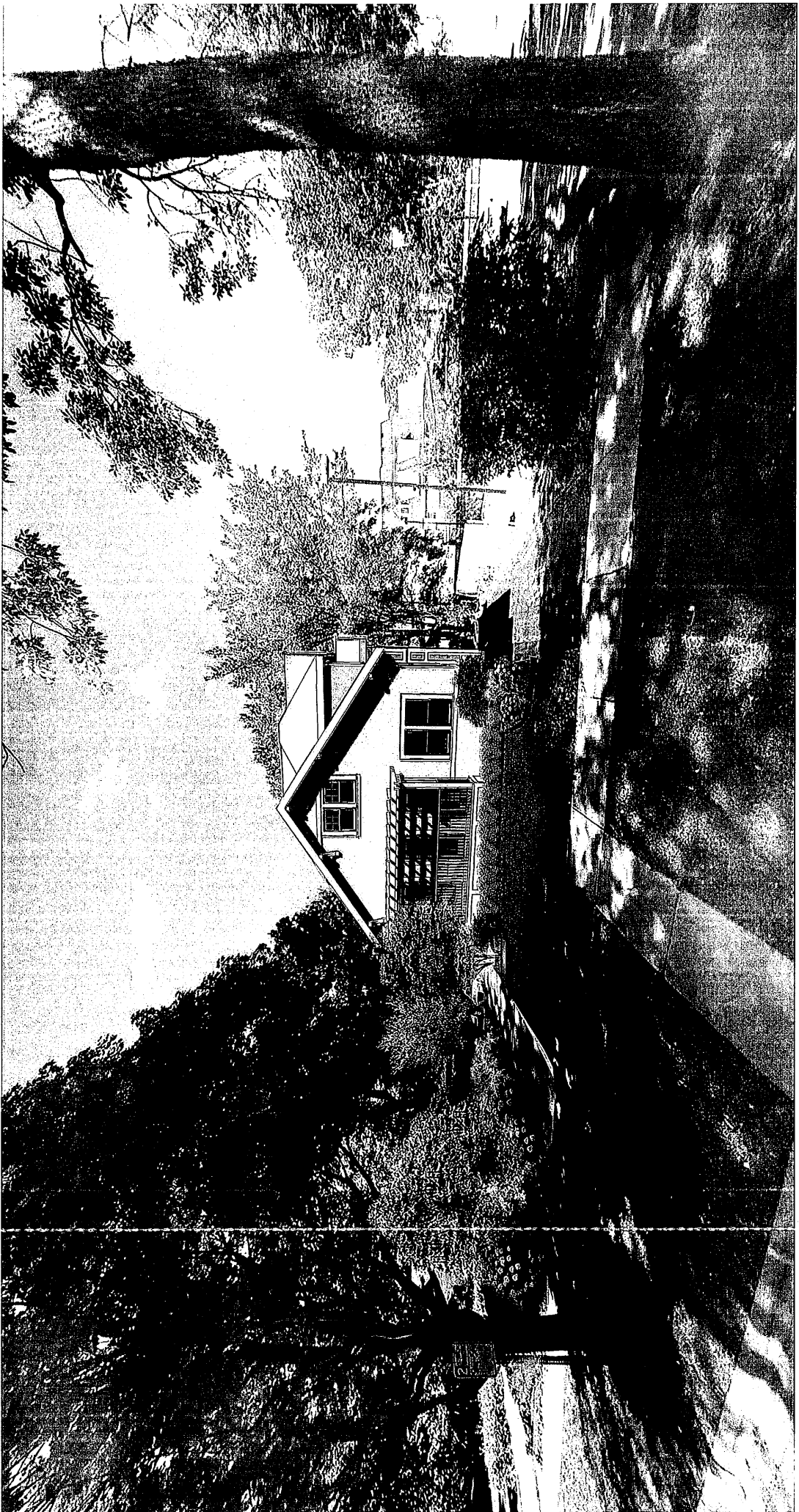
8' 22"

SECOND STREET









## **Sean Gascoigne**

---

**From:** Bradley Bloom  
**Sent:** Friday, December 20, 2013 4:02 PM  
**To:** Sean Gascoigne  
**Subject:** 125 W. Second Request for On Street Parking

Sean,

I received an inquiry from Steven Schmidt regarding the possibility of changing the parking on the north side of 2<sup>nd</sup> between Lincoln and Grant from red permits back to time zoned parking. Mr. Schmidt was interested in providing street parking for the building tenants patients. Currently, Second Street is designated as a red permit (northside) area from Lincoln west to the AT and T parking lot entrance and west of the entrance is a two hour zone. Grant (eastside) between 1<sup>st</sup> and 2<sup>nd</sup> is also a two hour zone. Grant street south of Second is a red permit area.

I have looked at usage over the last three days and regularly found 3-5 cars with red permits in the Second Street spaces. I am concerned that if we make all of second a time zone that it will displace the red permits to an area further from their destination and result in red permit holders parking in metered spots or not buying permits and parking in time zones. Also, time zone enforcement is difficult and inefficient for our personnel because it requires that enforcement personnel track usage over a two hour period. In practice, we find time zones abused resulting in less turnover. Lastly, with the project at 1<sup>st</sup> and Garfield going in I am anticipating an increased demand on red permits so I don't want to reduce available red parking areas. Please let me know if you have any questions.

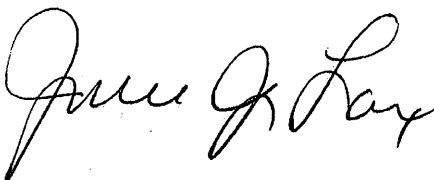
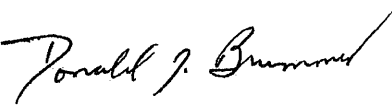

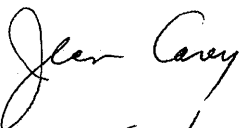
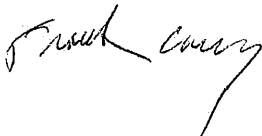
**Chief Bradley Bloom**  
**Hinsdale IL Police Department**  
**121 Symonds Drive, Hinsdale IL 60521-1901**  
**Email: [bbloom@villageofhinsdale.org](mailto:bbloom@villageofhinsdale.org)**  
**Phone: 630.789.7088**  
**FAX: 630.789.1631**





January 13, 2014

I have reviewed the site plans and elevations for the parking layout and site developments for the property at 125 W. Second Street. I have no objections to the proposed development.

<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
Julie Laux J. Jordan Homes		112 S Grant St.
DONALD J. BRUMMET Brummet & Olsen LLP		111 S. Grant St.
KEDRA J. OLSEN Brummet & Olsen LLP		111 S. Grant St. 116 S. Grant St.
Sharon Klein	116	
(Jean Carey) Jean Carey		204 S. Lincoln
FRANK CAREY		204 S. Lincoln

## Sean Gascoigne

---

**From:** Steven Schmitt <sschmitt@kolbrook.com>  
**Sent:** Wednesday, January 15, 2014 2:15 PM  
**To:** Robert McGinnis; Sean Gascoigne  
**Cc:** Steven Kolber  
**Subject:** Steil Office: Parking Lot #2 (Resubmittal)  
**Attachments:** Steil Office Parking#2 - Neighbor Support.pdf

Hello,

As a follow up to a voicemail that I left for Rob this morning, I simply wanted to forward this on to the both of you so that it can be made part of the official record. Attached is a list of neighbors (perhaps most influenced by a view of the parking lot), that DO NOT oppose the design as being presented tonight (in front of the zoning committee) and Monday January 27<sup>th</sup> (in front of the ZPS).

A brief summary of my in depth conversations with the neighbors who have vowed support for our design.

1. Jordan Homes (112 S. Grant Street) - west side of grant street with direct view of apron cut and parking lot.

- Are in favor of the aesthetic of the proposed parking area, especially with the landscaping that is being provided. With concerns of their own regarding the lack of street parking availability as it stands now, this property owner wishes that every step possible be taken to help mitigate and reduce the amount of on-street parking, claiming that the amount of street parking now is already burdensome to the nearby businesses and their respective operations. Let record show that immediately following my conversations, that one of the owners (Julie Laux) felt so adamant about wishing to include on-site parking...that she quickly sent an email to the village voicing her opinion.

2. Brummer and Olsen LLP (111 S. Grant Street) - property directly north of the subject property with a view of the parking lot

- I spoke with the landlords of the commercial building who also own the first floor practice. In speaking for themselves and those commercial tenants on floors above, they stated that among all surrounding properties, they perhaps have the clearest view of the proposed parking area (as they overlook the rear area of the subject property). After giving a long summary of previous building owners, current business owners, and the history of the area's parking woes, Donald Brummer and Kedra Olsen voice strong agreement that the on-street parking situation that currently exists near the intersection of Grant and 2<sup>nd</sup>, is far from ideal. Specifically quoting the great numbers of business in the area that are forced to have their staff and clientele park on the streets (their staff and clientele included), they both agreed favorably with the inclusion of on-site parking at the subject property to help mitigate street-parking. In terms of aesthetics, they applauded the efforts to minimize the size of the lot as well as provide landscaping to help beautify the area.

3. Sharon Klein (116 S. Grant Street) - property directly west of the subject property with a view of the parking lot and drive apron

- In being the pastor(s) for the nearby Zion Lutheran Church, Sharon did not specifically point toward any complications with the current on-street parking situation as they have on-site parking lots of their own to service their needs. However, she was in favor of the care taken to decrease the overall size of the parking lot (as opposed to proposal #1), and was quite fond of the landscaping used to help maintain the residential feel of the neighborhood.

4. Frank and Gene Carey (204 S. Lincoln Ave) - property on south side of 2<sup>nd</sup> street at corner of Lincoln.

- In being one of the original property owners to voice opposition to the larger parking lot proposed in submittal #1, we felt it pertinent to confirm whether or not the redesign has satisfied their original concerns. After understanding that Police Chief Bloom has spoken toward the infeasibility of

changing the nearby permitted parking spots into 2-hour timed spots; both Gene and her husband Frank have concluded that all of the steps taken as part of proposal #2, successfully remedy their initial concerns and are furthermore eager to see the end “built-result” of this newly polished design.

Any assistance you can provide in making sure that these findings reach any and all pertinent parties, would greatly be appreciated.

Thank you,

## **Sean Gascoigne**

---

**From:** carolrosecl@aol.com  
**Sent:** Tuesday, December 17, 2013 6:06 PM  
**To:** Christine Bruton  
**Cc:** skolber@kolbrook.com; sschmidt@kolbrook.com; Sean Gascoigne  
**Subject:** 125 West Second Street second application

I am writing because I am out of town and unable to attend the meetings concerning the application for a parking lot at 125 West Second Street.

I live at 116 West Second Street, which is across the street from this property, and am concerned about a new parking lot across the street from a residential block.

This is the second application for variances for a parking lot at this location. While I appreciate the property owner's efforts to deal with the neighbors' concerns and recognize that the second application is an improvement over the first, concerns remain (discussed below). Additionally, I would like to clarify that the neighbors did not advise the architects to put a parking lot in the corner yard.

10 a of the application states that "following the advice of the surrounding property owners", a parking lot is proposed in the corner yard rather than the front yard. I don't recall any neighbor proposing a lot in the corner yard. I specifically suggested the patients and staff of the owner park in the empty permit spots. Currently Second Street between Grant and Lincoln is all permit parking with the exception of two parking spots. I live in the center of this block and almost always see four or five unoccupied permit spots. If four to five of the permit spots were changed to non-permit spots, a process I am told would not take an inordinate amount of time, there would be parking for patients in those spots as well as the two current non-permit spots. If the Village seeks revenue from these parking spots, they could be metered or the owner could be permitted to purchase permits. This use of these unoccupied permit spots would be the easiest and least expensive solution for the owner as well as the most aesthetically appealing for the neighbors.

The concerns I have with this second application, in addition to it not considering on-street parking once some of the unused permit spots are eliminated, are

1) 10 d requests a landscape buffer that would not block the view of the parking lot. Although "dense" landscaping is described, it is not high enough to prevent neighbors from seeing the lot. It's unclear why a variance for shorter landscaping should be granted.

2) Set backs - A number of setback variances are requested. The most disturbing is the one on the south or residential side of the street. A setback of 5'6" is requested instead of the required 35' required. Although the current setback is not 35', it is much less than 5'6".

3) There is an unclear reference to staff parking on the east side.

I hope the owner will reconsider and pursue on-street parking in the currently unused permit spots. Thank you for your consideration.

Carol Clarke  
116 West Second  
630 886 8143 (cell)

## Sean Gascoigne

---

**From:** carolrosecl@aol.com  
**Sent:** Tuesday, December 24, 2013 1:43 PM  
**To:** Sean Gascoigne; Sean Gascoigne; Kathleen Gargano  
**Subject:** Fwd: 125 West Second Street second application

Since I am unable to attend the January 8 meeting because I am out of town until April, I would appreciate it if my December 17 email (see below) could be included in the January 8 meeting record. I hope this is possible.

Thank you.

Carol Clarke  
116 West Second Street  
630 886 8143 (cell)

-----Original Message-----

**From:** carolrosecl <carolrosecl@aol.com>  
**To:** zba <zba@villageofhinsdale.org>  
**Cc:** skolber <skolber@kolbrook.com>; sschmidt <sschmidt@kolbrook.com>; sgascoigne <sgascoigne@villageofhinsdale.org>  
**Sent:** Tue, Dec 17, 2013 7:06 pm  
**Subject:** 125 West Second Street second application

I am writing because I am out of town and unable to attend the meetings concerning the application for a parking lot at 125 West Second Street.

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Carol Clarke  
116 West Second  
630 886 8143 (cell)

## Sean Gascoigne

---

**From:** carolrosecl@aol.com  
**Sent:** Tuesday, December 31, 2013 12:34 PM  
**To:** kgargano@villageofhinsdale.org; Sean Gascoigne  
**Subject:** Fwd: 125 West Second Street second application

I am forwarding this email so that it can be considered at the January 8, 2014 meeting of the Planning Commission. Thank you,

Carol Clarke  
239 234 5772 (land line until 4/14)  
630 886 8143 (cell)

-----Original Message-----

**From:** carolrosecl <carolrosecl@aol.com>  
**To:** zba <zba@villageofhinsdale.org>  
**Cc:** skolber <skolber@kolbrook.com>; sschmidt <sschmidt@kolbrook.com>; sgascoigne <sgascoigne@villageofhinsdale.org>  
**Sent:** Tue, Dec 17, 2013 7:06 pm  
**Subject:** 125 West Second Street second application

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Carol Clarke  
116 West Second  
630 886 8143 (cell)



**PLAN  
COMMISSION  
MINUTES**

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
JANUARY 8, 2014  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, January 8, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

**ABSENT:** Commissioner Sullins

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

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the November 13, 2013 meeting. Commissioner Cashman motioned to approve the minutes of November 13, 2013, as amended. Commissioner McMahon seconded. The motion passed unanimously.

**Scheduling of Public Hearings**

**A-01-2014 – 35 E. First Street – Special Use Permit to Allow a Personal Training Facility on the Second Floor.**

Chairman Byrnes stated this public hearing would be scheduled for February 12, 2014.

**Exterior Appearance/Site Plan Review**

**125 W. 2<sup>nd</sup> Street - Site Plan/Exterior Appearance Approval for a Reconfigured Surface Parking Lot.**

Steven Kolber, architect for the applicant, introduced himself and provided a history of the proposal, indicating that they were coming back with a different parking lot design, based on the Commission's comments and responses from the first proposal. He then addressed the presentation boards and continued explaining the proposed changes from the original proposal, which included pushing the parking lot to the north and providing extensive landscaping.

He then indicated that with the revisions proposed, he felt that the parking lot and vehicles would be almost entirely shielded from view by the residents on the south.

Commissioner Stifflear asked Mr. Kolber to speak to the neighborhood and the concerns originally presented by the neighbors.

## **Plan Commission Minutes**

**January 8, 2014**

General discussion ensued regarding the existing parking situation and how the new proposal would impact the neighbors to the south. He then indicated that he had reached out to the Police Chief regarding the suggestion to use street parking and they had received a response that he was not in favor of giving up any of those spaces.

General discussion ensued regarding existing street parking in the area.

Mr. Kolber explained the reasoning for his client's desire to have the additional parking and other feedback from the neighborhood.

Commissioner Crnovich expressed her concerns, which included the use of the drive aisle to the east of the property being cut off and used for tandem parking. She complemented the applicant on the proposed changes and their effort to minimize the Commission's original concerns, but still felt that the proposed driveway, as well as the concept of tandem parking along the east of the property, created too large of a negative impact to the residential component of the neighborhood and that she felt it was not in keeping with the intent of the O-1 District.

Chairman Byrnes appreciated Commissioner Crnovich's comments, but felt that the changes the applicant had made were a significant improvement to the area. He indicated that he also had concerns with the tandem parking area, but was happy with the other improvements.

Mr. Gascoigne indicated that the drive aisle was an existing condition but that based on the Commission's concerns, he would follow up with the Police Chief and the Village Attorney to get their thoughts regarding that portion of the request.

Chairman Byrnes expressed his thoughts and indicated that these challenges are typical any time you have office districts that abut residential.

Commissioner Stifflear offered his thoughts and indicated that given all of the street parking that had been identified and the fact that no parking is technically required, he felt that was sufficient and that a parking lot was not necessary. Especially considering that the code did not allow parking lots in the front or corner side yards.

Commissioner Crnovich suggested alternative solutions to the parking lot and general discussion ensued regarding the surrounding land uses and parking options. She then went on to discuss other concerns she had, including the location of the handicap space and the ability for someone to turn around.

Mr. Kolber confirmed that the proposed drive aisle width met the code which is designed to allow for someone to back out of the handicap spot and turn around in the parking lot.

Commissioner Cashman asked the applicant to identify where the required setback would fall on the existing site plan and general discussion ensued regarding the parking lot placement, in relationship to that setback.

## Plan Commission Minutes

January 8, 2014

Mr. Kolber explained his client's position and indicated that they were trying to find the best possible solution to accommodate his client's parking needs.

Commissioner Cashman expressed his concerns and could not see the benefit in providing 5 extra spots considering the impact to the neighborhood, the degree of variation being requested and the feedback the Commission had received regarding the proposal. He complemented the applicant for their effort, but indicated that he could not support it.

General discussion ensued regarding the potential impact to the neighbors and the general impact of parking lots in residential neighborhoods.

Commissioner Crnovich confirmed the variations and which requests would proceed to the Board.

Mr. Gascoigne indicated that he believed that the setback variations would be final at the Zoning Board, but that he thought the others would have to go onto the Board.

Chairman Byrnes appreciated the concerns regarding the parking lot in the corner side yard and questioned whether the Commission should be considering this aspect of the request since the Zoning Board will be considering this as part of their variation requests.

General discussion ensued and certain Commissioners felt that the standards set forth for site plan and exterior appearance approval, still allowed the Commission the ability to make a recommendation with regards to its location on the site.

Commissioner Cashman offered his final thoughts and indicated that he appreciated the applicant's efforts, but reiterated that he couldn't support it.

General discussion ensued summarizing the additional concerns raised by the Commission as well as the need for the handicap spot.

Commissioner Stifflear motioned for the disapproval of the Site Plan for a Reconfigured Surface Parking Lot at 125 W. Second Street. Commissioner Crnovich seconded. The motion passed and the site plan was recommended for denial with the following vote: Ayes: Commissioner Stifflear, Commissioner Johnson, Commissioner Crnovich and Commissioner Cashman. Nays: Chairman Byrnes and Commissioner McMahon. Several Commissioners summarized their previous positions and offered final thoughts as to why they were or weren't in favor of the request.

Commissioner Crnovich questioned signage and the location of the dumpster.

The applicant indicated that those details had not been worked out yet.

Commissioner Stifflear motioned for disapproval of Exterior Appearance for a Reconfigured Surface Parking Lot at 125 W. Second Street. Commissioner Crnovich seconded.

## Plan Commission Minutes

January 8, 2014

General discussion ensued regarding the scope of the approval and what the Commission should be looking at.

Mr. Gascoigne indicated that the request for exterior appearance in this situation was specific to the request being made, so there was no real need to differentiate between the driveway and the building since the building had already been approved and was not part of this specific request.

The motion passed and the site plan was recommended for denial with the following vote: Ayes: Commissioner Stifflear, Commissioner Johnson, Commissioner Crnovich and Commissioner Cashman. Nays: Chairman Byrnes and Commissioner McMahon.

### Signage

#### **301 W. 59<sup>th</sup> Street – Hidden Lakes Apartments – One Ground Sign**

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

Mr. Gascoigne confirmed that the applicant did not appear to be present. He explained that the Commission had the discretion to continue the sign to next month's meeting or, if the Commission did not have comments or concerns with the sign, could take action based on their comfort with the proposal.

The Commission indicated that they liked the sign and were fine approving it without the applicant being present.

General discussion ensued regarding why the request was coming before the Plan Commission. Mr. Gascoigne explained that all ground signs must be brought in front of the Plan Commission and also, while the Commission has the authority to approve the requested sign, there were no standards or requirements in the code for this zoning district. As such he indicated that the sign as proposed, had a 7'-0" setback but staff was recommending that they push that back to 10'-0" to be consistent with the requirements for other ground signs in similar districts.

Commissioner Johnson motioned to approve the monument sign at 301 W. 59<sup>th</sup> Street – Hidden Lakes Apartment, subject to a 10'-0" setback. Commissioner McMahon seconded. The motion passed unanimously.

### Adjournment

Commissioner Johnson moved to adjourn. Commissioner Crnovich seconded and the meeting adjourned at 8:20 p.m. on January 8, 2014.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

**ZONING BOARD  
OF APPEALS  
CORRESPONDENCE**

## **FINAL DECISION**

### **VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION**

- Zoning Calendar:** V-14-13
- Petitioner:** Kolbrook Design, Inc.
- Meeting held:** Public Hearing was held on Wednesday, January 15, 2014 at 7:30 p.m. in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on December 26, 2013.
- Premises Affected:** Subject Property is commonly known as 125 W. Second Street, Hinsdale, Illinois and is legally described as:
- THE WEST ½ OF LOTS 7 AND 10, IN BLOCK 2 IN J.L. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT 15440, IN DU PAGE COUNTY, ILLINOIS
- Subject:** Section 9-104 (G)(2)(b) to allow a parking lot in a corner side yard.
- Section 9-107(A)(1) to allow less than the required 10'-0" landscape buffer, along the corner side (west) and front (south) yards of the proposed parking lot.
- Section 9-101E which refers to Section 6-111 to allow the proposed parking lot to have:
- A rear (north) parking lot yard/setback of 3'6" in lieu of the 25'-0" required.
- A corner side (west) parking lot yard/setback of 5'-0", in lieu of the 35'-0" required.
- This relief is being requested in order to construct a parking lot at the above mentioned address in order to provide off-street parking for their clients. The property is zoned O-1, Specialty Office District.
- Facts:** This property is located in the O-1 Specialty Office District in the Village of Hinsdale and is located on the northeast corner of Grant and Second Street. The property is approximately 87'x100' and has a total square footage of approximately 8,720.

The maximum FAR is .40 or approximately 3,488 square feet and the maximum allowable building coverage is 35% or approximately 3,052 square feet.

**Action of the Board:**

Chairman Braselton went over the provisions in 6-101 of the Zoning Code and the purpose and intent of the O-1 zoning district.

Member Neiman discussed the standards for variation and in how many cases the ZBA has taken the role of strict constructionists of the code versus the number of times that perhaps they had not and still granted the variance even though they didn't quite fit. He added that the central question was whether a parking lot best maintains the essential residential character of an area or more on-street parking. He added that most of the neighbors stated that their preference was for a parking lot to more on-street parking, and that in his view, a nicely landscaped parking lot over even more on-street parking best maintained the essential residential character of the area.

There were comments made about the nature of the area and the risks that residents incurred when they purchased in a transitional area.

Member Moberly asked whether medical offices were permitted in the O-1 and the amount of traffic in this area. He agreed with comments that Member Neiman made and summarized with a "pick-your-poison" statement regarding where the additional cars be placed; either in the street or in a parking lot.

Member Biggert stated that the O-1 districts posed a unique situation and felt that the applicant should be given credit for modifying the original proposal and agreed with Member Neiman's comments.

Member Connelly stated that given the number of elderly patients likely using this facility, parking on-site would seem to him to be a safer alternative to having them walking up and down the streets in January.

Chairman Braselton asked that in the future, when concurrent applications are filed, that the applicant start at the Zoning Board of Appeals rather than the Plan Commission regardless of when dates fell for the meetings.

Members discussed the request and agreed that the standards for variation set forth in 11-503 (F) of the Hinsdale Zoning Code had been met and recommended approval.



A motion to recommend approval was made by Member Neiman and seconded by Member Connelly.

**AYES:** Members Connelly, Moberly, Neiman, Biggert, and Chairman Braselton

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Callahan, Giltner

THE HINSDALE ZONING BOARD OF APPEALS

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Chairman Debra Braselton

Filed this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, with the office of the Building Commissioner.

**VILLAGE OF HINSDALE  
MINUTES OF THE MEETING  
ZONING BOARD OF APPEALS  
January 15, 2014**

**1. CALL TO ORDER**

Chairman Debra Braselton called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, January 15, 2014 at 7:34 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

**2. ROLL CALL**

**Present:** Chairman Debra Braselton, Members Marc Connelly, Gary Moberly, Bob Neiman, and Roddy Biggert

**Absent:** Members Keith Giltner and John Callahan

**Also Present:** Director of Community Development/Building Commissioner Robb McGinnis, Village Clerk Christine Bruton, Court Reporters Kathleen Bono and Tara Zeno

**3. APPROVAL OF MINUTES – December 18, 2013**

There being no corrections or changes to the draft minutes, Member Moberly moved to approve the minutes of the regularly scheduled meeting of December 18, 2013, as presented. Member Connelly seconded the motion.

**AYES:** Members Connelly, Moberly, Biggert and Chairman Braselton

**NAYS:** None

**ABSTAIN:** Member Neiman

**ABSENT:** Members Giltner and Callahan

Motion carried.

**4. APPROVAL OF FINAL DECISION**

**a) V-13-13, 629 S. Garfield**

Chairman Braselton introduced the item and asked for changes or corrections to the draft final decision. There being none, Member Moberly moved to approve the Final Decision for V-13-13, 629 S. Garfield. Member Biggert seconded the motion.

1           **AYES:** Members Connelly, Moberly, Biggert and Chairman Braselton

2           **NAYS:** None

3           **ABSTAIN:** Member Neiman

4           **ABSENT:** Members Giltner and Callahan

5  
6           Motion carried.

7  
8   **5. RECEIPT OF APPEARANCES - None**

9  
10 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS**  
11 **TO MAKE PUBLIC COMMENT OF A GENERAL NATURE - None**

12  
13 **7. PRE-HEARING AND AGENDA SETTING - None**

14  
15 **8. PUBLIC HEARINGS**

16   a) **V-14-13, 125 W. 2<sup>nd</sup> Street**

17       Chairman Braselton opened the public hearing. All persons wishing to  
18       speak were sworn in by the court reporter.

19       Mr. Steven Kolber of Kolbrook Design addressed the Board as one of the  
20       architects on the project representing Ms. Christina Steil, the property  
21       owner. Mr. Kolber stated that the first design had a larger parking  
22       component, but this revised design provides for minimal parking in the  
23       rear of the property. He stated that on-site parking is not required for  
24       this project; however, Ms. Steil wants to provide this to her clients.  
25       They believe that this rear side parking solution addresses neighbor and  
26       Plan Commission concerns with respect to maintaining the residential  
27       feel of the O-1 District. This proposal provides for more buffering to  
28       keep it hidden. They have spoken to the neighbors and there is no  
29       objection. There is a substantial grade drop from Second Street to the  
30       rear of the property. There is screening to the west and north; in the  
31       rear they will fill in with trees. They looked at other O-1 District  
32       businesses located on corner lots with similar side yard parking and  
33       found there are four existing sites. Mr. Steven Schmitt, architect with  
34       Kolbrook Design, illustrated with an overhead map and street  
35       photographs of the location of these four properties. It was noted that  
36       the proposed parking at the rear of this property abuts existing  
37       commercial properties. Mr. Kolber explained they are asking for five  
38       spaces total which includes one handicapped space; they believe this  
39       will handle all patients coming and going. There are eleven exam  
40       rooms, but some are dedicated to different activities and will not impact  
41       the number of patients requiring parking.

42       Chairman Braselton asked Mr. Kolber to address the standards for  
43       approval of variations. Mr. Kolber stated that because of the footprint

1 of the house, this parking location is the only place it can go,  
2 particularly after Plan Commission and neighbor comments. Member  
3 Biggert pointed out this is unique because this is located in the O-1  
4 District and he feels the applicant should be commended for trying to  
5 take cars off the street. Chairman Braselton noted that because it is a  
6 corner lot there are additional restrictions which greatly impact setback  
7 requirements. In terms of the denial of substantial rights, it is  
8 Kolbrook's opinion that for her to conduct her business effectively, not  
9 providing this parking creates a hardship for her and her patients. This  
10 is not merely a special privilege because they are not asking for  
11 anything that has not been provided to other O-1 businesses. The use  
12 and development of the property are consistent with the neighborhood  
13 and would not take away from the residential feel of the neighborhood.  
14 They believe the architecture, landscaping and placement of the parking  
15 at the rear of the lot will maintain and enhance the character of the  
16 area. Member Neiman commented that this is a 'pick your poison'  
17 scenario. He stated a bigger parking lot close to a residential area  
18 would be an eyesore, but if you live across the street you don't want on-  
19 street parking increased either. Mr. Kolber believes an increase of  
20 parked cars on the street implies commercial activity. They want to  
21 take those cars off the street to preserve the residential quality of the  
22 neighborhood.

23 Mr. Kolber said with respect to the southwest corner, they will keep the  
24 existing trees and hug the landscaping to the parking. The front will be  
25 a grassy lawn then a heavy hedge; the grade will also conceal the  
26 vehicles. Ingress and egress is on Grant Street. He also noted 12%  
27 more overall impervious surface will be added. This is the only and best  
28 solution for the neighborhood and this amenity is seen throughout this  
29 zoning district. Member Biggert noted if Ms. Steil is not permitted to  
30 provide this parking, her clients will have to make the walk to the  
31 office; these parking places provide a safer access to the building.  
32 Currently there is no handicapped space in the area.

33 Mr. Schmitt referenced an email from Police Chief Bloom wherein he  
34 stated that he has studied the usage in this area over the last three  
35 days and concluded that it would not be feasible to change the permitted  
36 spots to two-hour timed parking. It was stated that surrounding  
37 commercial businesses are already concerned about the number of  
38 existing spaces. Mr. Schmitt was concerned the neighbors to the west  
39 have a clear view, but he spoke to the pastor of the church who  
40 applauded the minimal parking and landscaping provided. The  
41 comments received from residential and commercial neighbors were  
42 reviewed. Mr. Kolber reiterated the Plan Commission was concerned  
43 about how the parking lot would affect the residential neighborhood and

1 he believes they have mitigated the problem with the landscaping.

2  
3 **Mr. Dave Tweedie of 126 W. Second Street** addressed the Board  
4 stating that he is the neighbor directly across the street. He said he is  
5 ok with five total spaces and asked if the grade of the parking lot is the  
6 same as the lot to the north. Mr. Schmitt said the new lot will be lower  
7 than the lot to the north and they will have to install a retaining wall.  
8 Mr. Kolber noted this parking will be approximately 1.5' feet lower than  
9 existing grade. Mr. Tweedie stated that he is satisfied with the  
10 proposed landscaping and parking lot and as long as the view to the lot  
11 is blocked as much as possible he can live with it. He further remarked  
12 that the building was an eyesore and the new building is an  
13 improvement.

14  
15 **Ms. Julie Crnovich of 122 E. Third Street** addressed the Board. She  
16 introduced herself stating she is a member of the Plan Commission, but  
17 is here tonight mostly as a resident. She acknowledged this proposal is  
18 an improvement from first iteration, but noted that the property across  
19 from her residence was rezoned to allow a church, <sup>parking lot</sup> and she feels it has  
20 drastically changed her situation. She reminded the Board that the  
21 property in question is in a buffer zone and in her opinion a parking lot  
22 is never residential in character. Member Neiman noted that the zoning  
23 code contains many references to the need to maintain the residential  
24 quality, but whether a variance would help retain a residential feel is a  
25 subjective standard that can't be objectively measured. He asked Ms.  
26 Crnovich why she thinks more on-street parking would better maintain  
27 the character of the neighborhood. It is her opinion that when someone  
28 makes a big investment in their home they don't want to look at asphalt.  
29 Chairman Braselton pointed out that off-street parking is a permitted  
30 accessory use according to the code, the conundrum here is that this is a  
31 corner lot and setback calculation is adversely effected. Ms. Crnovich  
32 acknowledged that there are some properties with parking in the side  
33 yard, but the zoning code exists for a reason; there is available on-street  
34 parking steps away from the proposed parking lot. She suggested  
35 employees park in the Zion Lutheran parking lot, a concept which is  
36 supported by the CMAAP study. Discussion followed regarding parking  
37 in the existing parking areas on the property. Ms. Crnovich asked the  
38 Board to consider if this parking lot fits with the land use patterns of  
39 the Village as referenced by the preamble to the zoning code. Member  
40 Neiman moved to **close the Public Hearing for V-14-13, 125 W. 2<sup>nd</sup>**  
41 **Street.** Member Connelly seconded the motion.  
42  
43

1       **AYES:** Members Connelly, Moberly, Neiman, Biggert and Chairman  
2       Braselton

3       **NAYS:** None

4       **ABSTAIN:** None

5       **ABSENT:** Members Giltner and Callahan

6  
7       Motion carried.

8  
9                               **D E L I B E R A T I O N**

10  
11       Chairman Braselton began deliberations by stating it was helpful to  
12       read the intents and purposes of the O-1 District in the Zoning Code,  
13       which she read into the record. Member Neiman stated that if we were  
14       strict constructionists of the code, he would question the standards of  
15       being denied a substantial right and special privilege, but historically in  
16       certain cases we have not been, particularly when there is no neighbor  
17       objection and the proposal is beneficial on the whole. The central  
18       question here is does a parking lot best maintain the essential  
19       residential character of the area or does even more on-street parking?  
20       Neighbors prefer the parking lot. They bought a home in this district.  
21       He thinks he would prefer a landscaping buffer than more cars on the  
22       street. Member Connelly agreed. It was confirmed that professional  
23       offices are a permitted use. Member Moberly agrees that this would  
24       cause congestion in the neighborhood. Member Biggert commented that  
25       the O-1 District presents a different situation and the applicant should  
26       be given credit for modifying their request from 10-12 spaces to 5.  
27       Member Connelly noted that elderly patients would be better served  
28       with parking on the property. Chairman Braselton noted in general  
29       that it might have been helpful to have the variance first, and then the  
30       Plan Commission hearing; the Zoning Board and the Plan Commission  
31       should be able to work together. Member Neiman moved to **approve**  
32       **the variation known as V-14-13, 125 W. 2<sup>nd</sup> Street.** Member  
33       Connelly seconded the motion.

34  
35       **AYES:** Members Connelly, Moberly, Neiman, Biggert and Chairman  
36       Braselton

37       **NAYS:** None

38       **ABSTAIN:** None

39       **ABSENT:** Members Giltner and Callahan

40  
41       Motion carried.  
42  
43

1 **9. NEW BUSINESS - None**

2  
3 **10. UNFINISHED BUSINESS - None**

4  
5 **11. ADJOURNMENT**

6 With no further business before the Zoning Board of Appeals, Member  
7 Biggert made a motion to **adjourn the meeting of the Zoning Board of**  
8 **Appeals of January 15, 2014.** Member Moberly seconded the motion.

9  
10 **AYES:** Members Connelly, Moberly, Neiman, Biggert and Chairman  
11 Braselton

12 **NAYS:** None

13 **ABSTAIN:** None

14 **ABSENT:** Members Giltner and Callahan

15  
16 Motion carried.

17  
18 Chairman Braselton declared the meeting adjourned at 8:48 p.m.

19  
20  
21  
22  
23  
24 \_\_\_\_\_  
25 Christine M. Bruton  
26 Village Clerk  
27

Approved: \_\_\_\_\_

STATE OF ILLINOIS   )  
                                  )   ss:  
COUNTY OF DU PAGE   )

BEFORE THE HINSDALE ZONING BOARD OF APPEALS

In the Matter of:                   )  
                                  )  
125 W. 2nd Street                   )  
                                  )  
CASE NO. V-14-13.                   )

REPORT OF DELIBERATION PROCEEDINGS had  
at the hearing of the above-entitled matter  
before the Hinsdale Zoning Board of Appeals, at  
19 East Chicago Avenue, Hinsdale, Illinois, on  
the 15th day of January, A.D. 2014, at the hour  
of 7:30 p.m.

BOARD MEMBERS PRESENT:

MS. DEBRA BRASELTON, Chairman;  
MR. ROBERT K. NEIMAN, Vice Chairman;  
MR. RODY BIGGERT, Member;  
MR. MARC CONNELLY, Member;  
MR. GARY MOBERLY, Member.



1       ALSO PRESENT:

2                   MR. ROBB MCGINNIS, Director of  
3                   Community Development/Building  
4                   Commissioner;

5                   MS. CHRISTINE BRUTON, Deputy Village  
6                   Clerk.

7       -----

8                   CHAIRMAN BRASELTON: I don't know if  
9       it's helpful to read on page 287, 6-101(C) about  
10      the O-1 district and its intents and its  
11      purposes and all that. It was useful because  
12      it's such a --

13                  MR. MOBERLY: You have it memorized.  
14      We do not, so can you read it to us?

15                  CHAIRMAN BRASELTON: Sure. You know,  
16      6-101 is -- talks about the three zoning  
17      districts for office development. Specifically,  
18      the O-1 specialty office district is intended to  
19      provide for small offices in the older areas of  
20      the village adjacent to the central business  
21      areas where it is possible to retain the  
22      residential character and appearance of the

1 village and at the same time promote limited  
2 business activity.

3 The use is permitted or  
4 characterized by low traffic volume and limited  
5 outdoor advertising. Regulations of the O-1  
6 district are designed to encourage the retention  
7 and renovation of sound existing structures and  
8 to ensure that the office uses remain compatible  
9 with the residential uses while permitting the  
10 area to maintain a distinctive residential  
11 character. Replacement structures in the O-1  
12 district also must have a residential character  
13 and appearance.

14 O-1 is normally small in size and  
15 located to provide a transition between  
16 residential areas and less restricted districts,  
17 which is the buffer zone that Julie was talking  
18 about. So, as far as like just a general feel,  
19 that was helpful to me to know why we have this.

20 MR. BIGGERT: Thank you, Madam  
21 Chairman.

22 MR. NEIMAN: I'll get the ball rolling.

1     It seems to me that if we were strict  
2     constructionists of the code, which I think we  
3     can all agree that in certain cases historically  
4     we have not been, a pretty good argument could  
5     be made that the applicant doesn't meet a couple  
6     of the criteria. The ones that come to my mind  
7     are, are they really being denied a substantial  
8     right?

9                     I don't know that anybody has a  
10    substantial right to increase parking in this  
11    situation. I'm also not sure that granting the  
12    variance would, in fact, not be a special  
13    privilege. But as I said, we haven't in many  
14    cases in the past been strict constructionists  
15    because we've in other cases perhaps not  
16    strictly applied these criteria and still  
17    granted the variances even though they didn't  
18    quite fit. We've sometimes put square pegs into  
19    round holes, and if the neighbors didn't object  
20    too much, we've said, yeah, I think this is, as  
21    a whole, beneficial. And I think that's where I  
22    come out here.

1                   I don't know that we have strict  
2       compliance with the variance standards, but I  
3       think the central question on this variance  
4       application is does a parking lot best maintain  
5       the essential residential character of the area  
6       or does even more on-street parking?

7                   When I read most of the input from  
8       the neighbors, most of the neighbors have said  
9       they prefer a parking lot to even more on-street  
10      parking. And trying to envision looking out my  
11      bedroom window, would I prefer seeing even more  
12      on-street parking even though, you know, to some  
13      degree everybody who lives in the area knew the  
14      job was dangerous when they took it. They  
15      bought property there. They bought a home near  
16      this district and that necessarily meant some  
17      on-street parking. This necessarily increases  
18      that on-street parking.

19                  In my mind's eye, I think I prefer  
20      a nicely landscaped parking lot to even more  
21      on-street parking, so I think this solution best  
22      maintains the essential residential character of

1 the area, so I'm inclined to vote in favor.

2 MR. CONNELLY: Same.

3 MR. MOBERLY: Does the O-1 district  
4 limit the use of the property?

5 CHAIRMAN BRASELTON: To a permitted  
6 use.

7 MR. MOBERLY: Medical facilities are?

8 CHAIRMAN BRASELTON: Huh?

9 MR. MOBERLY: Medical facilities are?

10 CHAIRMAN BRASELTON: Professional  
11 offices are.

12 MR. MOBERLY: Okay. I could tell you  
13 I've dropped two children off to the  
14 orthodontist who is downtown, and I mean it's  
15 like in and out. Every 15 minutes there's cars.  
16 It's just amazing how many cars go in and out of  
17 a medical facility, so --

18 CHAIRMAN BRASELTON: It's professional  
19 offices.

20 MR. MOBERLY: And, again, choose your  
21 poison, as Rob so eloquently said. Do you have  
22 cars in the street or do you have a whole bunch

1 of cars in and out on 2nd and on Grant and cause  
2 a fair amount of congestion in the neighborhood?  
3 That's the question before us. With a medical  
4 facility, it's going to get worse as Obamacare  
5 gets -- you know, any medical facility, there  
6 could be --

7 MR. NEIMAN: And that is why none of us  
8 should be strict constructionists.

9 MR. MOBERLY: There could be three or  
10 four patients per hour -- five patients per  
11 hour.

12 MR. BIGGERT: How about a strict  
13 constructionist with Obamacare?

14 MR. NEIMAN: Beyond my pay grade.

15 MR. BIGGERT: I'm glad, Madam Chairman,  
16 that you read that introductory portion of the  
17 code because I think the O-1 districts do  
18 present kind of a different situation, and I  
19 think the applicant ought to be given credit,  
20 also, for modifying their original proposal for  
21 this parking situation.

22 The first one they came to us with

1     was much more aggressive, as I recall. It was  
2     like 10, 12 parking spaces, and as I also  
3     recall, there was going to be more than one  
4     doctor involved in this facility, if I recall  
5     correctly. That's why they needed at the time  
6     so many more parking spaces. In any event, I  
7     like the Vice Chairman's comments, as well, and  
8     I would approve this application.

9             CHAIRMAN BRASELTON: Are you done for  
10    the night?

11            MR. CONNELLY: No, I just -- I think  
12    for a dermatology practice there are quite a few  
13    elderly patients. I wouldn't want my mother or  
14    father walking up and down the streets in  
15    January, so I think there's -- I would give it  
16    consideration even though it might not be  
17    handicap, there are -- there is that  
18    consideration, as well.

19            CHAIRMAN BRASELTON: I appreciate all  
20    your comments, and I think this was a really  
21    good discussion. And, Julie, thanks,  
22    particularly for coming over and giving us the

1 Plan Commission point of view.

2 So, my comments aren't going to be  
3 so much about this application but just the  
4 process. I think it would have really been  
5 helpful if perhaps the variance had come first,  
6 this isn't any negative towards you, and then  
7 the Plan Commission, and we should be able to  
8 work together and Julie shouldn't have to come  
9 to a separate meeting and tell us what we've  
10 got. So, that's my political comment for  
11 whatever it's worth.

12 Anybody have a motion?

13 MR. NEIMAN: I move to approve the  
14 variance as requested.

15 MR. CONNELLY: I'll second.

16 CHAIRMAN BRASELTON: Roll call, please.

17 MS. BRUTON: Member Connelly.

18 MR. CONNELLY: Aye.

19 MS. BRUTON: Member Moberly.

20 MR. MOBERLY: Yes.

21 MS. BRUTON: Member Neiman.

22 MR. NEIMAN: Yes.



1 MS. BRUTON: Member Biggert.

2 MR. BIGGERT: Yes.

3 MS. BRUTON: Chairman Braselton.

4 CHAIRMAN BRASELTON: Yes. I was just  
5 going to ask if we need three separate motions.  
6 So, that's everything, you meant everything?

7 MR. NEIMAN: I said variances.

8 CHAIRMAN BRASELTON: Okay. So, yes.

9 (WHICH WERE ALL THE PROCEEDINGS  
10 HAD IN THE ABOVE-ENTITLED  
11 CAUSE ON THIS DATE.)

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1 STATE OF ILLINOIS )

2 ) SS:

3 COUNTY OF C O O K )

4 I, TARA M. ZENO, CSR No. 84-4268, a  
5 Notary Public within and for the County of  
6 DuPage, State of Illinois, and a Certified  
7 Shorthand Reporter of said state, do hereby  
8 certify:

9 That previous to the commencement of  
10 the examination of the witness, the witness was  
11 duly sworn to testify the whole truth concerning  
12 the matters herein;

13 That the foregoing hearing transcript  
14 was reported stenographically by me, was  
15 thereafter reduced to typewriting under my  
16 personal direction and constitutes a true record  
17 of the testimony given and the proceedings had;

18 That the said hearing was taken before  
19 me at the time and place specified;

20 That I am not a relative or employee or  
21 attorney or counsel, nor a relative or employee  
22 of such attorney or counsel for any of the

1 parties hereto, nor interested directly or  
2 indirectly in the outcome of this action.

3 IN WITNESS WHEREOF, I do hereunto set  
4 my hand of office at Chicago, Illinois, this 6th  
5 day of February, 2014.

6

7

8

9

10 Notary Public, DuPage County, Illinois.

11 My commission expires 5/24/14.

12

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TARA M. ZENO, CSR No. 84-4268

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<b>1</b>	appearance [2] - 2:22, 3:13 applicant [2] - 4:5, 7:19 application [3] - 5:4, 8:8, 9:3 applied [1] - 4:16 appreciate [1] - 8:19 approve [2] - 8:8, 9:13 area [4] - 3:10, 5:5, 5:13, 6:1 areas [3] - 2:19, 2:21, 3:16 argument [1] - 4:4 attorney [2] - 11:21, 11:22 Avenue [1] - 1:10 aye [1] - 9:18	certain [1] - 4:3 Certified [1] - 11:6 certify [1] - 11:8 Chairman [4] - 1:15, 1:16, 3:21, 7:15 CHAIRMAN [11] - 2:8, 2:15, 6:5, 6:8, 6:10, 6:18, 8:9, 8:19, 9:16, 10:4, 10:8 chairman [1] - 10:3 Chairman's [1] - 8:7 character [5] - 2:22, 3:11, 3:12, 5:5, 5:22 characterized [1] - 3:4 Chicago [2] - 1:10, 12:4 children [1] - 6:13 choose [1] - 6:20 CHRISTINE [1] - 2:5 Clerk [1] - 2:6 code [2] - 4:2, 7:17 coming [1] - 8:22 commencement [1] - 11:9 comment [1] - 9:10 comments [3] - 8:7, 8:20, 9:2 commission [1] - 12:11 Commission [2] - 9:1, 9:7 Commissioner [1] - 2:4 Community [1] - 2:3 compatible [1] - 3:8 compliance [1] - 5:2 concerning [1] - 11:11 congestion [1] - 7:2 Connelly [1] - 9:17 CONNELLY [5] - 1:18, 6:2, 8:11, 9:15, 9:18 consideration [2] - 8:16, 8:18 constitutes [1] - 11:16 constructionist [1] - 7:13 constructionists [3] - 4:2, 4:14, 7:8 correctly [1] - 8:5 counsel [2] - 11:21, 11:22 COUNTY [2] - 1:2, 11:3 County [2] - 11:5, 12:10 couple [1] - 4:5 credit [1] - 7:19 criteria [2] - 4:6, 4:16 CSR [2] - 11:4, 12:15	<b>D</b>  dangerous [1] - 5:14 DATE [1] - 10:11 DEBRA [1] - 1:15 degree [1] - 5:13 DELIBERATION [1] - 1:7 denied [1] - 4:7 Deputy [1] - 2:5 dermatology [1] - 8:12 designed [1] - 3:6 development [1] - 2:17 Development/ Building [1] - 2:3 different [1] - 7:18 direction [1] - 11:16 directly [1] - 12:1 Director [1] - 2:2 discussion [1] - 8:21 distinctive [1] - 3:10 district [6] - 2:10, 2:18, 3:6, 3:12, 5:16, 6:3 districts [3] - 2:17, 3:16, 7:17 doctor [1] - 8:4 done [1] - 8:9 down [1] - 8:14 downtown [1] - 6:14 dropped [1] - 6:13 DU [1] - 1:2 duly [1] - 11:11 DuPage [2] - 11:6, 12:10	<b>F</b>  facilities [2] - 6:7, 6:9 facility [4] - 6:17, 7:4, 7:5, 8:4 fact [1] - 4:12 fair [1] - 7:2 far [1] - 3:18 father [1] - 8:14 favor [1] - 6:1 February [1] - 12:5 few [1] - 8:12 first [2] - 7:22, 9:5 fit [1] - 4:18 five [1] - 7:10 foregoing [1] - 11:13 four [1] - 7:10
<b>2</b>				<b>G</b>
<b>5</b>	5/24/14 [1] - 12:11			GARY [1] - 1:19 general [1] - 3:18 given [2] - 7:19, 11:17 glad [1] - 7:15 grade [1] - 7:14 Grant [1] - 7:1 granted [1] - 4:17 granting [1] - 4:11
<b>6</b>				<b>H</b>
6-101 [1] - 2:16 6-101(C) [1] - 2:9 6th [1] - 12:4	ball [1] - 3:22 bedroom [1] - 5:11 BEFORE [1] - 1:3 beneficial [1] - 4:21 best [2] - 5:4, 5:21 between [1] - 3:15 beyond [1] - 7:14 Biggert [1] - 10:1 BIGGERT [5] - 1:17, 3:20, 7:12, 7:15, 10:2 BOARD [2] - 1:3, 1:14 Board [1] - 1:9 bought [2] - 5:15 Braselton [1] - 10:3 BRASELTON [12] - 1:15, 2:8, 2:15, 6:5, 6:8, 6:10, 6:18, 8:9, 8:19, 9:16, 10:4, 10:8 BRUTON [6] - 2:5, 9:17, 9:19, 9:21, 10:1, 10:3 buffer [1] - 3:17 bunch [1] - 6:22 business [2] - 2:20, 3:2			HAD [1] - 10:10 hand [1] - 12:4 handicap [1] - 8:17 hearing [3] - 1:8, 11:13, 11:18 helpful [3] - 2:9, 3:19, 9:5 hereby [1] - 11:7 herein [1] - 11:12 hereto [1] - 12:1 hereunto [1] - 12:3 HINSDALE [1] - 1:3 Hinsdale [2] - 1:9, 1:10 historically [1] - 4:3 holes [1] - 4:19 home [1] - 5:15 hour [3] - 1:11, 7:10, 7:11
<b>7</b>				<b>I</b>
7:30 [1] - 1:12				ILLINOIS [2] - 1:1, 11:1 Illinois [4] - 1:10, 11:6, 12:4, 12:10
<b>8</b>				
84-4268 [2] - 11:4, 12:15				
<b>A</b>			<b>E</b>	
A.D [1] - 1:11 able [1] - 9:7 ABOVE [1] - 10:10 above-entitled [1] - 1:8 ABOVE-ENTITLED [1] - 10:10 action [1] - 12:2 activity [1] - 3:2 adjacent [1] - 2:20 advertising [1] - 3:5 aggressive [1] - 8:1 agree [1] - 4:3 ALL [1] - 10:9 ALSO [1] - 2:1 amazing [1] - 6:16 amount [1] - 7:2 APPEALS [1] - 1:3 Appeals [1] - 1:9			East [1] - 1:10 elderly [1] - 8:13 eloquently [1] - 6:21 employees [2] - 11:20, 11:21 encourage [1] - 3:6 ensure [1] - 3:8 entitled [1] - 1:8 ENTITLED [1] - 10:10 envision [1] - 5:10 essential [2] - 5:5, 5:22 event [1] - 8:6 examination [1] - 11:10 existing [1] - 3:7 expires [1] - 12:11 eye [1] - 5:19	

<b>IN</b> [2] - 10:10, 12:3 <b>inclined</b> [1] - 6:1 <b>increase</b> [1] - 4:10 <b>increases</b> [1] - 5:17 <b>indirectly</b> [1] - 12:2 <b>input</b> [1] - 5:7 <b>intended</b> [1] - 2:18 <b>intents</b> [1] - 2:10 <b>interested</b> [1] - 12:1 <b>introductory</b> [1] - 7:16 <b>involved</b> [1] - 8:4	<b>MEMBERS</b> [1] - 1:14 <b>memorized</b> [1] - 2:13 <b>might</b> [1] - 8:16 <b>mind</b> [1] - 4:6 <b>mind's</b> [1] - 5:19 <b>minutes</b> [1] - 6:15 <b>Moberly</b> [1] - 9:19 <b>MOBERLY</b> [9] - 1:19, 2:13, 6:3, 6:7, 6:9, 6:12, 6:20, 7:9, 9:20 <b>modifying</b> [1] - 7:20 <b>most</b> [2] - 5:7, 5:8 <b>mother</b> [1] - 8:13 <b>motion</b> [1] - 9:12 <b>motions</b> [1] - 10:5 <b>move</b> [1] - 9:13 <b>MR</b> [27] - 1:16, 1:17, 1:18, 1:19, 2:2, 2:13, 3:20, 3:22, 6:2, 6:3, 6:7, 6:9, 6:12, 6:20, 7:7, 7:9, 7:12, 7:14, 7:15, 8:11, 9:13, 9:15, 9:18, 9:20, 9:22, 10:2, 10:7 <b>MS</b> [7] - 1:15, 2:5, 9:17, 9:19, 9:21, 10:1, 10:3 <b>must</b> [1] - 3:12	<b>Obamacare</b> [2] - 7:4, 7:13 <b>object</b> [1] - 4:19 <b>OF</b> [6] - 1:1, 1:2, 1:3, 1:7, 11:1, 11:3 <b>office</b> [4] - 2:17, 2:18, 3:8, 12:4 <b>offices</b> [3] - 2:19, 6:11, 6:19 <b>older</b> [1] - 2:19 <b>ON</b> [1] - 10:11 <b>on-street</b> [6] - 5:6, 5:9, 5:12, 5:17, 5:18, 5:21 <b>one</b> [2] - 7:22, 8:3 <b>ones</b> [1] - 4:6 <b>original</b> [1] - 7:20 <b>orthodontist</b> [1] - 6:14 <b>ought</b> [1] - 7:19 <b>outcome</b> [1] - 12:2 <b>outdoor</b> [1] - 3:5	<b>privilege</b> [1] - 4:13 <b>proceedings</b> [1] - 11:17 <b>PROCEEDINGS</b> [2] - 1:7, 10:9 <b>process</b> [1] - 9:4 <b>professional</b> [2] - 6:10, 6:18 <b>promote</b> [1] - 3:1 <b>property</b> [2] - 5:15, 6:4 <b>proposal</b> [1] - 7:20 <b>provide</b> [2] - 2:19, 3:15 <b>Public</b> [2] - 11:5, 12:10 <b>purposes</b> [1] - 2:11 <b>put</b> [1] - 4:18	<b>separate</b> [2] - 9:9, 10:5 <b>set</b> [1] - 12:3 <b>Shorthand</b> [1] - 11:7 <b>situation</b> [3] - 4:11, 7:18, 7:21 <b>size</b> [1] - 3:14 <b>small</b> [2] - 2:19, 3:14 <b>solution</b> [1] - 5:21 <b>sometimes</b> [1] - 4:18 <b>sound</b> [1] - 3:7 <b>spaces</b> [2] - 8:2, 8:6 <b>special</b> [1] - 4:12 <b>specialty</b> [1] - 2:18 <b>specifically</b> [1] - 2:17 <b>specified</b> [1] - 11:19 <b>square</b> [1] - 4:18 <b>SS</b> [1] - 11:2 <b>ss</b> [1] - 1:1 <b>standards</b> [1] - 5:2 <b>STATE</b> [2] - 1:1, 11:1 <b>State</b> [1] - 11:6 <b>state</b> [1] - 11:7 <b>stenographically</b> [1] - 11:14 <b>still</b> [1] - 4:16 <b>street</b> [7] - 5:6, 5:9, 5:12, 5:17, 5:18, 5:21, 6:22 <b>Street</b> [1] - 1:5 <b>streets</b> [1] - 8:14 <b>strict</b> [5] - 4:1, 4:14, 5:1, 7:8, 7:12 <b>strictly</b> [1] - 4:16 <b>structures</b> [2] - 3:7, 3:11 <b>substantial</b> [2] - 4:7, 4:10 <b>sworn</b> [1] - 11:11
<b>J</b>				
<b>January</b> [2] - 1:11, 8:15 <b>job</b> [1] - 5:14 <b>Julie</b> [3] - 3:17, 8:21, 9:8				
<b>K</b>				
<b>kind</b> [1] - 7:18				
<b>L</b>				
<b>landscaped</b> [1] - 5:20 <b>less</b> [1] - 3:16 <b>limit</b> [1] - 6:4 <b>limited</b> [2] - 3:1, 3:4 <b>lives</b> [1] - 5:13 <b>located</b> [1] - 3:15 <b>looking</b> [1] - 5:10 <b>low</b> [1] - 3:4				
<b>M</b>				
<b>Madam</b> [2] - 3:20, 7:15 <b>maintain</b> [2] - 3:10, 5:4 <b>maintains</b> [1] - 5:22 <b>MARC</b> [1] - 1:18 <b>Matter</b> [1] - 1:4 <b>matter</b> [1] - 1:8 <b>matters</b> [1] - 11:12 <b>MCGINNIS</b> [1] - 2:2 <b>mean</b> [1] - 6:14 <b>meant</b> [2] - 5:16, 10:6 <b>medical</b> [4] - 6:7, 6:17, 7:3, 7:5 <b>Medical</b> [1] - 6:9 <b>meet</b> [1] - 4:5 <b>meeting</b> [1] - 9:9 <b>Member</b> [4] - 1:17, 1:18, 1:19, 9:21 <b>member</b> [3] - 9:17, 9:19, 10:1	<b>N</b> <b>near</b> [1] - 5:15 <b>necessarily</b> [2] - 5:16, 5:17 <b>need</b> [1] - 10:5 <b>needed</b> [1] - 8:5 <b>negative</b> [1] - 9:6 <b>neighborhood</b> [1] - 7:2 <b>neighbors</b> [3] - 4:19, 5:8 <b>Neiman</b> [1] - 9:21 <b>NEIMAN</b> [7] - 1:16, 3:22, 7:7, 7:14, 9:13, 9:22, 10:7 <b>nicely</b> [1] - 5:20 <b>night</b> [1] - 8:10 <b>NO</b> [1] - 1:6 <b>none</b> [1] - 7:7 <b>normally</b> [1] - 3:14 <b>Notary</b> [2] - 11:5, 12:10	<b>O</b> <b>O-1</b> [7] - 2:10, 2:18, 3:5, 3:11, 3:14, 6:3, 7:17	<b>Q</b> <b>quite</b> [2] - 4:18, 8:12	<b>R</b> <b>read</b> [4] - 2:9, 2:14, 5:7, 7:16 <b>really</b> [3] - 4:7, 8:20, 9:4 <b>record</b> [1] - 11:16 <b>reduced</b> [1] - 11:15 <b>regulations</b> [1] - 3:5 <b>relative</b> [2] - 11:20, 11:21 <b>remain</b> [1] - 3:8 <b>renovation</b> [1] - 3:7 <b>replacement</b> [1] - 3:11 <b>REPORT</b> [1] - 1:7 <b>reported</b> [1] - 11:14 <b>Reporter</b> [1] - 11:7 <b>requested</b> [1] - 9:14 <b>residential</b> [7] - 2:22, 3:9, 3:10, 3:12, 3:16, 5:5, 5:22 <b>restricted</b> [1] - 3:16 <b>retain</b> [1] - 2:21 <b>retention</b> [1] - 3:6 <b>Rob</b> [1] - 6:21 <b>ROBB</b> [1] - 2:2 <b>ROBERT</b> [1] - 1:16 <b>RODY</b> [1] - 1:17 <b>roll</b> [1] - 9:16 <b>rolling</b> [1] - 3:22 <b>round</b> [1] - 4:19
			<b>S</b>	
			<b>second</b> [1] - 9:15 <b>seeing</b> [1] - 5:11	<b>T</b> <b>talks</b> [1] - 2:16 <b>TARA</b> [2] - 11:4, 12:15 <b>testify</b> [1] - 11:11 <b>testimony</b> [1] - 11:17 <b>THE</b> [3] - 1:3, 10:9, 10:10 <b>thereafter</b> [1] - 11:15 <b>THIS</b> [1] - 10:11 <b>three</b> [3] - 2:16, 7:9, 10:5 <b>together</b> [1] - 9:6 <b>took</b> [1] - 5:14 <b>towards</b> [1] - 9:6 <b>traffic</b> [1] - 3:4 <b>transcript</b> [1] - 11:13 <b>transition</b> [1] - 3:15 <b>true</b> [1] - 11:16

<b>truth</b> [1] - 11:11 <b>trying</b> [1] - 5:10 <b>two</b> [1] - 6:13 <b>typewriting</b> [1] - 11:15
<b>U</b>
<b>under</b> [1] - 11:15 <b>up</b> [1] - 8:14 <b>useful</b> [1] - 2:11 <b>uses</b> [2] - 3:8, 3:9
<b>V</b>
<b>V-14-13</b> [1] - 1:6 <b>variance</b> [5] - 4:12, 5:2, 5:3, 9:5, 9:14 <b>variances</b> [2] - 4:17, 10:7 <b>Vice</b> [2] - 1:16, 8:7 <b>view</b> [1] - 9:1 <b>Village</b> [1] - 2:5 <b>village</b> [2] - 2:20, 3:1 <b>volume</b> [1] - 3:4 <b>vote</b> [1] - 6:1
<b>W</b>
<b>walking</b> [1] - 8:14 <b>WERE</b> [1] - 10:9 <b>WHEREOF</b> [1] - 12:3 <b>WHICH</b> [1] - 10:9 <b>whole</b> [3] - 4:21, 6:22, 11:11 <b>window</b> [1] - 5:11 <b>WITNESS</b> [1] - 12:3 <b>witness</b> [2] - 11:10 <b>worse</b> [1] - 7:4 <b>worth</b> [1] - 9:11
<b>Z</b>
<b>ZENO</b> [2] - 11:4, 12:15 <b>zone</b> [1] - 3:17 <b>ZONING</b> [1] - 1:3 <b>zoning</b> [1] - 2:16 <b>Zoning</b> [1] - 1:9

BEFORE THE HINSDALE ZONING BOARD OF APPEALS

In the Matter of: )  
 )  
125 W. 2nd Street )  
 )  
CASE NO. V-14-13. )

REPORT OF DELIBERATION PROCEEDINGS had  
at the hearing of the above-entitled matter  
before the Hinsdale Zoning Board of Appeals, at  
19 East Chicago Avenue, Hinsdale, Illinois, on  
the 15th day of January, A.D. 2014, at the hour  
of 7:30 p.m.

BOARD MEMBERS PRESENT:

MS. DEBRA BRASELTON, Chairman;

MR. ROBERT K. NEIMAN, Vice Chairman;

MR. RODY BIGGERT, Member;

MR. MARC CONNELLY, Member;

MR. GARY MOBERLY, Member.

1       ALSO PRESENT:

2                   MR. ROBB MCGINNIS, Director of  
3                   Community Development/Building  
4                   Commissioner;

5                   MS. CHRISTINE BRUTON, Deputy Village  
6                   Clerk.

7       -----

8                   CHAIRMAN BRASELTON: I don't know if  
9       it's helpful to read on page 287, 6-101(C) about  
10      the O-1 district and its intents and its  
11      purposes and all that. It was useful because  
12      it's such a --

13                  MR. MOBERLY: You have it memorized.  
14      We do not, so can you read it to us?

15                  CHAIRMAN BRASELTON: Sure. You know,  
16      6-101 is -- talks about the three zoning  
17      districts for office development. Specifically,  
18      the O-1 specialty office district is intended to  
19      provide for small offices in the older areas of  
20      the village adjacent to the central business  
21      areas where it is possible to retain the  
22      residential character and appearance of the



1 village and at the same time promote limited  
2 business activity.

3 The use is permitted or  
4 characterized by low traffic volume and limited  
5 outdoor advertising. Regulations of the O-1  
6 district are designed to encourage the retention  
7 and renovation of sound existing structures and  
8 to ensure that the office uses remain compatible  
9 with the residential uses while permitting the  
10 area to maintain a distinctive residential  
11 character. Replacement structures in the O-1  
12 district also must have a residential character  
13 and appearance.

14 O-1 is normally small in size and  
15 located to provide a transition between  
16 residential areas and less restricted districts,  
17 which is the buffer zone that Julie was talking  
18 about. So, as far as like just a general feel,  
19 that was helpful to me to know why we have this.

20 MR. BIGGERT: Thank you, Madam  
21 Chairman.

22 MR. NEIMAN: I'll get the ball rolling.

1     It seems to me that if we were strict  
2     constructionists of the code, which I think we  
3     can all agree that in certain cases historically  
4     we have not been, a pretty good argument could  
5     be made that the applicant doesn't meet a couple  
6     of the criteria. The ones that come to my mind  
7     are, are they really being denied a substantial  
8     right?

9                     I don't know that anybody has a  
10    substantial right to increase parking in this  
11    situation. I'm also not sure that granting the  
12    variance would, in fact, not be a special  
13    privilege. But as I said, we haven't in many  
14    cases in the past been strict constructionists  
15    because we've in other cases perhaps not  
16    strictly applied these criteria and still  
17    granted the variances even though they didn't  
18    quite fit. We've sometimes put square pegs into  
19    round holes, and if the neighbors didn't object  
20    too much, we've said, yeah, I think this is, as  
21    a whole, beneficial. And I think that's where I  
22    come out here.

1                   I don't know that we have strict  
2     compliance with the variance standards, but I  
3     think the central question on this variance  
4     application is 'does a parking lot best maintain  
5     the essential residential character of the area  
6     or does even more on-street parking?

7                   When I read most of the input from  
8     the neighbors, most of the neighbors have said  
9     they prefer a parking lot to even more on-street  
10    parking. And trying to envision looking out my  
11    bedroom window, would I prefer seeing even more  
12    on-street parking even though, you know, to some  
13    degree everybody who lives in the area knew the  
14    job was dangerous when they took it. They  
15    bought property there. They bought a home near  
16    this district and that necessarily meant some  
17    on-street parking. This necessarily increases  
18    that on-street parking.

19                  In my mind's eye, I think I prefer  
20    a nicely landscaped parking lot to even more  
21    on-street parking, so I think this solution best  
22    maintains the essential residential character of

1 the area, so I'm inclined to vote in favor.

2 MR. CONNELLY: Same.

3 MR. MOBERLY: Does the O-1 district  
4 limit the use of the property?

5 CHAIRMAN BRASELTON: To a permitted  
6 use.

7 MR. MOBERLY: Medical facilities are?

8 CHAIRMAN BRASELTON: Huh?

9 MR. MOBERLY: Medical facilities are?

10 CHAIRMAN BRASELTON: Professional  
11 offices are.

12 MR. MOBERLY: Okay. I could tell you  
13 I've dropped two children off to the  
14 orthodontist who is downtown, and I mean it's  
15 like in and out. Every 15 minutes there's cars.  
16 It's just amazing how many cars go in and out of  
17 a medical facility, so --

18 CHAIRMAN BRASELTON: It's professional  
19 offices.

20 MR. MOBERLY: And, again, choose your  
21 poison, as Rob so eloquently said. Do you have  
22 cars in the street or do you have a whole bunch

1 of cars in and out on 2nd and on Grant and cause  
2 a fair amount of congestion in the neighborhood?  
3 That's the question before us. With a medical  
4 facility, it's going to get worse as Obamacare  
5 gets -- you know, any medical facility, there  
6 could be --

7 MR. NEIMAN: And that is why none of us  
8 should be strict constructionists.

9 MR. MOBERLY: There could be three or  
10 four patients per hour -- five patients per  
11 hour.

12 MR. BIGGERT: How about a strict  
13 constructionist with Obamacare?

14 MR. NEIMAN: Beyond my pay grade.

15 MR. BIGGERT: I'm glad, Madam Chairman,  
16 that you read that introductory portion of the  
17 code because I think the O-1 districts do  
18 present kind of a different situation, and I  
19 think the applicant ought to be given credit,  
20 also, for modifying their original proposal for  
21 this parking situation.

22 The first one they came to us with

1       was much more aggressive, as I recall. It was  
2       like 10, 12 parking spaces, and as I also  
3       recall, there was going to be more than one  
4       doctor involved in this facility, if I recall  
5       correctly. That's why they needed at the time  
6       so many more parking spaces. In any event, I  
7       like the Vice Chairman's comments, as well, and  
8       I would approve this application.

9               CHAIRMAN BRASELTON: Are you done for  
10       the night?

11              MR. CONNELLY: No, I just -- I think  
12       for a dermatology practice there are quite a few  
13       elderly patients. I wouldn't want my mother or  
14       father walking up and down the streets in  
15       January, so I think there's -- I would give it  
16       consideration even though it might not be  
17       handicap, there are -- there is that  
18       consideration, as well.

19              CHAIRMAN BRASELTON: I appreciate all  
20       your comments, and I think this was a really  
21       good discussion. And, Julie, thanks,  
22       particularly for coming over and giving us the

1 Plan Commission point of view.

2 So, my comments aren't going to be  
3 so much about this application but just the  
4 process. I think it would have really been  
5 helpful if perhaps the variance had come first,  
6 this isn't any negative towards you, and then  
7 the Plan Commission, and we should be able to  
8 work together and Julie shouldn't have to come  
9 to a separate meeting and tell us what we've  
10 got. So, that's my political comment for  
11 whatever it's worth.

12 Anybody have a motion?

13 MR. NEIMAN: I move to approve the  
14 variance as requested.

15 MR. CONNELLY: I'll second.

16 CHAIRMAN BRASELTON: Roll call, please.

17 MS. BRUTON: Member Connelly.

18 MR. CONNELLY: Aye.

19 MS. BRUTON: Member Moberly.

20 MR. MOBERLY: Yes.

21 MS. BRUTON: Member Neiman.

22 MR. NEIMAN: Yes.

1 MS. BRUTON: Member Biggert.

2 MR. BIGGERT: Yes.

3 MS. BRUTON: Chairman Braselton.

4 CHAIRMAN BRASELTON: Yes. I was just  
5 going to ask if we need three separate motions.

6 So, that's everything, you meant everything?

7 MR. NEIMAN: I said variances.

8 CHAIRMAN BRASELTON: Okay. So, yes.

9 (WHICH WERE ALL THE PROCEEDINGS  
10 HAD IN THE ABOVE-ENTITLED  
11 CAUSE ON THIS DATE.)  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22



1       STATE OF ILLINOIS )

2                               )   SS:

3       COUNTY OF C O O K )

4               I, TARA M. ZENO, CSR No. 84-4268, a  
5       Notary Public within and for the County of  
6       DuPage, State of Illinois, and a Certified  
7       Shorthand Reporter of said state, do hereby  
8       certify:

9               That previous to the commencement of  
10       the examination of the witness, the witness was  
11       duly sworn to testify the whole truth concerning  
12       the matters herein;

13              That the foregoing hearing transcript  
14       was reported stenographically by me, was  
15       thereafter reduced to typewriting under my  
16       personal direction and constitutes a true record  
17       of the testimony given and the proceedings had;

18              That the said hearing was taken before  
19       me at the time and place specified;

20              That I am not a relative or employee or  
21       attorney or counsel, nor a relative or employee  
22       of such attorney or counsel for any of the

1 parties hereto, nor interested directly or  
2 indirectly in the outcome of this action.

3 IN WITNESS WHEREOF, I do hereunto set  
4 my hand of office at Chicago, Illinois, this 6th  
5 day of February, 2014.

6

7

8

9

10 Notary Public, DuPage County, Illinois.

11 My commission expires 5/24/14.

12

13

14

15 TARA M. ZENO, CSR No. 84-4268

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22



<b>IN</b> [2] - 10:10, 12:3 <b>inclined</b> [1] - 6:1 <b>increase</b> [1] - 4:10 <b>increases</b> [1] - 5:17 <b>indirectly</b> [1] - 12:2 <b>input</b> [1] - 5:7 <b>intended</b> [1] - 2:18 <b>intents</b> [1] - 2:10 <b>interested</b> [1] - 12:1 <b>introductory</b> [1] - 7:16 <b>involved</b> [1] - 8:4	<b>MEMBERS</b> [1] - 1:14 <b>memorized</b> [1] - 2:13 <b>might</b> [1] - 8:16 <b>mind</b> [1] - 4:6 <b>mind's</b> [1] - 5:19 <b>minutes</b> [1] - 6:15 <b>Moberly</b> [1] - 9:19 <b>MOBERLY</b> [9] - 1:19, 2:13, 6:3, 6:7, 6:9, 6:12, 6:20, 7:9, 9:20 <b>modifying</b> [1] - 7:20 <b>most</b> [2] - 5:7, 5:8 <b>mother</b> [1] - 8:13 <b>motion</b> [1] - 9:12 <b>motions</b> [1] - 10:5 <b>move</b> [1] - 9:13 <b>MR</b> [27] - 1:16, 1:17, 1:18, 1:19, 2:2, 2:13, 3:20, 3:22, 6:2, 6:3, 6:7, 6:9, 6:12, 6:20, 7:7, 7:9, 7:12, 7:14, 7:15, 8:11, 9:13, 9:15, 9:18, 9:20, 9:22, 10:2, 10:7 <b>MS</b> [7] - 1:15, 2:5, 9:17, 9:19, 9:21, 10:1, 10:3 <b>must</b> [1] - 3:12	<b>Obamacare</b> [2] - 7:4, 7:13 <b>object</b> [1] - 4:19 <b>OF</b> [6] - 1:1, 1:2, 1:3, 1:7, 11:1, 11:3 <b>office</b> [4] - 2:17, 2:18, 3:8, 12:4 <b>offices</b> [3] - 2:19, 6:11, 6:19 <b>older</b> [1] - 2:19 <b>ON</b> [1] - 10:11 <b>on-street</b> [6] - 5:6, 5:9, 5:12, 5:17, 5:18, 5:21 <b>one</b> [2] - 7:22, 8:3 <b>ones</b> [1] - 4:6 <b>original</b> [1] - 7:20 <b>orthodontist</b> [1] - 6:14 <b>ought</b> [1] - 7:19 <b>outcome</b> [1] - 12:2 <b>outdoor</b> [1] - 3:5	<b>privilege</b> [1] - 4:13 <b>proceedings</b> [1] - 11:17 <b>PROCEEDINGS</b> [2] - 1:7, 10:9 <b>process</b> [1] - 9:4 <b>professional</b> [2] - 6:10, 6:18 <b>promote</b> [1] - 3:1 <b>property</b> [2] - 5:15, 6:4 <b>proposal</b> [1] - 7:20 <b>provide</b> [2] - 2:19, 3:15 <b>Public</b> [2] - 11:5, 12:10 <b>purposes</b> [1] - 2:11 <b>put</b> [1] - 4:18	<b>separate</b> [2] - 9:9, 10:5 <b>set</b> [1] - 12:3 <b>Shorthand</b> [1] - 11:7 <b>situation</b> [3] - 4:11, 7:18, 7:21 <b>size</b> [1] - 3:14 <b>small</b> [2] - 2:19, 3:14 <b>solution</b> [1] - 5:21 <b>sometimes</b> [1] - 4:18 <b>sound</b> [1] - 3:7 <b>spaces</b> [2] - 8:2, 8:6 <b>special</b> [1] - 4:12 <b>specialty</b> [1] - 2:18 <b>specifically</b> [1] - 2:17 <b>specified</b> [1] - 11:19 <b>square</b> [1] - 4:18 <b>SS</b> [1] - 11:2 <b>ss</b> [1] - 1:1 <b>standards</b> [1] - 5:2 <b>STATE</b> [2] - 1:1, 11:1 <b>State</b> [1] - 11:6 <b>state</b> [1] - 11:7 <b>stenographically</b> [1] - 11:14 <b>still</b> [1] - 4:16 <b>street</b> [7] - 5:6, 5:9, 5:12, 5:17, 5:18, 5:21, 6:22 <b>Street</b> [1] - 1:5 <b>streets</b> [1] - 8:14 <b>strict</b> [5] - 4:1, 4:14, 5:1, 7:8, 7:12 <b>strictly</b> [1] - 4:16 <b>structures</b> [2] - 3:7, 3:11 <b>substantial</b> [2] - 4:7, 4:10 <b>sworn</b> [1] - 11:11	
<b>J</b>		<b>P</b>	<b>Q</b>		
<b>January</b> [2] - 1:11, 8:15 <b>job</b> [1] - 5:14 <b>Julie</b> [3] - 3:17, 8:21, 9:8			<b>quite</b> [2] - 4:18, 8:12		
<b>K</b>			<b>R</b>		
<b>kind</b> [1] - 7:18		<b>p.m</b> [1] - 1:12 <b>page</b> [1] - 2:9 <b>PAGE</b> [1] - 1:2 <b>parking</b> [13] - 4:10, 5:4, 5:6, 5:9, 5:10, 5:12, 5:17, 5:18, 5:20, 5:21, 7:21, 8:2, 8:6 <b>particularly</b> [1] - 8:22 <b>parties</b> [1] - 12:1 <b>past</b> [1] - 4:14 <b>patients</b> [3] - 7:10, 8:13 <b>pay</b> [1] - 7:14 <b>pegs</b> [1] - 4:18 <b>per</b> [2] - 7:10 <b>perhaps</b> [2] - 4:15, 9:5 <b>permitted</b> [2] - 3:3, 6:5 <b>permitting</b> [1] - 3:9 <b>personal</b> [1] - 11:16 <b>place</b> [1] - 11:19 <b>Plan</b> [2] - 9:1, 9:7 <b>point</b> [1] - 9:1 <b>poison</b> [1] - 6:21 <b>political</b> [1] - 9:10 <b>portion</b> [1] - 7:16 <b>possible</b> [1] - 2:21 <b>practice</b> [1] - 8:12 <b>prefer</b> [3] - 5:9, 5:11, 5:19 <b>present</b> [1] - 7:18 <b>PRESENT</b> [2] - 1:14, 2:1 <b>pretty</b> [1] - 4:4 <b>previous</b> [1] - 11:9	<b>read</b> [4] - 2:9, 2:14, 5:7, 7:16 <b>really</b> [3] - 4:7, 8:20, 9:4 <b>record</b> [1] - 11:16 <b>reduced</b> [1] - 11:15 <b>regulations</b> [1] - 3:5 <b>relative</b> [2] - 11:20, 11:21 <b>remain</b> [1] - 3:8 <b>renovation</b> [1] - 3:7 <b>replacement</b> [1] - 3:11 <b>REPORT</b> [1] - 1:7 <b>reported</b> [1] - 11:14 <b>Reporter</b> [1] - 11:7 <b>requested</b> [1] - 9:14 <b>residential</b> [7] - 2:22, 3:9, 3:10, 3:12, 3:16, 5:5, 5:22 <b>restricted</b> [1] - 3:16 <b>retain</b> [1] - 2:21 <b>retention</b> [1] - 3:6 <b>Rob</b> [1] - 6:21 <b>ROBB</b> [1] - 2:2 <b>ROBERT</b> [1] - 1:16 <b>RODY</b> [1] - 1:17 <b>roll</b> [1] - 9:16 <b>rolling</b> [1] - 3:22 <b>round</b> [1] - 4:19		
<b>L</b>					
<b>landscaped</b> [1] - 5:20 <b>less</b> [1] - 3:16 <b>limit</b> [1] - 6:4 <b>limited</b> [2] - 3:1, 3:4 <b>lives</b> [1] - 5:13 <b>located</b> [1] - 3:15 <b>looking</b> [1] - 5:10 <b>low</b> [1] - 3:4	<b>N</b>				
	<b>near</b> [1] - 5:15 <b>necessarily</b> [2] - 5:16, 5:17 <b>need</b> [1] - 10:5 <b>needed</b> [1] - 8:5 <b>negative</b> [1] - 9:6 <b>neighborhood</b> [1] - 7:2 <b>neighbors</b> [3] - 4:19, 5:8 <b>Neiman</b> [1] - 9:21 <b>NEIMAN</b> [7] - 1:16, 3:22, 7:7, 7:14, 9:13, 9:22, 10:7 <b>nicely</b> [1] - 5:20 <b>night</b> [1] - 8:10 <b>NO</b> [1] - 1:6 <b>none</b> [1] - 7:7 <b>normally</b> [1] - 3:14 <b>Notary</b> [2] - 11:5, 12:10				
<b>M</b>			<b>S</b>		
<b>Madam</b> [2] - 3:20, 7:15 <b>maintain</b> [2] - 3:10, 5:4 <b>maintains</b> [1] - 5:22 <b>MARC</b> [1] - 1:18 <b>Matter</b> [1] - 1:4 <b>matter</b> [1] - 1:8 <b>matters</b> [1] - 11:12 <b>MCGINNIS</b> [1] - 2:2 <b>mean</b> [1] - 6:14 <b>meant</b> [2] - 5:16, 10:6 <b>medical</b> [4] - 6:7, 6:17, 7:3, 7:5 <b>Medicals</b> [1] - 6:9 <b>meet</b> [1] - 4:5 <b>meeting</b> [1] - 9:9 <b>Member</b> [4] - 1:17, 1:18, 1:19, 9:21 <b>member</b> [3] - 9:17, 9:19, 10:1	<b>O</b>		<b>second</b> [1] - 9:15 <b>seeing</b> [1] - 5:11		
	<b>O-1</b> [7] - 2:10, 2:18, 3:5, 3:11, 3:14, 6:3, 7:17			<b>T</b>	
				<b>talks</b> [1] - 2:16 <b>TARA</b> [2] - 11:4, 12:15 <b>testify</b> [1] - 11:11 <b>testimony</b> [1] - 11:17 <b>THE</b> [3] - 1:3, 10:9, 10:10 <b>thereafter</b> [1] - 11:15 <b>THIS</b> [1] - 10:11 <b>three</b> [3] - 2:16, 7:9, 10:5 <b>together</b> [1] - 9:9 <b>took</b> [1] - 5:14 <b>towards</b> [1] - 9:6 <b>traffic</b> [1] - 3:4 <b>transcript</b> [1] - 11:13 <b>transition</b> [1] - 3:15 <b>true</b> [1] - 11:16	

**truth** <sup>[1]</sup> - 11:11  
**trying** <sup>[1]</sup> - 5:10  
**two** <sup>[1]</sup> - 6:13  
**typewriting** <sup>[1]</sup> - 11:15

## U

**under** <sup>[1]</sup> - 11:15  
**up** <sup>[1]</sup> - 8:14  
**useful** <sup>[1]</sup> - 2:11  
**uses** <sup>[2]</sup> - 3:8, 3:9

## V

**V-14-13** <sup>[1]</sup> - 1:6  
**variance** <sup>[5]</sup> - 4:12,  
5:2, 5:3, 9:5, 9:14  
**variances** <sup>[2]</sup> - 4:17,  
10:7  
**Vice** <sup>[2]</sup> - 1:16, 8:7  
**view** <sup>[1]</sup> - 9:1  
**Village** <sup>[1]</sup> - 2:5  
**village** <sup>[2]</sup> - 2:20, 3:1  
**volume** <sup>[1]</sup> - 3:4  
**vote** <sup>[1]</sup> - 6:1

## W

**walking** <sup>[1]</sup> - 8:14  
**WERE** <sup>[1]</sup> - 10:9  
**WHEREOF** <sup>[1]</sup> - 12:3  
**WHICH** <sup>[1]</sup> - 10:9  
**whole** <sup>[3]</sup> - 4:21, 6:22,  
11:11  
**window** <sup>[1]</sup> - 5:11  
**WITNESS** <sup>[1]</sup> - 12:3  
**witness** <sup>[2]</sup> - 11:10  
**worse** <sup>[1]</sup> - 7:4  
**worth** <sup>[1]</sup> - 9:11

## Z

**ZENO** <sup>[2]</sup> - 11:4, 12:15  
**zone** <sup>[1]</sup> - 3:17  
**ZONING** <sup>[1]</sup> - 1:3  
**zoning** <sup>[1]</sup> - 2:16  
**Zoning** <sup>[1]</sup> - 1:9

4d

DATE: February 24, 2014**REQUEST FOR BOARD ACTION**

<b>AGENDA SECTION NUMBER</b>	<b>ORIGINATING DEPARTMENT Community Development</b>
<b>ITEM 901 N. Elm Street – Site Plan and Exterior Appearance Review for Exterior Modifications and Façade Improvements</b>	<b>APPROVAL</b>

**REQUEST**

The applicant is requesting approval of exterior appearance and site plans to allow for exterior improvements, of the existing building's façade, as well as the installation of a decorative aluminum fence for a children's play area at the existing office building at 901 N. Elm Street. The site is improved with a multi-story commercial building in the O-3 General Office District. As illustrated in the attached drawings, the substantial changes to the exterior include:

1. Installation of a new 5'-0" tall, decorative protective fence surrounding the children's play area required for the daycare.
2. Several modifications to provide improved accessibility, including the installation of new handicap accessible ramps and railings, reconfigured curbs, ramp access and stairways, all on the north entry.
3. Installation of a new canopy above the north entry.
4. Removal of the existing white shutters from all windows.
5. New sconce lighting for north entrance.
6. New recessed aluminum and glass bi-parting automatic doors.
7. Provide additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site.

At the February 12, 2014 Plan Commission meeting the Commission reviewed the application submitted for 901 N. Elm Street, and recommended, with a 4-1 vote, approval of the requests for site plan and exterior appearance for the exterior modifications and façade improvements.



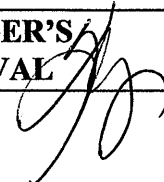
**Review Criteria**

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.

**MOTION: Move that the request be forwarded to the Board of Trustees, to approve an "Ordinance Approving Site Plans and Exterior Appearance Plans for the Exterior Modifications and Façade Improvements at 901 N. Elm Street"**

APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
COMMITTEE ACTION:				

DRAFT

VILLAGE OF HINSDALE

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

**AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE  
PLAN FOR REDEVELOPMENT OF THE PROPERTY LOCATED AT 901 NORTH  
ELM STREET**

**WHEREAS**, Med Properties (the "Applicant") submitted an application for site plan approval and exterior appearance review for redevelopment of an existing structure and site (the "Application") at property located at 901 North Elm Street, Hinsdale, Illinois (the "Subject Property"); and

**WHEREAS**, the Subject Property is located in the O-3 General Office Zoning District and is improved with a multiple-story commercial building; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on February 12, 2014, at which hearing the Plan Commission reviewed the Application relative to redevelopment of the site, which included: (1) installation of a decorative protective fence surrounding the play area of the daycare; (2) modifications for improved accessibility; (3) installation of a new canopy over the north entry; (4) removal of existing white shutters; (5) new sconce lighting for the north entrance; (6) new recessed automatic doors; and (7) additional landscaping; and

**WHEREAS**, and after considering all of the matters related to the Application, the Plan Commission recommended approval of the Exterior Appearance Plan and Site Plan on a vote of four (4) in favor, one (1) against, and one (1) absent, all as set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A**; and;

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

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

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

**SECTION 2: Approval of Site Plans and Exterior Appearance Plans.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code,

approves the site plan and exterior appearance plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), subject to the conditions set forth in Section 3 of this Ordinance.

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

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with 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, 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.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
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: \_\_\_\_\_, 2014

**EXHIBIT A**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

**EXHIBIT B**

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

**DRAFT**

**HINSDALE PLAN COMMISSION**

**RE: 901 N. Elm Street – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: February 12, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 24, 2014**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. Med Properties (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 901 N. Elm Street (the “Subject Property”).
2. The Subject Property is located in the O-3 General Office District and is improved with a multiple-story office building.
3. At the February 12<sup>th</sup> Plan Commission meeting, the Plan Commission reviewed the applicant’s site plan and exterior appearance plans relative to redevelopment of the site, which included:
  - a. Installation of a new 5’-0” tall, decorative protective fence surrounding the children’s play area required for the daycare.
  - b. Several modifications to provide improved accessibility, including the installation of new handicap accessible ramps and railings, reconfigured curbs, ramp access and stairways, all on the north entry.
  - c. Installation of a new canopy above the north entry.
  - d. Removal of the existing white shutters from all windows.
  - e. New sconce lighting for north entrance.
  - f. New recessed aluminum and glass bi-parting automatic doors.
  - g. Provide additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site.
4. Certain Commissioners expressed concern with the location, appearance and size of the proposed play equipment but were ultimately satisfied with this given the inability to locate it anywhere else on the site and the limited visibility from Ogden.
5. Certain Commissioners expressed interest in seeing additional trees on the site to offset those being removed due to the Emerald Ash Borer, however most Commissioners agreed that the remaining and proposed plantings were sufficient given the layout of the site and the existing landscaping.
6. The Plan Commission generally finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections

11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the January 8<sup>th</sup>, Plan Commission meeting, as well as comments from a nearby neighbor.

## **II. RECOMMENDATION**

Following a motion to recommend approval of the proposed site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," one (1) "Nay," and one (1) "Absent," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 901 N. Elm Street.

### **THE HINSDALE PLAN COMMISSION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**Med Properties  
901 Elm Street  
Building Renovation**

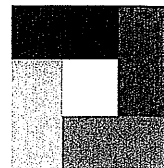
**Village of Hinsdale, IL**

**Exterior Appearance and Site Plan Review Application**

**January 10<sup>th</sup>, 2014**

**Landscape Architect  
Trippiedi Design, P.C.  
902 Sundew Court  
Aurora, IL 60504  
630.375.9400**

**Surveyor  
Mackie Consultants, LLC  
9575 West Higgins RD, Suite 500  
Rosemont, IL 60018  
847.696.1400**



**FITZGERALD**  
**ARCHITECTURE | PLANNING | DESIGN**

**156 N Jefferson Street, Suite 111  
Chicago, IL 60661  
312.724.7404**



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR OFFICE DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: Med.Properties - Anthony Davidson  
Address: 40 Skokie Blvd, Suite 410  
City/Zip: Northbrook, IL 60062  
Phone/Fax: (847) 897-7308 / 897-7333  
E-Mail: adavidson@medpropertiesgroup.com

**Owner**

Name: Salt Creek Campus LLC  
Address: 40 Skokie Blvd, Suite 410  
City/Zip: Northbrook, IL 60062  
Phone/Fax: (847) 897-7310 / 897-7333  
E-Mail: bdvorak@medpropertiesgroup.com

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

Name: Fitzgerald APD - Daniela Fitzgerald  
Title: Architect  
Address: 156 N Jefferson St, Suite 111  
City/Zip: Chicago, IL 60661  
Phone/Fax: (312) 724-7400 / 724-4444  
E-Mail: dfitzgerald@fitzgeraldapd.com

Name: Trippiedi Design - Michael Trippiedi  
Title: Landscape Architect  
Address: 902 Sundew Court  
City/Zip: Aurora, IL 60504  
Phone/Fax: (630) 375-9400 / 375-9497  
E-Mail: michael@trippiedidesign.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: 901 Elm Street

Property identification number (P.I.N. or tax number): 09 - 01 - 207 - 008  
06 - 36 - 405 - 018

Brief description of proposed project: Renovation of existing parking lot entrance by adding new  
ADA ramp, new canopy, new entry doors, new curb ramp, and new landscaping; Addition of  
fenced in children's play area on Southwest side of building with new fence and landscaping.

General description or characteristics of the site: The site is in the Salt Creek Medical Campus and  
includes the center line of Elm St to the West. It is adjacent to Ogden on the South. Site includes  
a variety of mature trees, including Pear and Spruce.

Existing zoning and land use: O-3/Med. Office

Surrounding zoning and existing land uses:

North: 907 Elm - O-3/Med. Office

South: B-3/Car Dealership

East: 2 Salt Creek - O-3/Vacant

West: 908 Elm - O-3/Med. Office

Proposed zoning and land use: O-3/Med. Office

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

☒ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

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

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business  
District Questionnaire



# TABLE OF COMPLIANCE

Address of subject property: 901 Elm Street

The following table is based on the O-3 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	95,903
Minimum Lot Depth	125	125	125	300'
Minimum Lot Width	60	100	80	322'
Building Height	30	40	60	33.4'
Number of Stories	2.5	3	5	2
Front Yard Setback	35	25	25	43.41'
Corner Side Yard Setback	35	25	25	58.59'
Interior Side Yard Setback	10	10	10	N/A
Rear Yard Setback	25	20	20	69.02'
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	34,835 SF / 95,903 SF = .36 (existing non-conforming)
Maximum Total Building Coverage*	80%	80%	50%	N/A
Maximum Total Lot Coverage*			50%	69.4% (proposed) 66.6% (existing)
Parking Requirements	1 / 275 NSF  23,484 NSF / 275 = 85			99 (proposed) 98 (existing)
Parking front yard setback			25'	11' Ogden side (existing)
Parking corner side yard setback			25'	40.5'
Parking interior side yard setback			10'	N/A
Parking rear yard setback			20'	28.7'
Loading Requirements			1	1
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: \_\_\_\_\_

## 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 9 day of January, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

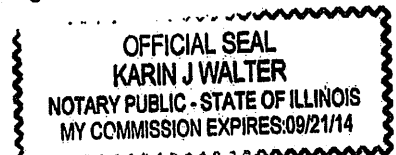
\_\_\_\_\_  
Signature of applicant or authorized agent

Anthony Davidson  
Name of applicant or authorized agent

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

SUBSCRIBED AND SWORN  
to before me this 9th day of  
January, 2014.

[Signature]  
Notary Public





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

**Address of proposed request:** 901 Elm Street

**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.

Existing open spaces will be preserved, no new construction is planned in these areas with the exception of an outdoor play area at the west side of the building.

2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

Existing construction will be preserved. We will match existing materials to add a new ramp, entry canopy and new entry doors.

3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

The new entry canopy and entry doors will incorporate current building elements to bring an updated, modern look to the building; addressing current needs while preserving the character of the surrounding buildings.

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.

Proposed site improvements include: 1) updated landscaping to building foundation and parking lot perimeters, 2) the addition of a new outdoor play area, and 3) reconfiguration of the entrance peninsula walkway to provide pedestrian accessibility and site furniture.

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

The existing height will not be modified.

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.

The proportions of the existing facade will not be modified. The proposed ramp and entrance canopy will maintain the proportions of the existing facade.

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.

The existing fenestration will not change.

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.

The existing solids and voids will remain unchanged.

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.

The existing relationship of buildings and structures to open space will remain unchanged. The new fence surrounding the play area has limited visual impact on the building.

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.

The existing porches and projections will remain unchanged except for the addition of the ramp and entrance canopy.

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.

Existing materials are unchanged. New fencing and railings will match existing and the new canopy will incorporate aluminum and glass to add a modern look and feel to the entry.

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

Existing roof will remain unchanged.

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.

Existing exterior walls are unchanged. We propose to remove some landscaping that has an overgrown appearance and replace them with fresh plantings.

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.

The size and mass of the existing buildings are unchanged.

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.

Horizontal and vertical character are unchanged.

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.

See above comments.

#### **REVIEW CRITERIA – Site Plan Review**

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

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

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

No modifications to the Zoning Code are being requested.

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

No modifications to easements or right-of-ways are being requested.

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.

No modification to existing topography or natural features is being proposed.

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

The new design does not adversely impact surrounding properties.

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

The site circulation will remain unchanged.

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

The proposed screening plan will remove old, overgrown arbor vitae and replace with fresh screening.

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

Existing landscaping is being improved with new plantings at the west side of the building and at entry points.

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.

No Special Use is being requested.

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.

Existing topography and site drainage are unchanged.

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

Existing utilities will remain unchanged.

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

No modifications to public uses are proposed.

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

The proposed new use is identical to existing use and will not adversely affect public health, safety or welfare.

**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:** Med Properties

**Owner's name (if different):** Salt Creek Campus, LLC

**Property address:** 901 Elm Street

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

**Present zoning classification:** O-3, General Office District

**Square footage of property:** 34,835 GSF

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

**Lot dimensions:** 300' x 322'

**Current use of property:** Professional Office

**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: Professional Office

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

**Brief description of request and proposal:**

Renovation of North building entrance and addition of children's fenced in play area at Southwest.

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

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>43.41'</u>	<u>25' min</u>
<b>interior side(s)</b>	<u>N/A / N/A</u>	<u>N/A / N/A</u>



Provided:

Required by Code:

corner side	<u>58.59"</u>	<u>25' min</u>
rear	<u>69.02'</u>	<u>20' min</u>

**Setbacks (businesses and offices):**

front:	<u>42.17'</u>	<u>40' min</u>
interior side(s)	<u>N/A / N/A</u>	<u>N/A / N/A</u>
corner side	<u>41.83'</u>	<u>40' min</u>
rear	<u>N/A</u>	<u>40' min</u>
others:	<u></u>	<u></u>
Ogden Ave. Center:	<u>100'</u>	<u>100' min</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

**Building heights:**

principal building(s):	<u>33.4'</u>	<u>60'</u>
accessory building(s):	<u>N/A</u>	<u></u>

**Maximum Elevations:**

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

Dwelling unit size(s): N/A

Total building coverage: N/A

Total lot coverage: 69.4% (proposed) 50%  
66.6% (existing)

Floor area ratio: .36 (existing) .35

Accessory building(s): N/A

Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required: 85

Number of loading spaces required: 1

**Statement of applicant:**

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

By:   
Applicant's signature

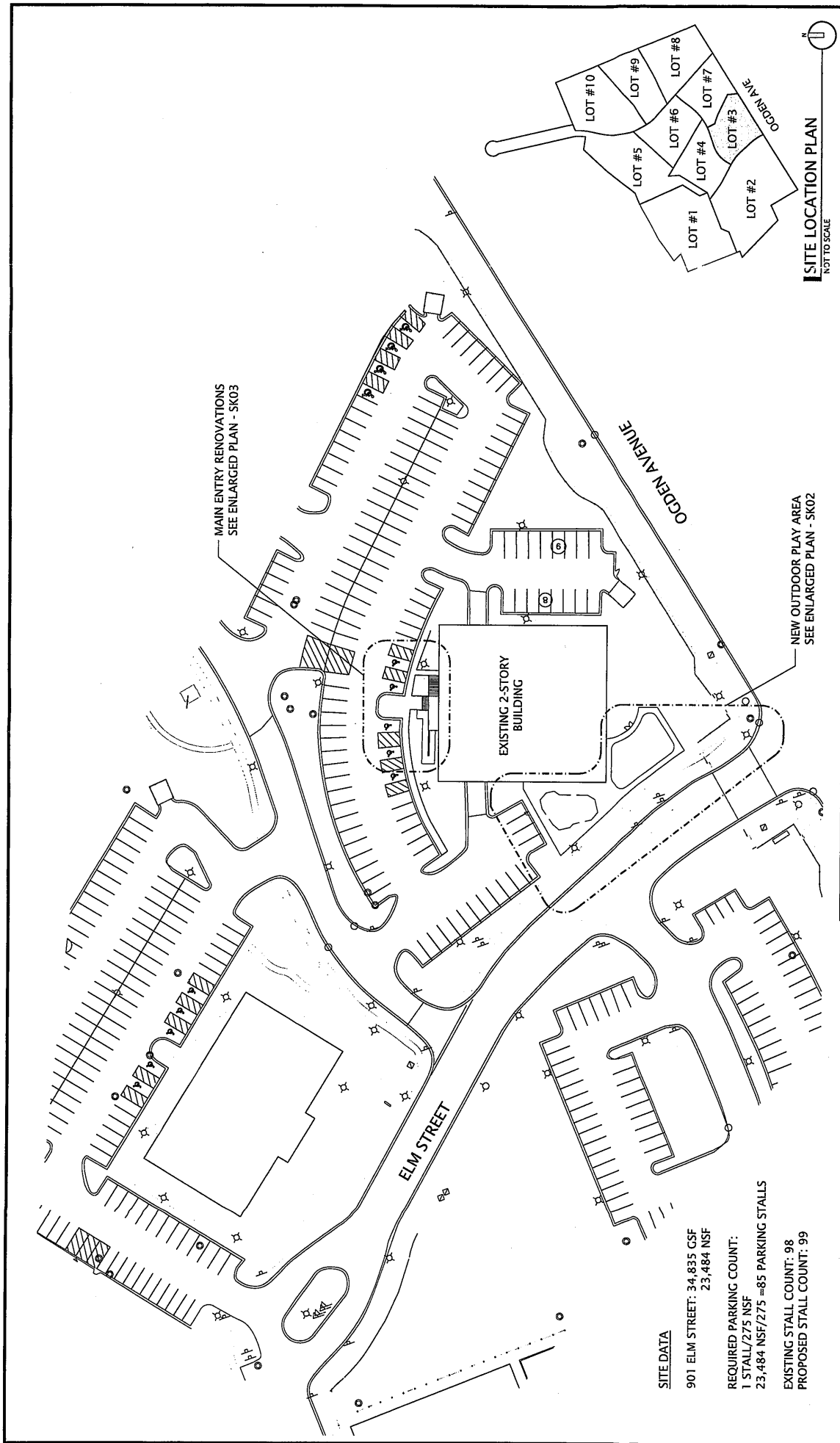
Anthony Daviasan  
Applicant's printed name

Dated: January 9, 2014.

**PARCEL 1:**

**LOT 3 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.**





#### SITE DATA

901 ELM STREET: 34,835 GSF  
23,484 NSF

REQUIRED PARKING COUNT:  
1 STALL/275 NSF

23,484 NSF/275 = 85 PARKING STALLS

EXISTING STALL COUNT: 98

PROPOSED STALL COUNT: 99

#### EXISTING SITE PLAN

1/64" = 1'-0"

**FITZGERALD**  
ARCHITECTURE | PLANNING | DESIGN

156 N. Jefferson, Suite 111 | Chicago, IL 60661  
P. 312.724.7400 | F. 312.724.4444  
www.FitzgeraldAPD.com

CLIENT: 901 ELM STREET - HINSDALE IL - BUILDING RENOVATION

SKETCH NO: SK01 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW

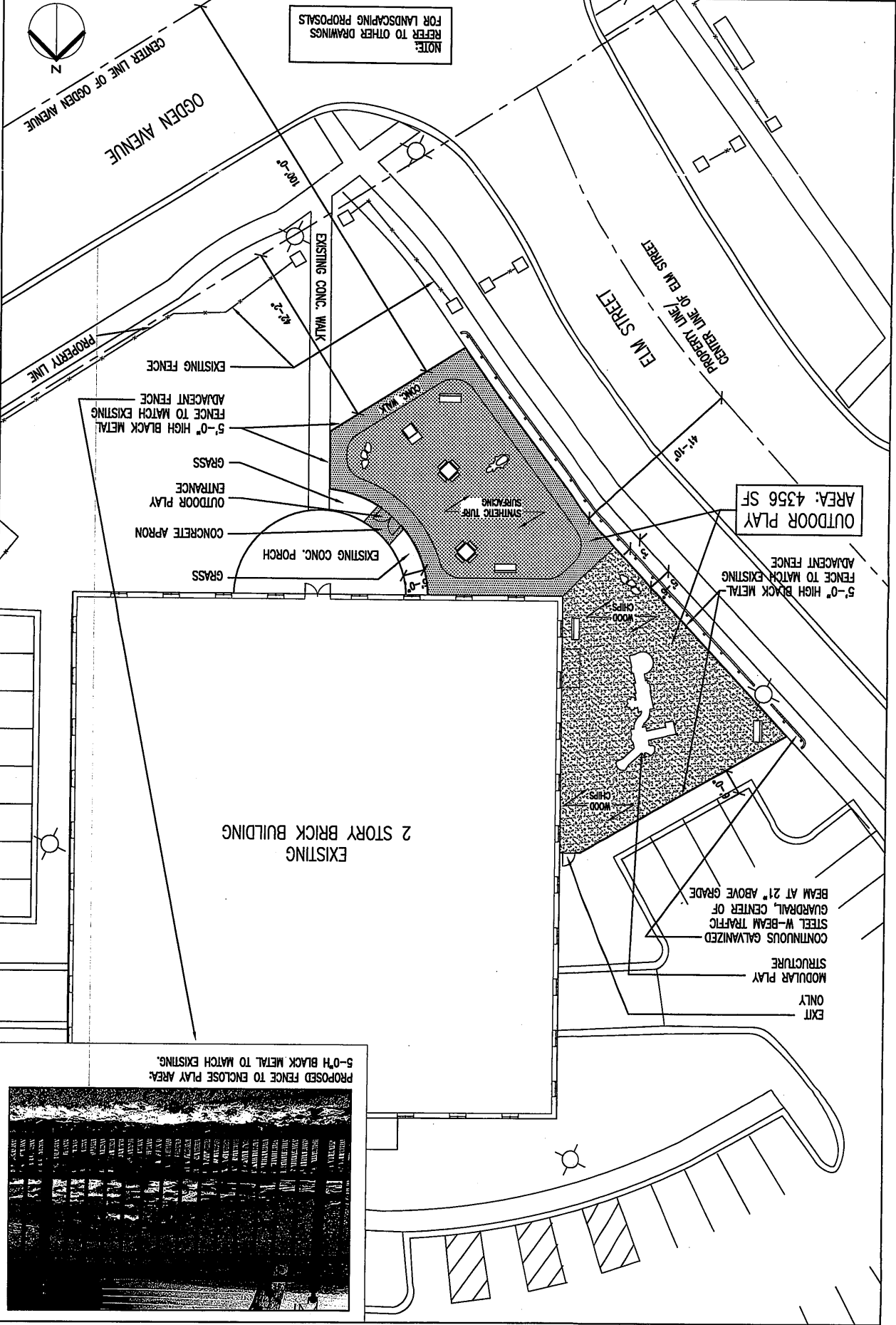
FILE NAME: 13294.00\_XSITE PLAN.DWG

RSF: N/A

PROJECT NO: 13294.00

DRAWN BY: MK DATE: 1.9.2014

ARCHITECT: BYRNE DESIGN LLC 330 WEST CHASE STREET, SUITE 300 DALLAS, TEXAS 75203 714.121.8844 - 800.555.1111	PROJECT: VILLAGE CHILDREN'S ACADEMY 901 NORTH ELM STREET, HINSDALE IL	DOCUMENT: ENLARGED PLAN OUTDOOR PLAY AREA	SCALE: 1"=20'-0"	PROJECT REFERENCE: 1309.1	DOCUMENT NUMBER: SK02
---	---	---	---------------------	------------------------------	--------------------------



1 SK04

RELOCATED CURB, NEW CONCRETE CURB RAMP, AND  
ADDITIONAL PARKING SPOT ADDED. ADA PARKING  
STRIPES TO BE RE-PAINTED.

NEW PLANTERS AND BENCHES. SEE LANDSCAPE  
DRAWINGS

NEW 48" WIDE RAMPS  
MAX SLOPE 1:12.

NEW RAILINGS THROUGHOUT

ADDITION TO EXISTING  
LANDING TO BE LEVEL WITH  
SILL OF ENTRY DOORS

NEW CANOPY ABOVE

RECESSED AUTOMATIC SLIDING  
ENTRY DOORS

NEW TRASH CAN

EXISTING TREE TO REMAIN

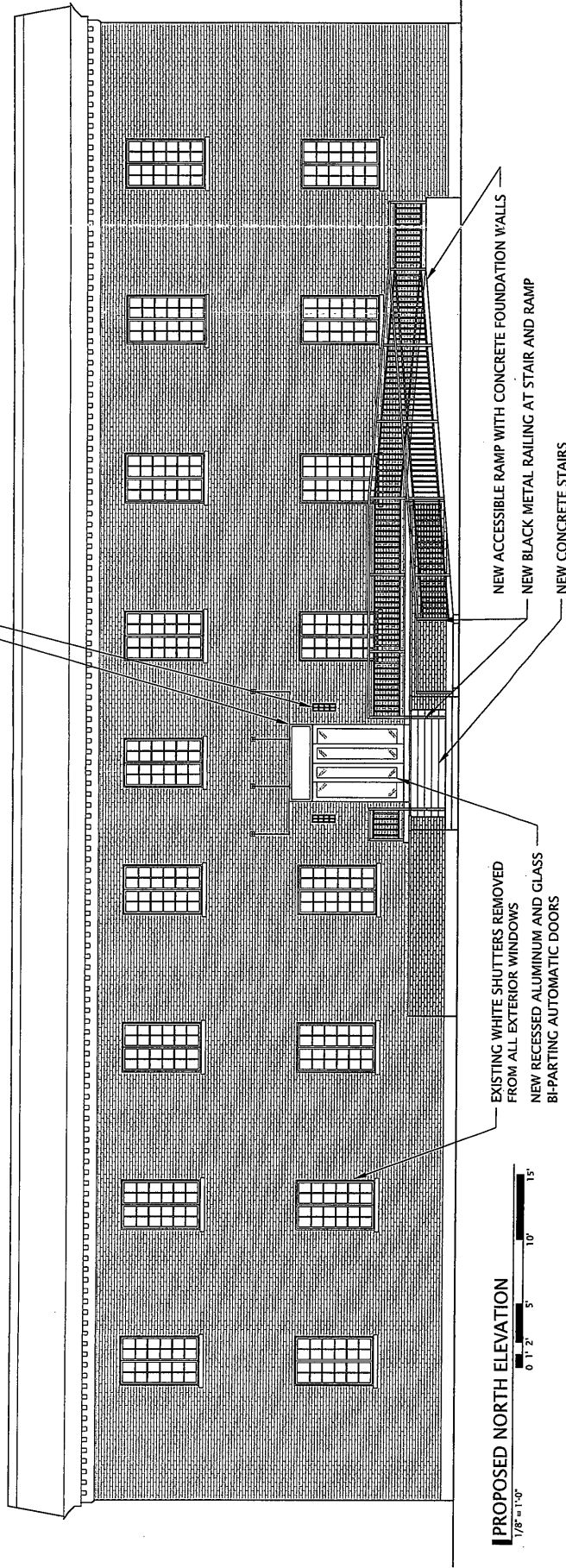


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156 N. Jefferson, Suite 111 | Chicago, IL 60661  
P. 312.724.7400 | F. 312.724.4444  
www.fitzgeraldapd.com

CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION  
SKETCH NO: SK03 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW  
FILE NAME: 13294.00\_XTERIOR.DWG  
PROJECT NO: 13294.00  
DRAWN BY: MK  
DATE: 1.9.2014  
RSF: N/A

NEW STEEL AND GLASS CANOPY  
NEW EXTERIOR SCONCE LIGHTING

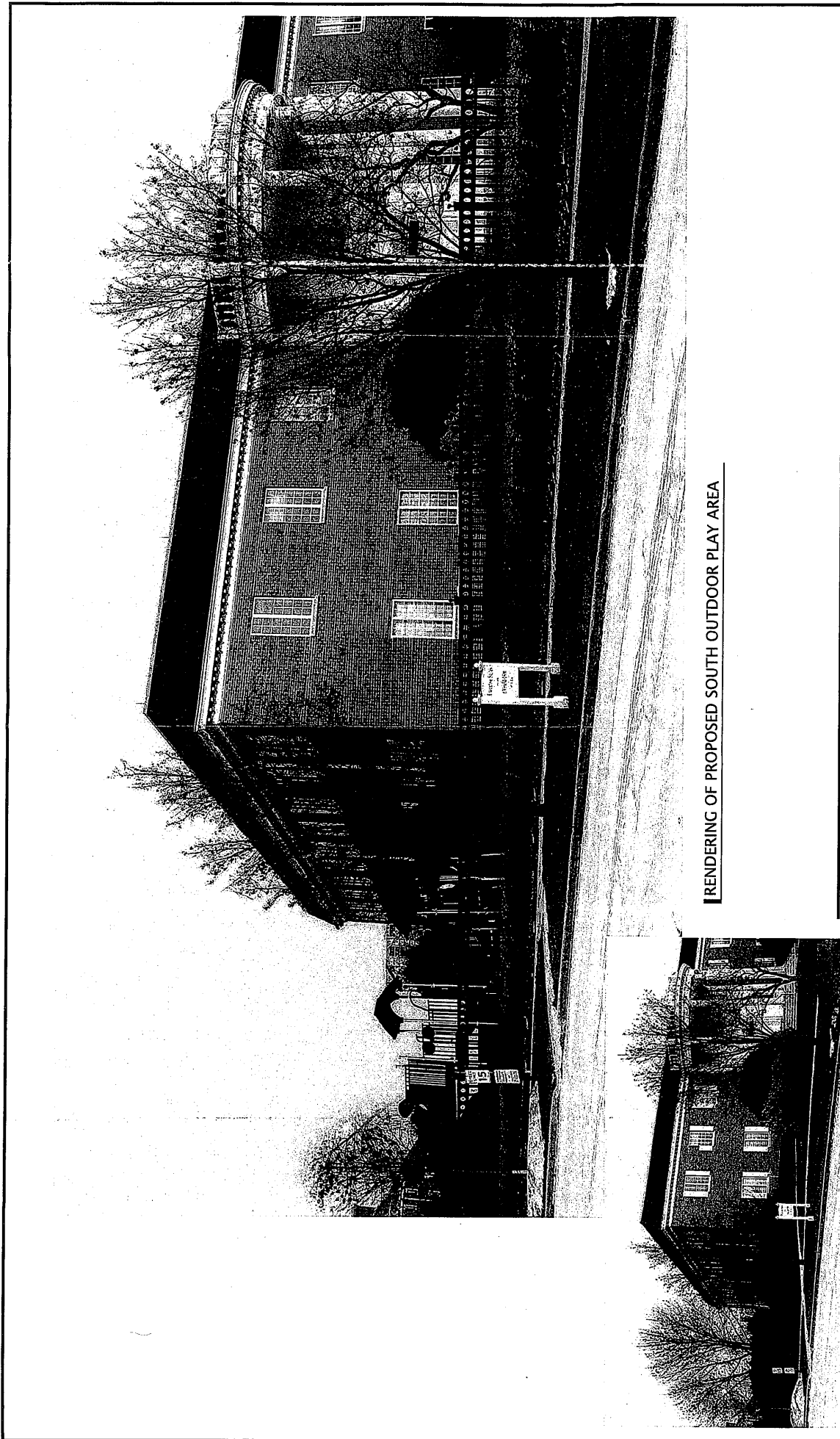


PROPOSED NORTH ELEVATION

1/8" = 1'-0"



CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION  
SKETCH NO: SK04 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW  
FILE NAME: 13294.00\_XTERIOR.DWG  
PROJECT NO: 13294.00  
RSF: N/A  
DRAWN BY: MK DATE: 1.9.2014



RENDERING OF PROPOSED SOUTH OUTDOOR PLAY AREA

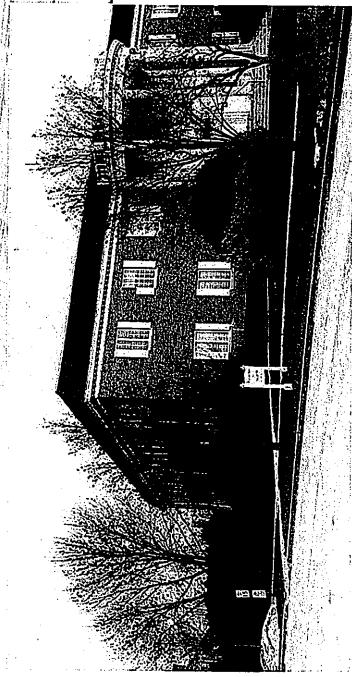


PHOTO OF EXISTING SOUTH ENTRY

**FITZGERALD**  
 ARCHITECTURE PLANNING DESIGN  
 156 N. Jefferson, Suite 111, Chicago, IL 60661  
 P. 312 724 7400 | F. 312 724 4444  
[www.FitzgeraldAPD.com](http://www.FitzgeraldAPD.com)

CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION  
 SKETCH NO. SK05 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW  
 FILE NAME: 13294.00\_XEXTERIOR.DWG  
 RSF: N/A  
 PROJECT NO: 13294.00  
 DRAWN BY: MK DATE: 1.9.2014



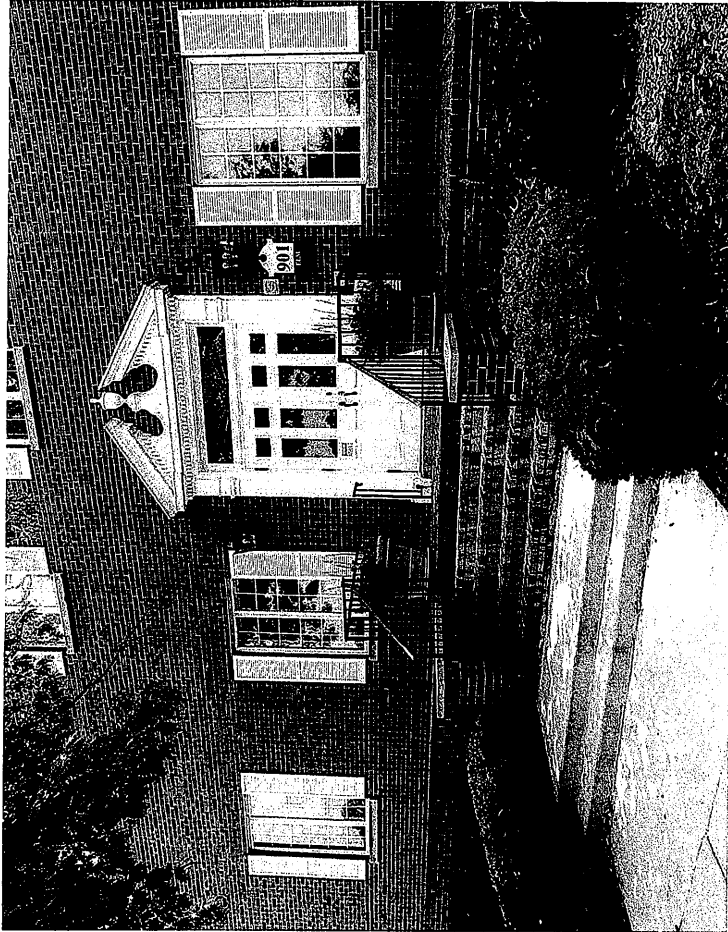
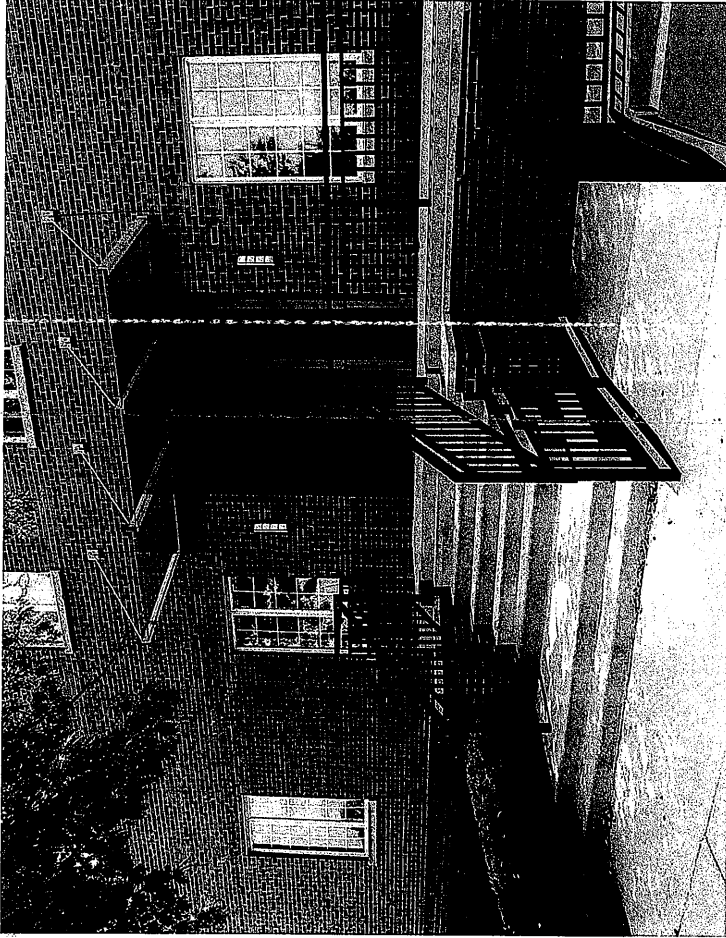


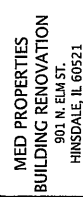
PHOTO OF EXISTING NORTH ENTRY



RENDERING OF PROPOSED NORTH OUTDOOR PLAY AREA



CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION RSF: N/A  
 SKETCH NO: SK06 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW PROJECT NO: 13294.00  
 FILE NAME: 13294.00\_XEXTERIOR.DWG DRAWN BY: MN DATE: 1.9.2014

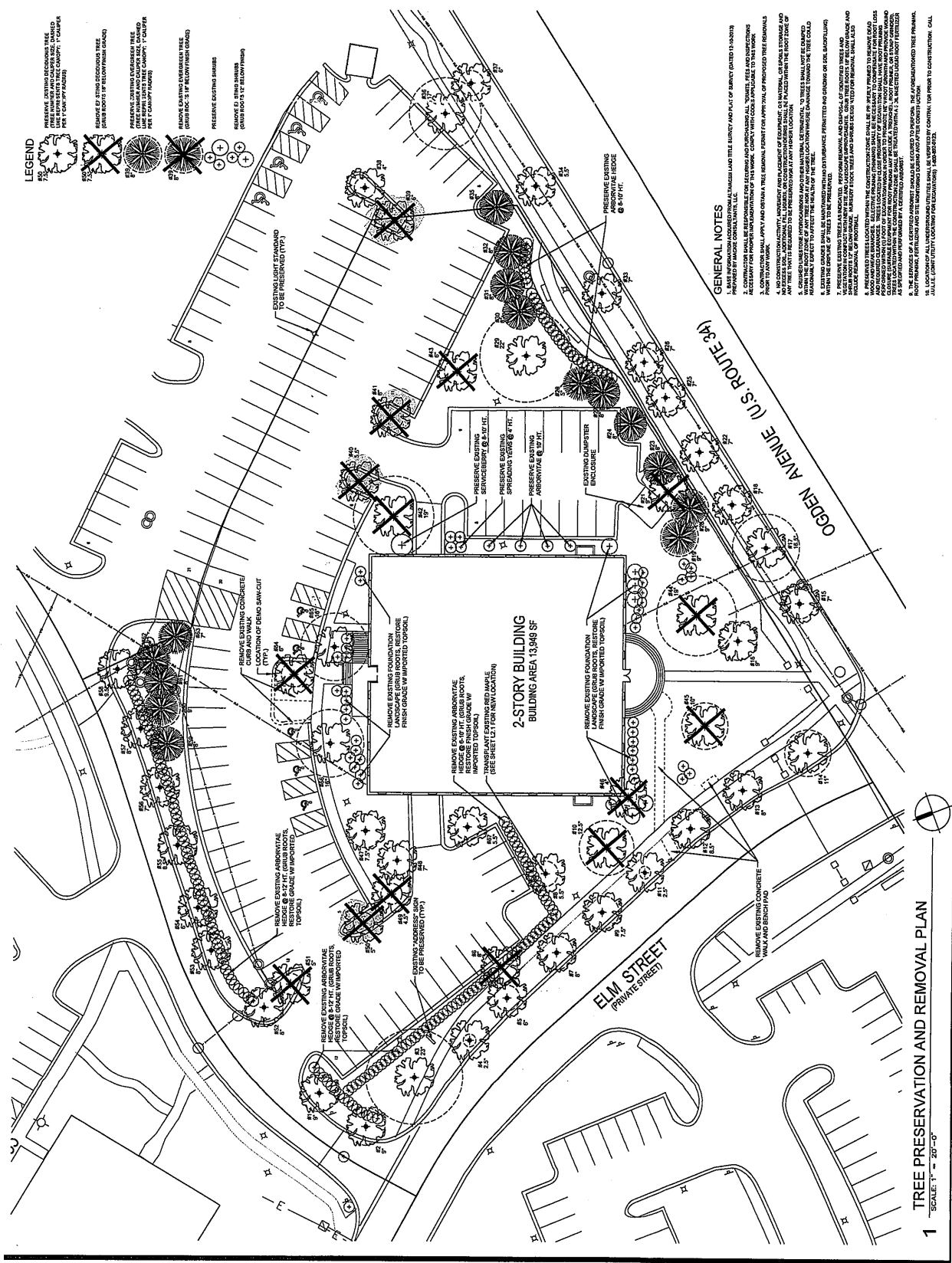


REV	DATE	ISSUED FOR:
	10 JAN 2014	APPEARANCE & SITE PLAN REVIEW

**TREE PRESERVATION AND REMOVAL  
PLAN**

DRAWN BY: MRT      REVIEWED BY: MRT  
PROJECT #: 13294.00

## 11.1



1 **TREE PRESERVATION AND REMOVAL PLAN**  
SCALE: 1" = 20'-0"



EXP. DATE 8-31-2015

**MED PROPERTIES**  
**BUILDING RENOVATION**  
901 N. ELM ST.  
HINSDALE, IL 60521

REV	DATE	ISSUED FOR
1	12/22/2014	LANDSCAPE SITE PLAN REVIEW
2		
3		
4		
5		
6		
7		
8		
9		
10		

TREE SURVEY TABLE

DRAWN BY: JMT  
REVIEWED BY: JMT  
PROJECT #: 13294.00

**L1.2**

TREE SURVEY

No.	Species	Size (DBH)	Condition	Proposed Action
1	Black Gum	8"	Good	Preserve
2	Black Gum	8"	Good	Preserve
3	Black Gum	8"	Good	Preserve
4	Black Gum	8"	Good	Preserve
5	Black Gum	8"	Good	Preserve
6	Black Gum	8"	Good	Preserve
7	Black Gum	8"	Good	Preserve
8	Black Gum	8"	Good	Preserve
9	Black Gum	8"	Good	Preserve
10	Black Gum	8"	Good	Preserve
11	Black Gum	8"	Good	Preserve
12	Black Gum	8"	Good	Preserve
13	Black Gum	8"	Good	Preserve
14	Black Gum	8"	Good	Preserve
15	Black Gum	8"	Good	Preserve
16	Black Gum	8"	Good	Preserve
17	Black Gum	8"	Good	Preserve
18	Black Gum	8"	Good	Preserve
19	Black Gum	8"	Good	Preserve
20	Black Gum	8"	Good	Preserve
21	Black Gum	8"	Good	Preserve
22	Black Gum	8"	Good	Preserve
23	Black Gum	8"	Good	Preserve
24	Black Gum	8"	Good	Preserve
25	Black Gum	8"	Good	Preserve
26	Black Gum	8"	Good	Preserve
27	Black Gum	8"	Good	Preserve
28	Black Gum	8"	Good	Preserve
29	Black Gum	8"	Good	Preserve
30	Black Gum	8"	Good	Preserve
31	Black Gum	8"	Good	Preserve
32	Black Gum	8"	Good	Preserve
33	Black Gum	8"	Good	Preserve
34	Black Gum	8"	Good	Preserve
35	Black Gum	8"	Good	Preserve
36	Black Gum	8"	Good	Preserve
37	Black Gum	8"	Good	Preserve
38	Black Gum	8"	Good	Preserve
39	Black Gum	8"	Good	Preserve
40	Black Gum	8"	Good	Preserve
41	Black Gum	8"	Good	Preserve
42	Black Gum	8"	Good	Preserve
43	Black Gum	8"	Good	Preserve
44	Black Gum	8"	Good	Preserve
45	Black Gum	8"	Good	Preserve
46	Black Gum	8"	Good	Preserve
47	Black Gum	8"	Good	Preserve
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49	Black Gum	8"	Good	Preserve
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60	Black Gum	8"	Good	Preserve
61	Black Gum	8"	Good	Preserve
62	Black Gum	8"	Good	Preserve
63	Black Gum	8"	Good	Preserve
64	Black Gum	8"	Good	Preserve
65	Black Gum	8"	Good	Preserve
66	Black Gum	8"	Good	Preserve
67	Black Gum	8"	Good	Preserve

General Comments

This tree is in good health and shows no signs of stress or damage. It is a mature tree with a well-developed canopy.

This tree is in good health and shows no signs of stress or damage. It is a mature tree with a well-developed canopy.

This tree is in good health and shows no signs of stress or damage. It is a mature tree with a well-developed canopy.

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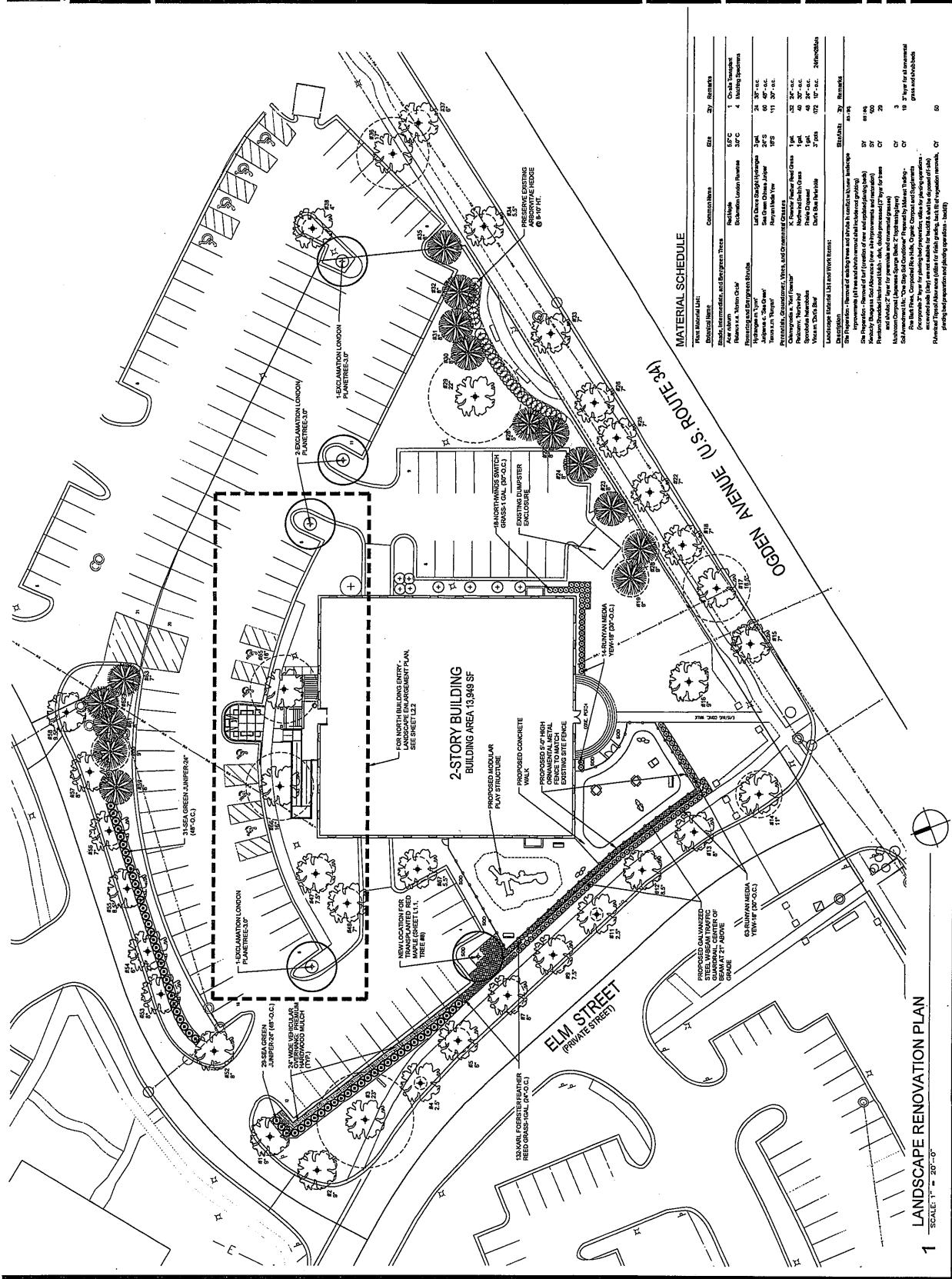
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LANDSCAPE RENOVATION PLAN

**SCALE: 1" = 20'-0"**



**MED PROPERTIES  
BUILDING RENOVATION**  
901 N. ELM ST.  
HINSDALE, IL 60521

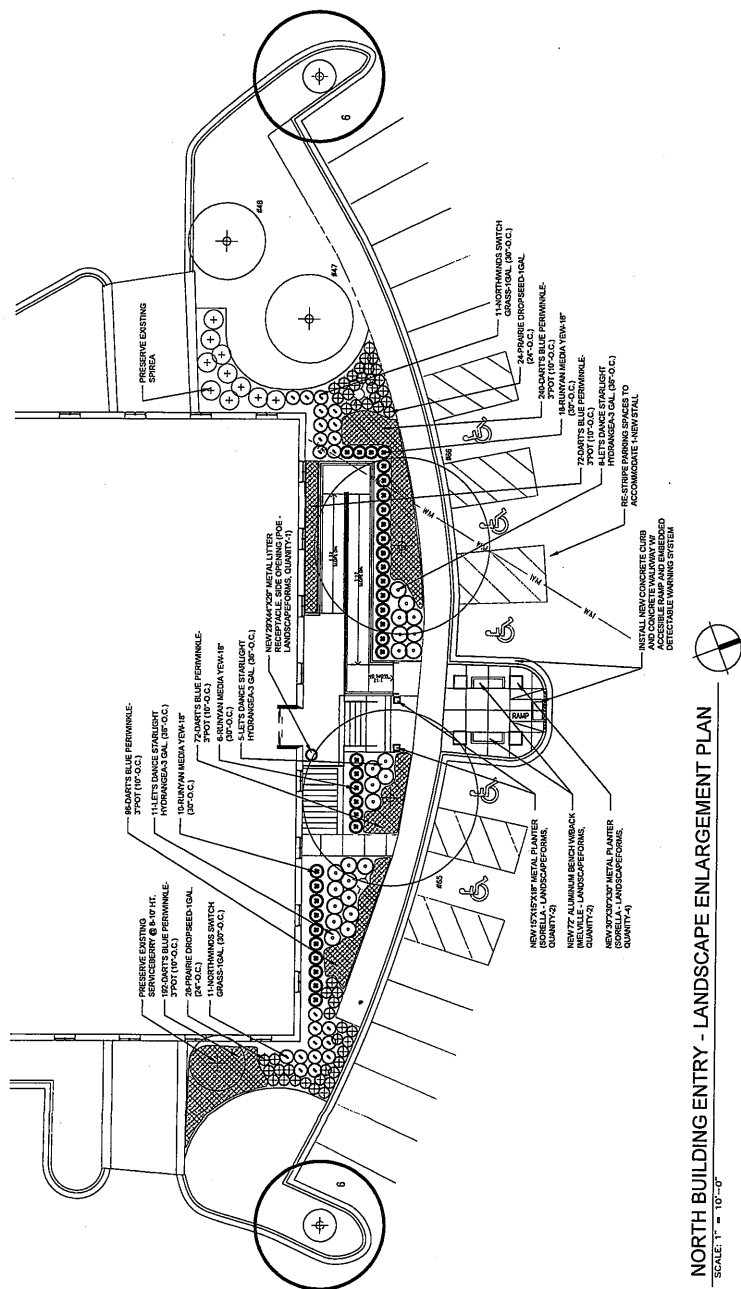
REV	DATE	ISSUED FOR:
	10 JAN 2014	APPEARANCE & SITE PLAN REVIEW

**NORTH BUILDING ENTRY -  
LANDSCAPE ENLARGEMENT PLAN**

DRAWN BY: XX | REVIEWED BY: XX

PROJECT #: 13294.00

## L2.2



## NORTH BUILDING ENTRY - LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 10'-0"

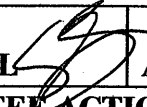

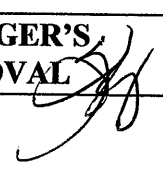
## GENERAL NOTES

[illegible]

DATE: February 24, 2014

4c

**REQUEST FOR BOARD ACTION**

<b>AGENDA SECTION NUMBER</b>		<b>ORIGINATING DEPARTMENT Community Development</b>		
<b>ITEM</b> Case A-01-2014 - Applicant: Scott Grove - Location: 35 E. First Street - Request: Special Use Permit for a Personal Training/Fitness Facility on the Second Floor		<b>APPROVAL</b>		
<p>The applicant is proposing a Personal Training Facility to be located on the second floor of the commercial building located at 35 E. First Street in the B-2 Central Business District and is requesting approval of a special use to allow the business. According to Paragraph 5-105C(11), physical fitness/personal training facilities must be located above the first floor of any structure in the B-2 district and is a special use. As stated in the application, the applicant intends to cater to small classes and would operate from 9 a.m. to 9 p.m. doing personal training and some individual classes. The applicant has provided more detail regarding his intended use in the attached business summary.</p> <p>At the Plan Commission meeting of February 12, 2014, it was recommended, unanimously (5-0) that the Special Use Permit be approved.</p> <p>Attached are the draft findings and recommendation from the Plan Commission and the draft ordinance.</p> <p><b>MOTION: Move that the request be forwarded to the Board of Trustees to approve an "Ordinance Approving a Special Use Permit for a Personal Training/Fitness Facility on the Second Floor, at the Property Located at 35 E. First Street."</b></p>				
<b>APPROVAL</b> 	<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b>				
<b>BOARD ACTION:</b>				

**DRAFT**

**VILLAGE OF HINSDALE**

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

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE A  
PERSONAL TRAINING/FITNESS FACILITY ON THE SECOND FLOOR IN THE B-2  
CENTRAL BUSINESS ZONING DISTRICT AT 35 EAST FIRST STREET**

**WHEREAS**, an application seeking a special use permit to operate a personal training/fitness facility at 35 East First Street, Hinsdale, Illinois (the "Subject Property"), in the B-2 Central Business Zoning District, was filed by Petitioner Scott Grove (the "Applicant") with the Village of Hinsdale; and

**WHEREAS**, physical fitness facilities are permitted as special uses in the B-2 Central Business Zoning District pursuant to Section 5-105(c)(11) of the Hinsdale Zoning Code ("Zoning Code"); and

**WHEREAS**, the Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

**WHEREAS**, the application has been referred to the Plan Commission of the Village and has been processed in accordance with the Zoning Code, as amended; and

**WHEREAS**, on February 12, 2014, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean* on January 23, 2014, in accordance with Illinois law, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of 5 in favor, 0 against and 1 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-01-2014 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B**; and

**WHEREAS**, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on February 24, 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 of the Village 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 set forth in Section 11-602 of the Zoning Code relating to special use permits.

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

**Section 1: Incorporation.** The foregoing recitals are incorporated into this Section 1 by reference as findings of the President and Board of Trustees;

**Section 2: Approval of Special Use for a Personal Training/Fitness Facility.** The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves a special use permit for a Personal Training/Fitness Facility on the Second Floor in the B-2 Central Business Zoning District on the Subject Property located at 35 East First Street, Hinsdale, Illinois, legally described in **Exhibit A**.

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

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

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



PASSED this \_\_\_\_ day of \_\_\_\_\_ 2014.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
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: \_\_\_\_\_, 2014

**EXHIBIT A**

**THE EAST 50 FEET OF LOT 8 (EXCEPT THE NORTH 10 FEET) AND THE EAST 50 FEET OF LOT 11 IN BLOCK 2 IN TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1865, AS DOCUMENT 7738, IN DUPAGE COUNTY, ILLINOIS.**

**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

**DRAFT**

**HINSDALE PLAN COMMISSION**

**RE: Case A-01-2014 – 35 E. First Street – Special Use Permit to Allow a Personal Training/Fitness Facility on the Second Floor.**

**DATE OF PLAN COMMISSION REVIEW: February 12, 2014**

**DATE OF COMMITTEE REVIEW: February 24, 2014**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. Scott Grove, (the “applicant”), submitted an application to the Village of Hinsdale for the property located at 35 E. First Street (the “subject property”).
2. The subject property is located within the B-2, Central Business District in which personal training facilities are permitted above the first floor, as a Special Use.
3. The applicant proposes to operate a personal training facility on the second floor of the subject property.
4. The applicant has indicated that class sizes will be anywhere from one-on-one instruction to classes of 12 and will be open from 9 a.m. to 9 p.m., Monday through Friday.
5. The applicant also indicated that they have been currently operating for almost a decade at another downtown location and were just looking to relocate.
6. 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. Among the evidence relied upon by the Plan Commission was the testimony given by the applicant, as well as the applications and various plans submitted and considered for the February 14<sup>th</sup>, Plan Commission meeting.

**II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of 5 “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 a personal training/fitness facility on the second floor of the subject property at 35 E. First Street.

**THE HINSDALE PLAN COMMISSION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

February 3, 2014

Village of Hinsdale Plan Commission  
19 East Chicago Avenue  
Hinsdale, IL. 60521

Re: 35 East First Street B-2 Central Business District special use permit request for physical fitness facility/  
personal training facility.

To Chair Byrnes and the Plan Commission members,

The future tenant of this space, Scott Grove, and I, Jamie Zaura, the Architect, are requesting a special use permit for a portion of the second floor located on 35 East First Street.

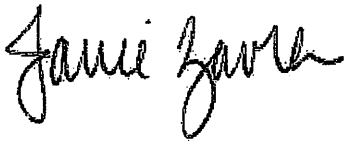
The proposed use of this space will be for fitness activities. The hours of operation will be from 9:00 am to 9:00 pm, Monday through Friday. The goal of the facility is to run two scheduled fitness classes in the morning and two scheduled fitness classes in the evening. When the scheduled classes are not in session the time will be filled with one on one personal training, or small, four person, personal training classes.

The focus of the classes are quality, not quantity, and the amount of participants will be limited to a small group size. Every class is 45 minutes long with a 20 minute gap in between sessions allowing the participants time to leave without overlap of the following class. When a class is in session personal training is not permitted in the same space. Due to the size of the classes parking is not foreseen to be a concern.

The age range of participants varies from age six up to age eighty-four, depending on the class. There is no limit on age, only participant's physical ability.

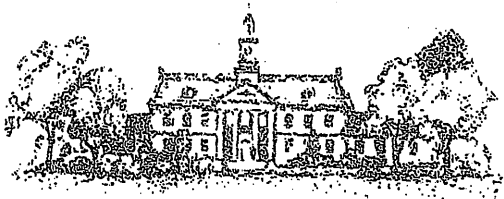
If you have any additional questions, please feel free to contact me.

Thank you for your time and consideration,



Jamie Zaura, AIA, LEED AP BD + C  
Principal and Architect  
708.872.4146

Co: Sean Gascoigne, Village Planner



VILLAGE  
OF HINSDALE

FOUNDED IN 1873

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: SCOTT GROVE  
Address: 45 SOUTH WASHINGTON ST.  
City/Zip: HINSDALE, IL 60521  
Phone/Fax: (708) 289.9732  
E-Mail: grove@me.com

**Owner**

Name: DOUGLAS FULLER  
Address: 35 E. FIRST ST.  
City/Zip: HINSDALE, IL 60521  
Phone/Fax: (630) 841.0054  
E-Mail: da.fuller@yahoo.com

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

Name: JAMIE ZANCA  
Title: PRINCIPAL ARCHITECT  
Address: 106 CALENDAR COURT #131  
City/Zip: LA GRANGE, IL 60525  
Phone/Fax: (708) 268.9719 DIRECT  
E-Mail: jamielz@b45designgroup.com

Name: N/A  
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) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 35 E. FIRST ST., MINIDALE

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 012

Brief description of proposed project: AN INTERIOR BUILD-OUT FOR A SPACE THAT  
WILL BE USED FOR OFFICE SPACE AND STUDIO SPACE TO TRAIN PERSONAL  
TRAINERS.

General description or characteristics of the site: EXISTING 2-STORY BUILDING  
(COMMERCIAL) AT SOUTHEAST CORNER OF THE CENTRAL BUSINESS  
DISTRICT.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-2

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: B-2

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E  
Special Use Requested: FITNESS

☐ 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: 35 E. FIRST ST. (EXISTING BUILDING)

The following table is based on the B-2 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	B-2
Minimum Lot Area	6,250	2,500	6,250	13,704 sq ft.
Minimum Lot Depth	125'	125'	125'	198.06' or 76.02'
Minimum Lot Width	50'	20'	50'	50' or 100'
Building Height	30'	30'	30'	30'
Number of Stories	2	2	2	2
Front Yard Setback	25'	0'	25'	0'
Corner Side Yard Setback	25'	0'	25'	0'/50' REAR/SIDE OF L-SHAPED LOT
Interior Side Yard Setback	10'	0'	10'	0'
Rear Yard Setback	20'	20'	20'	20'
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	1.5
Maximum Total Building Coverage*	N/A	80%	N/A	.75 ≈ 75%
Maximum Total Lot Coverage*	90%	100%	90%	100%
Parking Requirements				N/A
Parking front yard setback				
Parking corner side yard setback				
Parking interior side yard setback				
Parking rear yard setback				
Loading Requirements				
Accessory Structure Information (height)	15'	15'	15'	↓

\* Must provide actual square footage number and percentage.

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



## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 5<sup>TH</sup> day of DEC, 2013, I/We have read the above certification, understand it, and agree to abide by its conditions.

Scott Grove  
Signature of applicant or authorized agent

SCOTT GROVE  
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 5<sup>TH</sup> day of



Carmella R. Troszynski  
Notary Public



COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: 35 E. FIRST ST.

**REVIEW CRITERIA**

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

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

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades. NOT AFFECTED BY INTERIOR BUILD-OUT.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. PHYSICAL IMPROVEMENTS ARE ONLY MADE TO THE INTERIOR OF THE BUILDING.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. THE EXTERIOR OF THE BUILDING SHALL REMAIN AS IS.
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. THE EXTERIOR LANDSCAPING & STREETScape REMAIN UNAFFECTED IN THE COMPLETION OF THIS SPACE.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. THE EXISTING SHALL REMAIN AS IS.
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. THE EXISTING FRONT FACADE SHALL REMAIN AS IS.
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. THE EXISTING WINDOWS IN THE SPACE SHALL REMAIN AS IS.
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. THE EXISTING FRONT FACADE SHALL REMAIN AS IS.
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. THE BUILDING SHALL REMAIN AS IS.
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. THE ENTRANCE SHALL REMAIN AS IS.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. NO EXTERIOR MATERIALS WILL BE MODIFIED.
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. THE EXISTING ROOF SHALL REMAIN AS IS.
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. THE EXISTING BUILDING SHALL REMAIN AS IS.
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. THE EXISTING BUILDING SHALL REMAIN AS IS.
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.

THE CHARACTER OF THE BUILDING EXTERIOR REMAINS UNCHANGED.

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.

EXTERIOR MATERIALS SHALL REMAIN UNTOUCHED. ALL IMPROVEMENTS ARE ON THE INTERIOR OF THE BUILDING.

#### 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.

THE EXTERIOR OF THE BUILDING REMAINS AS IS AND DOES NOT AFFECT THE ZONING CODE.

2. The proposed site plan does not interfere with easements and rights-of-way. THE SITE PLAN REMAINS AS IS.

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. THE SITE REMAINS AS IS.

4. The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. THE SITE PLAN REMAINS AS IS.

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. NO, THE SITE PLAN REMAINS AS IS.

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

THE SITE REMAINS AS IS.

7. The proposed structures or landscaping are not unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. THE EXTERIOR REMAINS AS IS.
- 
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. THE EXTERIOR OF THE BUILDING SHALL REMAIN AS IS.
- 
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. THE EXISTING SITE DRAINAGE SHALL REMAIN AS IS.
- 
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. THE EXISTING INFRASTRUCTURE AND UTILITIES SHALL REMAIN AS IS.
- 
11. The proposed site plan provides for required public uses designated on the Official Map. THIS IS AN EXISTING BUILDING WITH NO SITE CHANGES.
- 
12. The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare. THIS IS AN EXISTING BUILDING WITH NO SITE CHANGES.
-

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
B-2 CENTRAL BUSINESS DISTRICT QUESTIONNAIRE**

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

Address of proposed request: 35 E. FIRST ST., HINSDALE

**Questionnaire – B-2 Central Business District**

The Hinsdale Zoning Code intends, in part, "to protect, preserve and enhance the character and architectural heritage of the Village." Recognizing that the buildings in the B-2 Central Business District are significant, reasonable considerations may be prudent to provide minimum, compatible alterations to the existing exterior. Distinctive architectural features identify the buildings uniqueness and may enhance the overall streetscape.

The purpose of this questionnaire is to transmit information to the Village concerning the proposed plans to change the exterior of the building. The completion of this questionnaire is in no way intended to be determinative on the approval or denial of the application.

1. *Impact on Historic or Architectural Significant Area.* Will the historic and/or architectural significance of the B-2 Central Business District be affected by the proposed changes to the building under review? If so, please explain how. NO, THE EXTERIOR OF THE  
BUILDING SHALL REMAIN AS IS. ALL RENOVATIONS ARE ON THE INTERIOR OF  
THE BUILDING.
2. *Impact on Significant Features of Buildings.* State the effects of the proposed changes on the historic and/or architectural significance of the building under review, including the extent to which the changes would cause the elimination, or masking, of distinguishing original architectural features. NO ARCHITECTURAL FEATURES ARE AFFECTED, ONLY  
THE INTERIOR OF THE BUILDING WILL BE RENOVATED.
3. *Replacement Rather than Restoration.* Will the changes proposed replace rather than restore deteriorated materials or features? If so, will the replacements be made with compatible materials and historically and architecturally accurate designs? THERE IS NO CHANGE  
IN THE EXTERIOR OF THE BUILDING.

4. *Future Improvements.* Are the proposed improvements to the building designed so that the architectural integrity of the building under review will not be impaired if those improvements are removed in the future? Please explain. NO, IMPROVEMENTS ARE INTERIOR

AND DO NOT AFFECT ARCHITECTURAL INTEGRITY.

5. *Reduction of Amount of Demolition.* State the alternatives that were considered in the design to minimize the amount of demolition of the building under review.

THE INTERIOR REQUIRED SOME DEMOLITION, THIS DID NOT AFFECT  
THE EXTERIOR OF THE BUILDING.

**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: SCOTT GROVE

Owner's name (if different): DOUGLAS FULLER

Property address: 35 E. FIRST STREET, HINSDALE

Property legal description: [attach to this form]

Present zoning classification: B-2

Square footage of property: 13,704 SQ. FT.

Lot area per dwelling: N/A

Lot dimensions: 50' x 198.00' + 50' x 76.02'

Current use of property: RETAIL

Proposed use: ☐ Single-family detached dwelling  
☒ Other: INTERIOR BUILD-OUT, OFFICE + TRAINING FACILITY

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

**Brief description of request and proposal:**

SEEKING A SPECIAL USE PERMIT FOR INTERIOR BUILD-OUT SPACE THAT  
WILL BE USED TO OPERATE A FACILITY THAT TRAINS PERSONAL  
TRAINERS AND REQUIRES OFFICE SPACE.

Plans & Specifications: [submit with this form]

Provided: Required by Code: EXISTING BUILDING  
TO REMAIN AS IS.

Yards:

front: 0' 0'  
interior side(s) 0'10' 0'10'



Provided:

Required by Code:

corner side	<u>0'</u>	<u>0'</u>
rear	<u>20'</u>	<u>20'</u>
<b>Setbacks (businesses and offices):</b>		
front:	<u>0'</u>	<u>0'</u>
interior side(s)	<u>0' 1 0'</u>	<u>0' 1 0'</u>
corner side	<u>0'</u>	<u>0'</u>
rear	<u>20'</u>	<u>20'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

**Building heights:**

principal building(s):	<u>30'</u>	<u>30'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

**Maximum Elevations:**

principal building(s):	<u>30'</u>	<u>30'</u>
accessory building(s):	<u>N/A</u>	<u>15'</u>

Dwelling unit size(s): N/A

Total building coverage: 75/75% 8/80%

Total lot coverage: 100% 100%

Floor area ratio: 2.5 2.5

Accessory building(s): N/A

Spacing between buildings: [depict on attached plans]

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

Number of off-street parking spaces required: N/A

Number of loading spaces required: N/A

**Statement of applicant:**

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

By: Scott Grove  
Applicant's signature

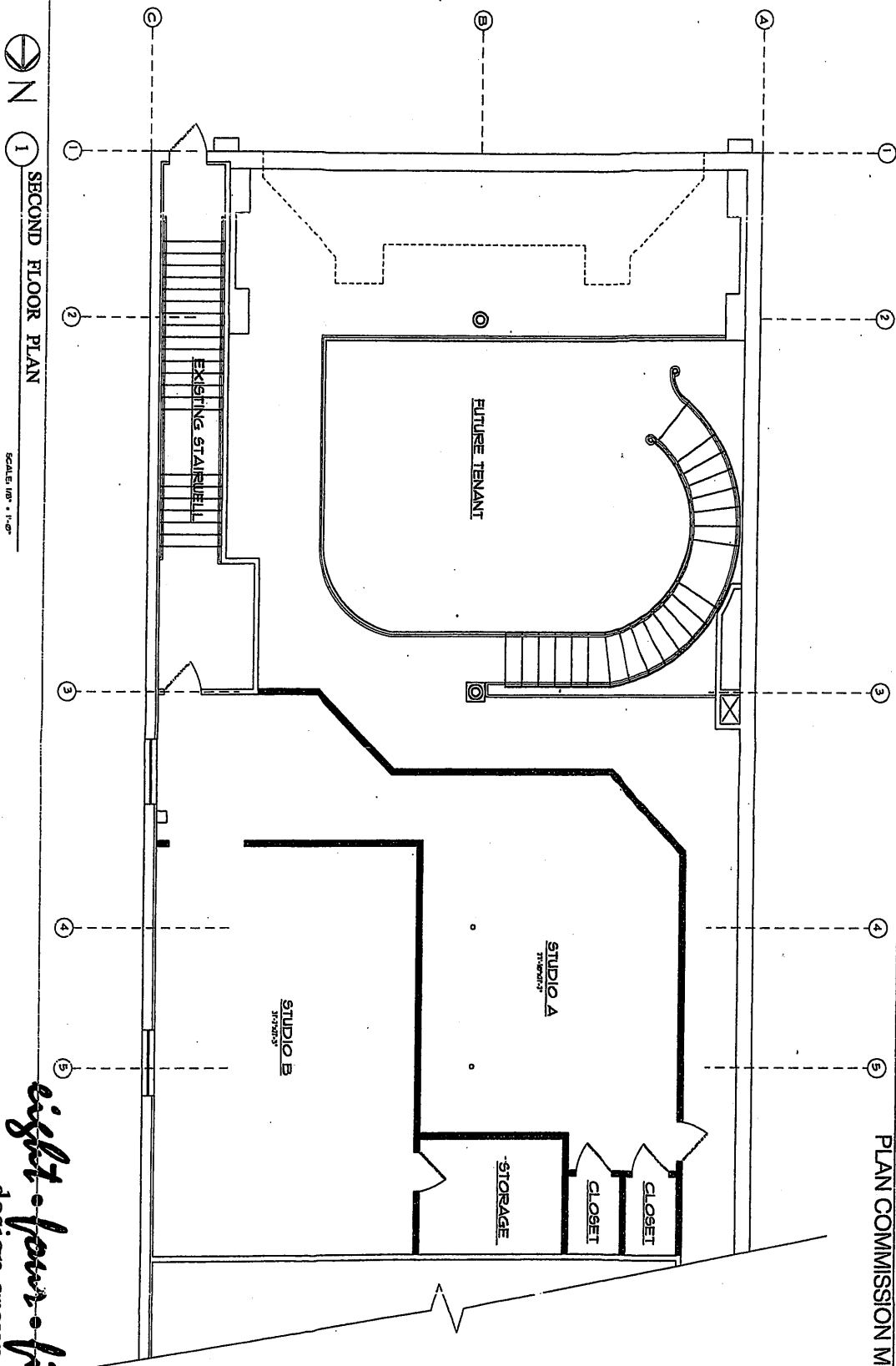
SCOTT GROVE  
Applicant's printed name

Dated: 5th / DEC, 2003

## 198.06'



FITNESS STUDIO  
 35 EAST FIRST STREET  
 PLAN COMMISSION MEETING: 1.08.14



① N  
 1 SECOND FLOOR PLAN

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

*eight-four-five*  
 design group p.c.  
 ©2013 845 Design Group P.C.

## Memorandum

**To:** Chairman Saigh and Members of the Zoning and Public Safety Committee  
**From:** Chief Bradley Bloom  
**Date:** January 21, 2014  
**Re:** Traffic Study to consider installation of a two-way stop sign for Grant at Ayres

---



The resident in the 500 block of north Grant Street requested that a traffic study be completed to consider the installation of a two-way stop sign for Grant Street at Ayres. In summary, the residents expressed concerns over the volume, speed and presence of non-local truck traffic on Grant between Ayres and Ogden. Additionally, residents were concerned that due to the presence of a two-way stop sign at Lincoln and Ayres that the absence of a similar sign at Ayres and Grant adversely affects and contributes to the traffic conditions on Grant Street.

In response to these concerns, Deputy Chief Wodka conducted a traffic study on this intersection. Additionally, traffic speeds and volumes were measured and studied on the two streets (Vine and Lincoln) that run adjacent to Grant Street.

In summary, the study shows that the average volumes and speeds conducted over a three day period (July 16 -18, 2013) on the adjacent streets are comparable and in some cases less than those on Grant Street. Moreover, traffic volumes and the historic crash history (no crashes in the last 10 years) do not support the installation of a stop sign as provided by the Manual on Uniform Traffic Control Devices (MUTCD) warrants.

The residents of the 500 block of north Grant Street were provided notice via a door to door distribution that this matter would be discussed and considered by the ZPS Committee on February 24, 2014.

# **HINSDALE POLICE DEPARTMENT**

## **INTERSECTION STUDY**

***LOCATION: GRANT & AYRES***

January 20, 2014

*Prepared By:*  
Deputy Chief Mark Wodka

## PRESENT CONDITIONS

This intersection is currently controlled by a two-way STOP SIGN for Eastbound and Westbound Ayres Street. The signage is supplemented by a "2-way" marking which indicates this intersection is a two-way stop, and traffic on Ayres must yield to North/South traffic on Grant Street. The posted speed limit for both roadways is 25 miles an hour, and sidewalks are present on all four corners of the intersection.

The area of this intersection is composed of residential homes. The majority of the traffic generated to this intersection is non-commercial and residential.

There are sidewalks present and crosswalk markings. Pedestrian use of this intersection is primarily recreational of local residents.

## COMPARATIVE ANALYSIS

Residents of Grant Street have previously worked with the Police Department regarding concerns of speeding vehicles. During the month of August 2013, data was collected regarding the traffic volumes and speeds of vehicles using Grant Street, and compared to data to adjacent streets of Vine and Lincoln. The data collected indicated that unique circumstances are not present within this neighborhood that would warrant additional engineering measures.

The following table includes the results of the data collected in August 2013:

Vehicular Volume and Speed Benchmarks (Grant, Lincoln, Vine Streets)							
	Day of Week	TOTAL	NB	SB	85th % Speed	# Vehicles traveling faster than 31mph	Vehicles more than 2 axles
Lincoln Street	Tuesday	785	327	458	28.0	27	15
Grant Street	Tuesday	642	311	331	27.5	24	8
Vine Street	Tuesday	595	306	289	29.5	62	8
Lincoln Street	Wednesday	1035	397	638	28.2	47	25
Grant Street	Wednesday	643	331	312	28.6	40	15
Vine Street	Wednesday	781	406	375	28.9	49	18
Lincoln Street	Thursday	1145	463	682	26.8	26	33
Grant Street	Thursday	664	330	334	29.3	42	18
Vine Street	Thursday	595	376	350	29.1	54	18

## TRAFFIC VOLUME

Traffic volume was collected for a 24-hour period for both Grant and Ayres Streets. The combined total for northbound and southbound Grant Street was **628** vehicles. The highest average vehicles per hour for Grant Street, the major roadway, is 54.

The combined total for eastbound and westbound Ayres Street is **353** vehicles. The highest average vehicles per hour for Ayres Street, the minor roadway, is 28.

## CRASH DATA

Collision data was reviewed for a ten-year period from Jan. 1, 2004 to Jan. 1, 2014. During this time, there have been no collisions at this intersection.

## SIGHT OBSTRUCTIONS

There are no site obstructions for this intersection.

## SPEED DATA

The 85<sup>th</sup> percentile speed was collected at this intersection for a period of 48 hrs. During this study period, the 85<sup>th</sup> percentile was determined to be **24.8** in the first 24-hr period, and **24.2** in the second 24-hr period.

## CONCLUSIONS/RECOMMENDATIONS

The data collected for this study shows that the warrants for the installation of a multi-way stop sign have not been met.

The warrants require evidence of a serious crash record, defined by the Manual on Uniform Traffic Control Devices (MUTCD) as having five or more crashes within a twelve month period. In the last 12 months. There have been zero (0) crashes.

Additionally, the minimum traffic volumes for a multi-way intersection is at least **300** vehicles per hour during an 8-hour period for the major roadway, and at least **200** vehicles per hour on the minor roadway. The results of traffic counts indicate the average for this intersection is **54 for the major roadway (Grant), and 28 for the minor roadway (Ayres)**. The traffic counts fall short of the required minimums.

Residents of the 500 block of N. Grant Street have requested the installation of a stop sign for the purposes of reducing vehicle speeds on Grant Street. **The MUTCD specifically prohibits the use of yield or stop signs for speed control.** The restriction of the MUTCD is supported by the Institute for Traffic Engineers, and studies cited by the DuPage Mayor's and Manager's Conference have found that the results of using stop signs to control speed have shown either no significant change, or an increase in midblock speeds between stop signs.

Upon reviewing the warrants (including the optional guidance) and data collected in this study, a multi-way stop is not warranted at this intersection based upon the lack of crash history or minimum traffic volume as required by the MUTCD.

## Section 2B.07 Multi-Way Stop Applications

Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.

### Guidance:

The decision to install multi-way stop control should be based on an engineering study.

The following criteria should be considered in the engineering study for a multi-way STOP sign installation:

- A. Where traffic control signals are justified, the multi-way 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.
- B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
- C. Minimum volumes:
  - 1. 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
  - 2. 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
  - 3. If the 85<sup>th</sup>-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
- D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

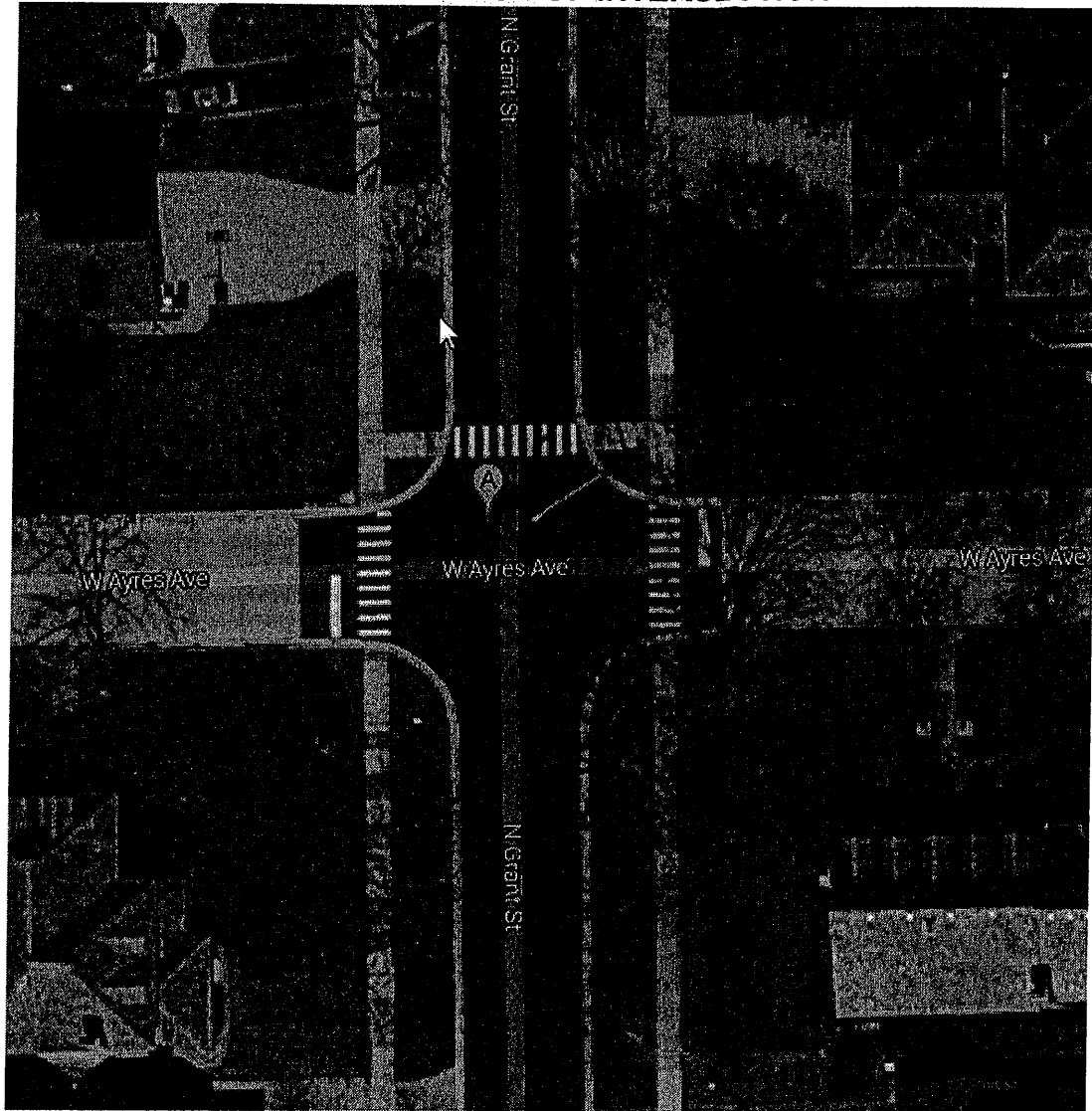
### Option:

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

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



# SATELLITE IMAGE OF INTERSECTION



**APPROACHING INTERSECTION EASTBOUND**



**APPROACHING INTERSECTION WESTBOUND**



**APPROACHING INTERSECTION NORTHBOUND**



**APPROACHING INTERSECTION SOUTHBOUND**



# Memorandum

**To:** Chairman Saigh and Members of the Zoning and Public Safety Committee  
**From:** Chief Bradley Bloom  
**Date:** January 21, 2014  
**Re:** Traffic Study to consider installation of a two-way stop sign for Grant at Ayres

---



The resident in the 500 block of north Grant Street requested that a traffic study be completed to consider the installation of a two-way stop sign for Grant Street at Ayres. In summary the residents expressed concerns over the volume, speed and presence of non-local truck traffic on Grant between Ayres and Ogden. Additionally, residents were concerned that due to the presence of a two-way stop sign at Lincoln and Ayres that the absence of a similar sign at Ayres and Grant adversely affects and contributes to the traffic conditions on Grant Street.

In response to these concerns Deputy Chief Wodka conducted a traffic study on this intersection. Additionally, traffic speeds and volumes were measured and studied on the two streets (Vine and Lincoln) that run adjacent to Grant Street.

In summary, the study shows that the average volumes and speeds conducted over a three day period on the adjacent streets are comparable and in some cases less than those on Grant Street. Moreover, traffic volumes and the historic crash history (no crashes in the last 10 years) do not support the installation of a stop sign as provided by the Manual on Uniform Traffic Control Devices (MUTCD) warrants.

The residents of the 500 block of north Grant Street were provided notice via a door to door distribution that this matter would be discussed and considered by the ZPS Committee on January 27, 2014.

# **HINSDALE POLICE DEPARTMENT**

## **INTERSECTION STUDY**

***LOCATION: GRANT & AYRES***

January 20, 2014

*Prepared By:*  
Deputy Chief Mark Wodka

## PRESENT CONDITIONS

This intersection is currently controlled by a two-way STOP SIGN for Eastbound and Westbound Ayres Street. The signage is supplemented by a "2-way" marking which indicates this intersection is a two-way stop, and traffic on Ayres must yield to North/South traffic on Grant Street. The posted speed limit for both roadways is 25 miles an hour, and sidewalks are present on all four corners of the intersection.

The area of this intersection is composed of residential homes. The majority of the traffic generated to this intersection is non-commercial and residential.

There are sidewalks present and crosswalk markings. Pedestrian use of this intersection is primarily recreational of local residents.

## COMPARATIVE ANALYSIS

Residents of Grant Street have previously worked with the Police Department regarding concerns of speeding vehicles. During the month of August 2013, data was collected regarding the traffic volumes and speeds of vehicles using Grant Street, and compared to data to adjacent streets of Vine and Lincoln. The data collected indicated that unique circumstances are not present within this neighborhood that would warrant additional engineering measures.

The following table includes the results of the data collected in August 2013:

Vehicular Volume and Speed Benchmarks (Grant, Lincoln, Vine Streets)							
	Day of Week	TOTAL	NB	SB	85th % Speed	# Vehicles travelling faster than 31mph	Vehicles more than 2 axles
Lincoln Street	Tuesday	785	327	458	28.0	27	15
Grant Street	Tuesday	642	311	331	27.5	24	8
Vine Street	Tuesday	595	306	289	29.5	62	8
Lincoln Street	Wednesday	1035	397	638	28.2	47	25
Grant Street	Wednesday	643	331	312	28.6	40	15
Vine Street	Wednesday	781	406	375	28.9	49	18
Lincoln Street	Thursday	1145	463	682	26.8	26	33
Grant Street	Thursday	664	330	334	29.3	42	18
Vine Street	Thursday	595	376	350	29.1	54	18

## TRAFFIC VOLUME

Traffic volume was collected for a 24-hour period for both Grant and Ayres Streets. The combined total for northbound and southbound Grant Street was **628** vehicles. The highest average vehicles per hour for Grant Street, the major roadway, is **54**.

The combined total for eastbound and westbound Ayres Street is **353** vehicles. The highest average vehicles per hour for Ayres Street, the minor roadway, is **28**.

## CRASH DATA

Collision data was reviewed for a ten-year period from Jan. 1, 2004 to Jan. 1, 2014. During this time, there have been no collisions at this intersection.

### **SIGHT OBSTRUCTIONS**

There are no site obstructions for this intersection.

### **SPEED DATA**

The 85<sup>th</sup> percentile speed was collected at this intersection for a period of 48 hrs. During this study period, the 85<sup>th</sup> percentile was determined to be **24.8** in the first 24-hr period, and **24.2** in the second 24-hr period.

### **CONCLUSIONS/RECOMMENDATIONS**

The data collected for this study shows that the warrants for the installation of a multi-way stop sign have not been met.

The warrants require evidence of a serious crash record, defined by the Manual on Uniform Traffic Control Devices (MUTCD) as having five or more crashes within a twelve month period. In the last 12 months. There have been zero (0) crashes.

Additionally, the minimum traffic volumes for a multi-way intersection is at least **300** vehicles per hour during an 8-hour period for the major roadway, and at least **200** vehicles per hour on the minor roadway. The results of traffic counts indicate the average for this intersection is **54 for the major roadway (Grant), and 28 for the minor roadway (Ayres)**. The traffic counts fall short of the required minimums.

Residents of the 500 block of N. Grant Street have requested the installation of a stop sign for the purposes of reducing vehicle speeds on Grant Street. **The MUTCD specifically prohibits the use of yield or stop signs for speed control.** The restriction of the MUTCD is supported by the Institute for Traffic Engineers, and studies cited by the DuPage Mayor's and Manager's Conference have found that the results of using stop signs to control speed have shown either no significant change, or an increase in midblock speeds between stop signs.

Upon reviewing the warrants (including the optional guidance) and data collected in this study, a multi-way stop is not warranted at this intersection based upon the lack of crash history or minimum traffic volume as required by the MUTCD.

## Section 2B.07 Multi-Way Stop Applications

Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.

### Guidance:

The decision to install multi-way stop control should be based on an engineering study.

The following criteria should be considered in the engineering study for a multi-way STOP sign installation:

- A. Where traffic control signals are justified, the multi-way 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.
- B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
- C. Minimum volumes:
  - 1. 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
  - 2. 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
  - 3. If the 85<sup>th</sup>-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
- D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

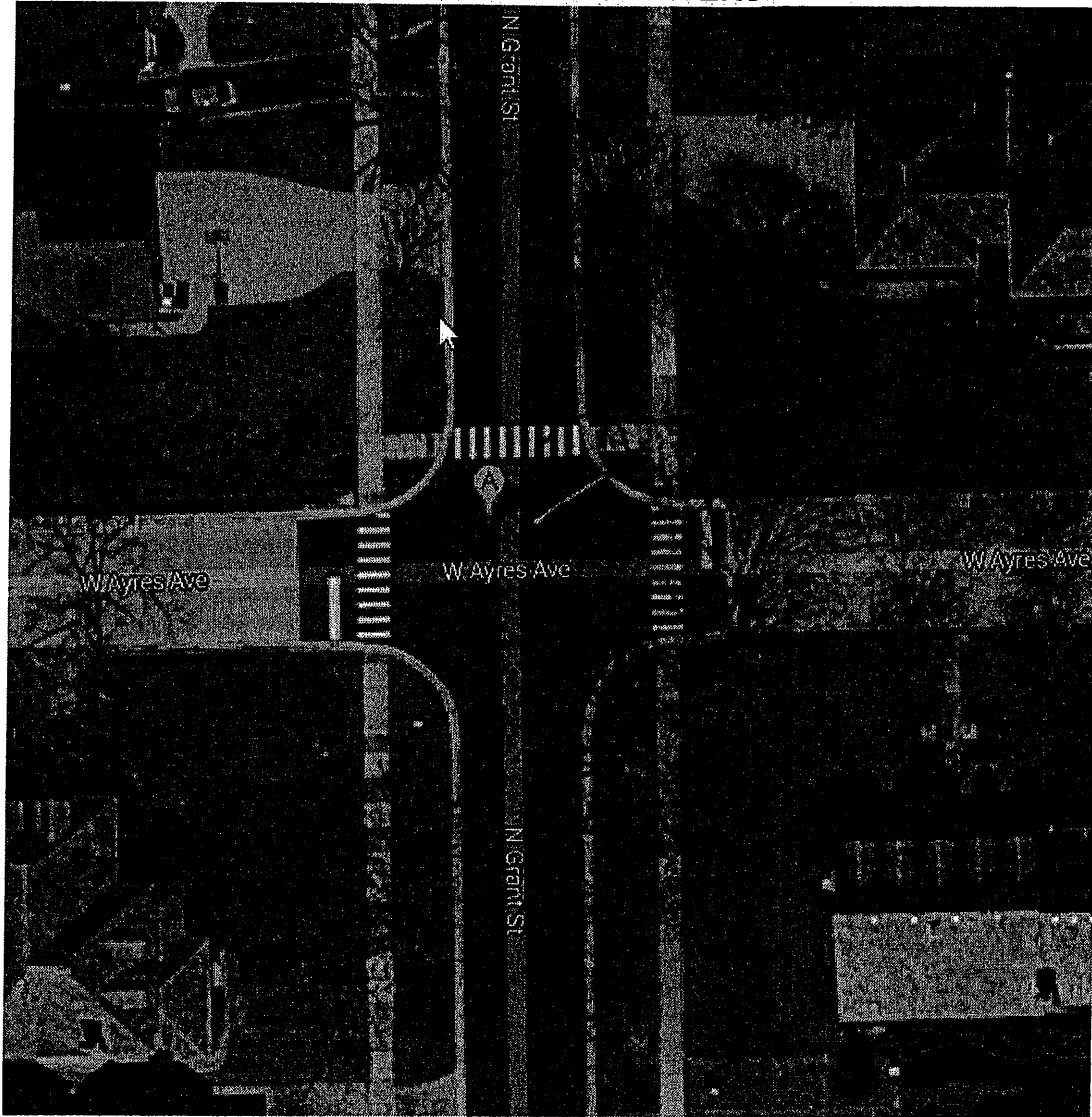
### Option:

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

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



# SATELLITE IMAGE OF INTERSECTION



APPROACHING  
INTERSECTION  
EASTBOUND



APPROACHING

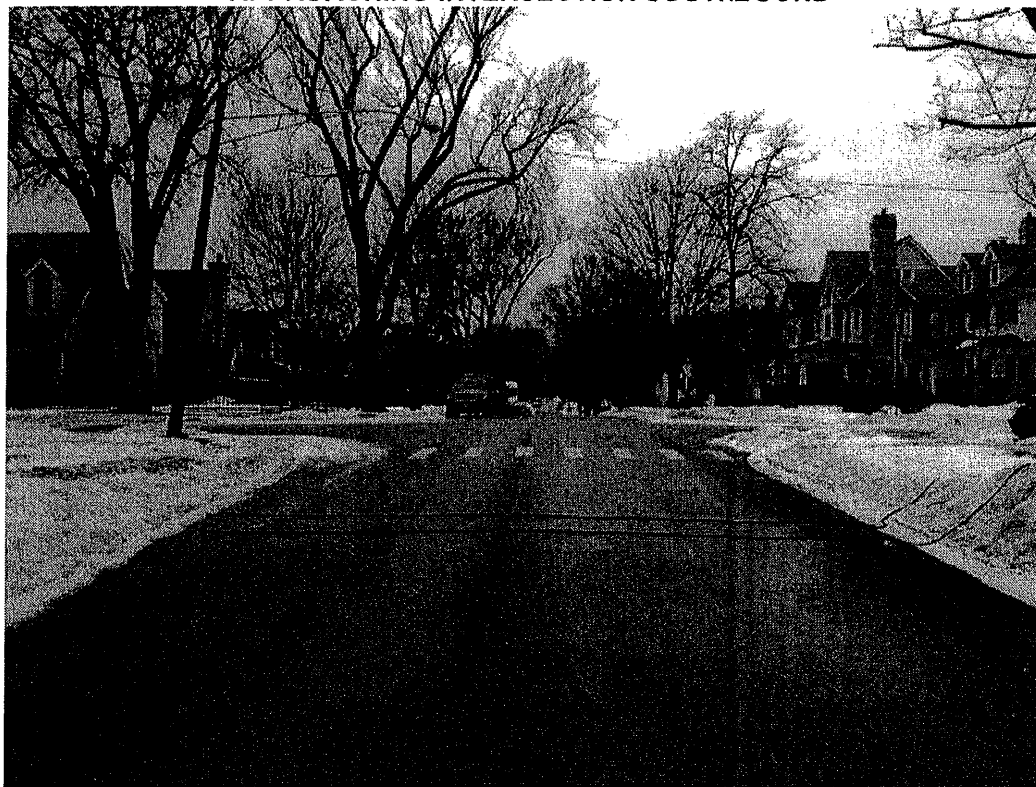
INTERSECTION WESTBOUND



**APPROACHING INTERSECTION NORTHBOUND**



**APPROACHING INTERSECTION SOUTHBOUND**



**From:** Michael Burgstone [<mailto:mburgsto@jdbyrider.com>]  
**Sent:** Tuesday, January 21, 2014 2:20 PM  
**To:** Mark Wodka  
**Subject:** Grant & Ayers - Intersection study

Deputy Chief Mark Wodka,

My name is Mike Burgstone and I live at 518 N Grant with my wife and 3 young children. I am writing you in support of the proposed improvement at the corner of Grant and Ayers from a 2 way stop to a 4 way stop. We live 3 doors north of this intersection and we routinely see cars driving at excessive speeds in each direction on Grant.

While many north south streets in Hinsdale tend to have more traffic volume than the east west streets, it is my belief that the lack of a north south stop sign contributes to the excess speeds on Grant. The excess speeds along with the natural increased traffic volume of a north south street make for a dangerous combination. Please consider changing this intersection to a 4 way stop. I strongly believe that the addition of these 2 stops signs will result in the greater safety of all of the children in the neighborhood.

Kind Regards,

--

Mike Burgstone  
518 N Grant St.  
Hinsdale IL 60521  
773-818-8564



Michelle Fisher <michellemb121@gmail.com>

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## Street Safety 2014- Email of Support

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**molly schmitt** <molly\_schmitt2002@yahoo.com>

Thu, Jan 23, 2014 at 8:12 AM

Reply-To: molly schmitt <molly\_schmitt2002@yahoo.com>

To: Michelle Fisher <michellemb121@gmail.com>, "fisherfc@yahoo.com" <fisherfc@yahoo.com>, "Fikri, Wally" <wfikri@williamblair.com>, Jennifer Bogg <jennifer\_boggs@att.net>, Laurie Berg <laurie.berg@icloud.com>, "tracy.paoella@gmail.com" <tracy.paoella@gmail.com>, Nerida Thomas <nerida.thomas@gmail.com>, Rachel Cuadros <rcuadros72@yahoo.com>, Glenn Steigbigel <GSteigbigel@healthrs.net>, "mburgsto@jdbyrider.com" <mburgsto@jdbyrider.com>, Jodi <jodibrubaker@rocketmail.com>, Kari Galassi <ngali@msn.com>, "janemurphycella@gmail.com" <janemurphycella@gmail.com>, Kelly OConnor <kfbq@yahoo.com>, "paulherrold@yahoo.com" <paulherrold@yahoo.com>, "mmintz@anl.gov" <mmintz@anl.gov>

I support the stop sign, and/or any other efforts to reduce auto speed on Grant Street.

Molly Fikri

538 N. Grant St.

[Quoted text hidden]

## Robert McGinnis

---

**From:** Bob Saigh <bsaigh@aol.com>  
**Sent:** Friday, February 21, 2014 9:42 AM  
**To:** Robert McGinnis; Mark Wodka  
**Subject:** Fwd: Gmail - Street Safety 2014- Email of Support

2 of 3 ...

Sent from my iPhone

Begin forwarded message:

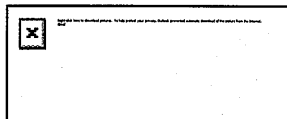
**From:** Michelle Fisher <michellemb121@gmail.com>  
**Date:** February 20, 2014, 2:12:40 PM CST  
**To:** bsaigh@aol.com, bsaigh@villageofhinsdale.org  
**Cc:** tcauley@villageofhinsdale.org  
**Subject:** Fwd: Gmail - Street Safety 2014- Email of Support

Mr. Saigh:

I am forwarding you an email from Mr. Mike Burgstone in support of the stop sign.

Thank you.

Michelle Fisher



Michelle Fisher <michellemb121@gmail.com>

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### Street Safety 2014- Email of Support

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**Michael Burgstone** <mburgsto@jdbyrider.com>

Thu, Jan 23, 2014 at 8:35 A

To: Michelle Fisher <michellemb121@gmail.com>

Cc: "fisherfc@yahoo.com" <fisherfc@yahoo.com>, "Fikri, Wally" <wfikri@williamblair.com>, "molly\_schmitt2002@yahoo.com" <molly\_schmitt2002@yahoo.com>, Jennifer Bogg <jennifer\_boggs@att.net>, Laurie Berg <laurie.berg@icloud.com>, "tracy.paoletta@gmail.com" <tracy.paoletta@gmail.com>, Nerida Thomas <nerida.thomas@gmail.com>, Rachel Cuadros <rcuadros72@yahoo.com>, Glenn Steigbigel <GSteigbigel@healthrs.net>, Jodi <jodibrubaker@rocketmail.com>, Kari Galassi <ngali@msn.com>, janemurphycella@gmail.com, Kelly OConnor <kfbq@yahoo.com>, paulherrold@yahoo.com, mmintz@anl.gov

My name is Mike Burgstone and I live at 518 N Grant with my wife and 3 young children. I am writing you in support of the proposed improvement at the corner of Grant and Ayers from a 2 way stop to a 4 way stop. We live 3 doors north of this intersection and we routinely see cars driving at excessive speeds in each direction on Grant. While many north south streets in Hinsdale tend to have more traffic volume than the east west streets, it is my belief that the lack of a north south stop sign contributes to the excess speeds on Grant. The excess speeds along with the natural increased traffic volume of a north south street make for a dangerous combination. Please consider changing this intersection to a 4 way stop. I strongly believe that the addition of these 2 stops signs will result in the greater safety of all of the children in the neighborhood.

Kind Regards,

**Mike Burgstone**

**518 N Grant St**

[Quoted text hidden]

--

**Mike Burgstone**

**President**

**JD Byrider**

**800 North Ave**

**Glendale Heights, IL 60139**

**Office: 630-403-3803**

**Fax: 630-403-3804**

**Mobile: 773-818-8564**

**Proprietary & Confidential. All rights reserved. This information is internal to J.D. Byrider Systems and is not to be disclosed or used without prior written approval.**

**Robert McGinnis**

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**From:** Bob Saigh <bsaigh@aol.com>  
**Sent:** Friday, February 21, 2014 9:43 AM  
**To:** Robert McGinnis; Mark Wodka  
**Subject:** Fwd: Gmail - Street Safety 2014- Email of Support

3 of 3, thanks.

Bsaigh

Sent from my iPhone

Begin forwarded message:

**From:** Michelle Fisher <[michellemb121@gmail.com](mailto:michellemb121@gmail.com)>  
**Date:** February 20, 2014, 2:26:58 PM CST  
**To:** [bsaigh@aol.com](mailto:bsaigh@aol.com), [bsaigh@villageofhinsdale.org](mailto:bsaigh@villageofhinsdale.org)  
**Cc:** [tcauley@villageofhinsdale.org](mailto:tcauley@villageofhinsdale.org)  
**Subject:** Fwd: Gmail - Street Safety 2014- Email of Support

Mr. Saigh:

I am forwarding an email from Mrs. Laurie Berg in support of a stop sign.

Thank you.

Michelle Fisher

----- Forwarded message -----

**From:** Laurie Berg <[laurie.berg@icloud.com](mailto:laurie.berg@icloud.com)>  
**Date:** Thu, Feb 20, 2014 at 2:19 PM  
**Subject:** Re: Gmail - Street Safety 2014- Email of Support  
**To:** Michelle Fisher <[michellemb121@gmail.com](mailto:michellemb121@gmail.com)>

To the Village of Hinsdale Trustees:

Our family has lived on North Grant Street for 13 years. Our street has been a popular cut through not only for local residents, but also for trucks delivering goods to Grant Square. Since the road was repaired, not only has the traffic increased in volume, but that volume has also increased their speed. I believe a stop sign placed at Grant and Ayres is one solution that would slow the traffic on our block. We appreciate your attention to this matter, and your concern for the safety of the children that reside on our block.

Sincerely,

Laurie A. Berg  
417 N. Grant St.  
(630) 363-1684



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Michelle Bacher Fisher  
[michellemb121@gmail.com](mailto:michellemb121@gmail.com)  
Phone: 312.972.2224