

**DRAFT MINUTES
VILLAGE OF HINSDALE
SPECIAL MEETING
ZONING AND PUBLIC SAFETY COMMITTEE
MONDAY, MAY 19, 2014
MEMORIAL HALL
7:30 p.m.**

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

Absent: None

Also Present: Robert McGinnis, Director of Community Development/Building Commissioner, Brad Bloom, Police Chief, Rick Ronovsky, Fire Chief

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

Minutes – April 2014

Trustee Elder moved to approve the minutes as amended for the February 24, 2014 meeting. Second by Trustee Haarlow. Motion passed unanimously.

Monthly Reports – April 2014

Fire Department

Chief Ronovsky reviewed the Monthly Report for April indicating that there were 224 emergency calls answered bring the year to date total to 916 responses. That compares to the average of the last three years in which the average call volume was at 211 calls in the month of April with an average year to date total of 804. Trustee Elder inquired about the call volume to the Eden Assisted Living Center. Chief Ronovsky indicated that the call volume for both fire and ambulance was what was expected. Trustee Harlow inquired about the 100 plus increase in calls this year as compared to the last three years average. Chief Ronovsky indicated that the winter weather earlier this year increased that call volume and our providing some increased mutual aid to assist neighboring communities have increased our call volume. Several area communities have experienced mechanical problems with their aerial ladders and Hinsdale has been assisting as needed.

Police Department

The Committee had no questions for Chief Bloom on the Police Monthly Report.

Community Development

The Committee had no questions for Robert McGinnis on the Community Development monthly report.

Request for Board Action

Recommend Approval of 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 that both the Police and Fire Departments have done some "housecleaning" and have several items that are no longer useful to each Department. In order to either sell these items or dispose of them, they need to be declared as

surplus. Trustee Elder made a motion, seconded by Trustee Angelo to recommend approval to the Village Board. This motion passed unanimously.

Recommend Approval of an Ordinance Approving a Major Adjustment to a Planned Development for a New Monument Sign at 108-130 E. First Street – Grace Episcopal Church

Chairman Saigh introduced the item and asked if anyone was present to speak on the item. Bruce George gave background on the item and explained that this request was being brought forward in order to replace an existing sign that was damaged by a falling tree last year. He explained the proposal and described what the new monument sign would look like. He also stated that the sign would meet all of the applicable sign regulations.

Chairman Saigh asked about any proposed landscaping around the sign. Mr. George stated that any plantings would be tastefully done and not obscure the sign.

Trustee Angelo asked about the old sign with changeable text and whether that sign would be replaced. The Pastor explained that it would not.

Chairman Saigh asked for a motion. Trustee Haarlow made a motion to Recommend Approval of an Ordinance Approving a Major Adjustment to a Planned Development for a New Monument Sign at 108-130 E. First Street – Grace Episcopal Church. Second by Trustee Elder. Motion passed unanimously.

Discussion Items

Lot Coverage Limitations

Chairman Saigh introduced this item, gave brief background on it, and asked Staff to provide an overview. Robert McGinnis went through the handouts that were circulated to the Committee and provided history on the Lot Coverage ordinance. He explained that prior to 2006 there was no limitation on lot coverage other than in the front yard, and that as a result, there were several occasions where people paved an inordinate amount of their lot subsequently generating complaints from downhill properties.

He went on to explain the process that was used to determine the correct number in 2008 when the ordinance was adopted and the time that was spent trying to strike a good balance between what was realistic and what would be too restrictive. He stated that the Village has received very few complaints with the percentages of 50% and 60% currently in place.

He stated that his concerns in tightening up the existing numbers is that we may ultimately limit our ability to provide functional storage areas on the lot if those areas of uncompacted gravel are counted towards the overall lot coverage limitation. His other concern was over unintended consequences that might hamper our ability to include solutions that create larger hardscaped areas as integral drainage features.

Trustee Angelo asked if staff had ever run across an occasion where someone had swapped out gravel areas and installed hard surface. Robert McGinnis responded that it is incumbent on staff to try and research these cases to find out what the existing coverage numbers looks like when a permit is applied for, but that he is fairly confident that paving work is done without benefit of permit with some regularity and part of the reason that staff has been setting up property files since 2006.

Chairman Saigh asked about permeable surfaces and whether products other than gravel were mandated. Robert McGinnis stated that they did not offer credits for semi-pervious type products at this time, as they are generally not maintained.

Chairman Saigh stated that he also had concerns over the number of people installing horseshoe driveways even in cases where there was alley access. Members agreed that this was more an aesthetic issue.

Trustees stated that given the very limited number of complaints received, that the regulations currently in place should not be changed for now.

Trustee Haarlow stated that he felt that in this particular case, the decision to remove hard surface in order to affect more development on the site was a flagrant end around the ordinance. Robert McGinnis stated that in this particular case, Engineering was integrally involved due to some depressional storage issues on this site and part of the reason that some of these material trade-offs were made.

Chairman Saigh asked if there were any handouts made available to the public that would illustrate design preferences. Robert McGinnis stated that the Design Review Commission put together a set of Design Review Guidelines that staff encourages people to take and use that covers issues like massing, scale, setbacks, materials, and plantings.

Other Business

206 N. Washington

Robert McGinnis provided background on this item and the decision to demolish what was left of the structure after a portion of the foundation failed. He stated that he had met with the owners and that they were working with their architect to try and come up with code complaint alternatives that that would mirror the house on the site. He also stated that any relief granted by the Village died when the house came down.

Adjournment

With no further business to come before the Committee, Chairman Saigh asked for a motion to adjourn. Trustee Elder made the motion. Second by Trustee Haarlow. Meeting adjourned at 8:25PM.

Respectfully Submitted,

Robert McGinnis, MCP
Director of Community Development/Building Commissioner

DATE: June 23, 2014

REQUEST FOR BOARD ACTION

AGENDA	ORIGINATING DEPARTMENT
SECTION NUMBER Zoning and Public Safety Committee	Community Development
ITEM Referral: Case A-15-2014 - Applicant: RML Health Providers, L.P. - Location: 5601 S. County Line Road: Map Amendment	APPROVAL



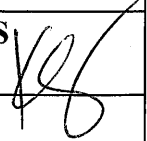
The applicant, RML Health Partners, L.P., represented by Ronald Cope, is requesting approval of a map amendment to the subject property to rezone it from R-2 Single-Family Residential District, to HS, Health Services District to allow the continuation of the existing use at the subject property. With any amendment (map or text) an applicant's first step is to appear before the Zoning and Public Safety Committee (ZPS) and Village Board to determine the appropriateness of the amendment being sought. Should the ZPS and Village Board find that this request is warranted and appropriate, it will be referred on to the Plan Commission to go through the same public hearing process as any other public process would. As such, the applicant is before the Committee this evening to request a referral on to the Plan Commission for a public hearing.

The property is currently owned by Cook County and is being leased to the RML Specialty Hospital for their use. A letter from Cook County has been provided by the applicant to authorize this request. RML Specialty Hospital has existed on this property for many years and staff has devoted a significant amount of time and effort to try and establish a zoning history for the property, with little to no success.

The proposal is to rezone the property at 5601 S. County Line Road from R-2 Single-Family to HS, Health Services, not to change the use on the existing property, but rather memorialize the existing use as a health service. The applicant has indicated that many of the amenities on the property have become antiquated and outdated, and the approval of a rezoning would permit them to make necessary improvements to the facility that would not otherwise be permitted as a non-conforming use in the current R-2 Zoning District. The most critical of these improvements includes an expansion of the existing parking lot to accommodate their current parking demands. The applicant has also indicated the possibility of a renovation in the future, but that is not being considered at this point. It should be noted that should the map amendment be approved, the applicant would still be required to obtain approvals for exterior appearance and site plan review, as well as any other necessary approvals for both the parking lot and any potential facility expansion.

Should the Committee feel the request for a map amendment is appropriate for this site, the following motion would be suggested:

MOTION: Move to recommend to the Board of Trustees that the application for Case A-15-2014, 5601 County Line Road, be referred to the Plan Commission for review and consideration of a Map Amendment.

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



June 23, 2014

Thomas K. Cauley, Jr., President
J. Kimberley Angelo, Trustee
Chris Elder, Trustee
Bill Haarlow, Trustee,
Jerry Hughes, Trustee
Laura LaPlaca, Trustee
Robert (Bob) Saigh, Trustee

Dear President and Trustees of the Village of Hinsdale:

RML Specialty Hospital is applying for a map amendment to change the designation of its current zoning district from R-2 to a Health Services District. The immediate need is for 25 additional parking spaces.

RML Specialty Hospital is located at 5601 S. County Line Road (PIN 18-18-100-026-0000). The property is owned by Cook County. RML has a long-term lease with Cook County to operate a hospital through a series of 5-year options (at RML's discretion) that began when RML opened in 1997 and extends through 2037.

The use of the RML Property as a hospital is a legal, non-conforming use in a structure not designed for a permitted use in the R-2 District. The structure is prohibited from being structurally altered, enlarged, or added to in any manner, unless the entire structure and the use thereof shall thereafter conform to all the regulations of the R-2 Zoning District, which includes being used only for a permitted use. (See Zoning Code, § 10-103(C) & (D)). Parking as an accessory use in a single-family residential zoning district is prohibited by Section 9-101.D.3. of the Zoning Code.

The history of the R-2 zoning is unclear. Back in the early 1900s, a farmer with a single home lived on the land. It is unknown if the property was formal zoned at the time. Suburban Cook County Tuberculosis Sanitarium District purchased the property in late 1940s (when the Suburban Cook County Tuberculosis Sanitarium District was dissolved in 2006, ownership of the property reverted to Cook County). The property was formally annexed to the Village in 1977 but there was no annexation agreement at the time of annexation. The annexation ordinance does not mention any sort of agreement or zoning designation. The property appears to have come into the Village zoned R-2 Single Family Residential, and has remained R-2 ever since.

Thank you for your support. I look forward to discussing this matter with you at Monday's meeting.

Sincerely,

Kenneth Pawola
Vice President, Chief Operating Officer
RML Specialty Hospital



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: RML Health Providers, L.P.
Address: 5601 S. County Line Rd.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 286 / 4000
E-Mail: kpawola@rmlspecialtyhospital.org

Owner

Name: County of Cook
Address: 69 W. Washington, Suite 3000
City/Zip: Chicago, IL 60602
Phone/Fax: (312) 603 / 0305
E-Mail: anna.ashcraft@cookcountyil.gov

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

Name: Ronald S. Cope, Esq.
Title: Attorney
Address: 70 W. Madison, Ste. 3500
City/Zip: Chicago, IL 60602
Phone/Fax: (312) 977 / 4461
E-Mail: rscope@uhlaw.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: 5601 S. County Line Rd., Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 18 - 18 - 100 - 026

Brief description of proposed project: Rezoning of hospital parcel

General description or characteristics of the site: Existing hospital, the surrounding areas of which have been developed
for residential uses.

Existing zoning and land use: R-2, Hospital

Surrounding zoning and existing land uses:

North: R-2, vacant residential land

South: Public park

East: R-2, vacant residential land

West: R-3, single family residences

Proposed zoning and land use: HS, Hospital

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

☐ Site Plan Approval 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: _____

Rezoning of lot from R-2 to HS

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 5601 S. County Line Rd., Hinsdale, IL 60521

The following table is based on the HS Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	40,000	523,156
Minimum Lot Depth	125	641.08
Minimum Lot Width	100	716.52
Building Height	70	52.5
Number of Stories	n/a	n/a
Front Yard Setback	35	60.44
Corner Side Yard Setback	35	n/a
Interior Side Yard Setback	10	10 / 43.55 / 104.38
Rear Yard Setback	25	38.46
Maximum Floor Area Ratio (F.A.R.)*	1.6	Building: 148,532 sq. ft.; F.A.R.: 0.28
Maximum Total Building Coverage*	n/a	n/a
Maximum Total Lot Coverage*	n/a	n/a
Parking Requirements	1 for each 2 beds, plus 1 for each active practitioner (not including nurses and assistants), plus 1 for each additional 2 employees TOTAL REQUIRED: 280	242
Parking front yard setback	n/a	n/a
Parking corner side yard setback	n/a	n/a
Parking interior side yard setback	n/a	n/a
Parking rear yard setback	n/a	n/a
Loading Requirements	1 for first 150,000 sq. ft. plus 1 for each addtl. 200,000 sq. ft.	n/a
Accessory Structure Information	maximum height of 15 feet	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: PARKING IS 38 SPACES (13.5%) LESS THAN REQUIRED. THE INTENTION IS TO REQUEST AN ADDITIONAL 25

SPACES ONCE THE ZONING APPLICATION IS APPROVED. THE DEFICIT WOULD THEN BE 13 SPACES (4.6%). RML IS WILLING TO PUT IN THE 25 SPACES CONCURRENTLY

WITH THIS APPLICATION.

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 8TH day of MAY, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

James R. Priester
Signature of applicant or authorized agent

JAMES R. PRIESTER
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 _____ day of _____

Notary Public

4

STATE ILLINOIS COUNTY COOK
SIGNED BEFORE ME 8TH DAY MAY, 2014
NOTARY PUBLIC Sherrille A. Cibelli

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:
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 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
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- 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 8TH day of MAY, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

James R. Prister
Signature of applicant or authorized agent

JAMES R. PRISTER
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 _____ day of _____

Notary Public

4

STATE ILLINOIS COUNTY COOK

SIGNED BEFORE ME 8TH DAY MAY, 2014

NOTARY PUBLIC Lucille A. Cebelli



COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment ☒ Text Amendment ☐

Address of the subject property 5601 S. County Line Rd., Hinsdale, IL 60521

Description of the proposed request: Change in zoning classification from R-2 to HS.

REVIEW CRITERIA

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

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

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

The health services district is intended to provide appropriate accommodations for existing hospitals. This hospital has long been in existence in its current location and has been fully incorporated into the character of the surrounding district.

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

The surrounding areas consist of vacant land zoned residential, a park zoned open spaces, a number of single family residences, and a condominium development.

3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

The request for rezoning is to reflect the current use of the property, which predates the surrounding residential uses. Although the area surrounding the hospital has subsequently been developed as residential property, the neighboring uses remain compatible.

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

The current zoning classification does not provide the flexibility for minor changes in use consistent with the operation of a hospital. Specifically, the R-2 classification does not seem to allow for the construction of increased off-street parking to remove parking strain in the surrounding district.

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

The current zoning classification does not offset the diminution in the value of the subject property to the community. Rather, a change in zoning allowing for greater access to the hospital facilities would provide a positive effect on the public health, safety, and welfare.

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

Because the proposed zoning change is merely to reflect the current use of the property, there will be no effect upon the use and enjoyment of the adjacent properties.

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

Because the proposed zoning change is merely to reflect the current use of the property, there will be no impact on the value of the adjacent properties.

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

The proposed amendment will have no effect on the future development of the adjacent properties.

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

The subject property is unsuitable for uses permitted under its current zoning classification because its current classification is residential, and fails to reflect the actual use of the property.

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

The existing traffic patterns will not be affected by the change in the zoning classification. The property's use as a hospital has been long-running, and the traffic patterns are already established.

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

The current utilities and public services have proven to be sufficient regardless of whether the property is zoned R-2 or HS.

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

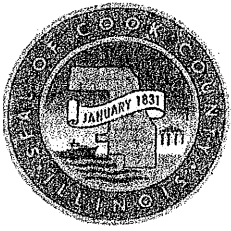
Not applicable. The property is improved and contains a hospital.

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

The community would be served by properly reflecting the existing use according to the code, and by allowing the hospital to limit its impact on the surrounding community by increasing its off-street parking and thereby reducing its demand for on street-parking in the district.

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

Not applicable. The proposed zoning change is unrelated to overlay districts.



BUREAU OF ECONOMIC DEVELOPMENT

ANNA B. ASHCRAFT, J.D.

DIRECTOR, REAL ESTATE MANAGEMENT DIVISION

69 W. WASHINGTON, SUITE 3000 • Chicago, Illinois 60602-4053 • (312) 603-0040

TONI PRECKWINKLE

PRESIDENT

**Cook County Board
of Commissioners**

EARLEAN COLLINS

1st District

ROBERT STEELE

2nd District

JERRY BUTLER

3rd District

STANLEY MOORE

4th District

DEBORAH SIMS

5th District

JOAN PATRICIA MURPHY

6th District

JESUS G. GARCIA

7th District

EDWIN REYES

8th District

PETER N. SILVESTRI

9th District

BRIDGET GAINER

10th District

JOHN P. DALEY

11th District

JOHN A. FRITCHEY

12th District

LARRY SUFFREDIN

13th District

GREGG GOSLIN

14th District

TIMOTHY O. SCHNEIDER

15th District

JEFFREY R. TOBOLSKI

16th District

ELIZABETH ANN DOODY GORMAN

17th District

May 8, 2014

Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521

Re: Rezoning of Property Located at 5601 S. County Line Rd., Hinsdale, IL 60521

Please be advised that the County of Cook, as the owner of the land described in the attached applications, does consent to and does join in the application for the rezoning of the subject property from R-2 to HS, Hospital District pursuant to the zoning ordinances of the Village of Hinsdale.

Sincerely,

**Anna Ashcraft, Director
Real Estate Management Division**

Property Legal Description

EXHIBIT A

That part of the north 1550 feet of the West Half of the Northwest Quarter of Section 18, Township 38 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the South Line of the North 1550 feet of the West 1/2 of the Northwest 1/4 of said Section 18 and 33 feet east of the West Line of the Northwest 1/4 of said Section 18, thence south 89 degrees 52 minutes 38 seconds east along the South Line of the north 1550 feet of the West 1/2 of the Northwest 1/4 of said Section 18 for a distance of 665.83 feet; thence north 00 degrees 00 minutes 00 seconds east for a distance of 154.92 feet; thence north 37 degrees 18 minutes 38 seconds east for a distance of 78.55 feet; thence north 27 degrees 54 minutes 42 seconds west for a distance of 155.43 feet; thence north 00 degrees 01 minutes 24 seconds east for a distance of 398.55 feet; thence north 28 degrees 08 minutes 09 seconds west for a distance of 117.07 feet; thence south 86 degrees 36 minutes 53 seconds west for a distance of 358.59 feet; thence south 08 degrees 18 minutes 18 seconds west for a distance of 118.66 feet; thence north 90 degrees 00 minutes 00 seconds west for a distance of 210.77 feet to the East Line of County Line road; thence south 00 degrees 01 minutes 07 seconds east along the East Line of County Line Road for a distance of 716.52 feet to the place of beginning, in Cook County, Illinois.

PTN: 18-18-100-022-8001

Address of Real Estate: 5601 County Line Road, Hinsdale, Illinois

~~Exhibit A to License Agreement also constitutes a part of Exhibit A to this Lease.~~

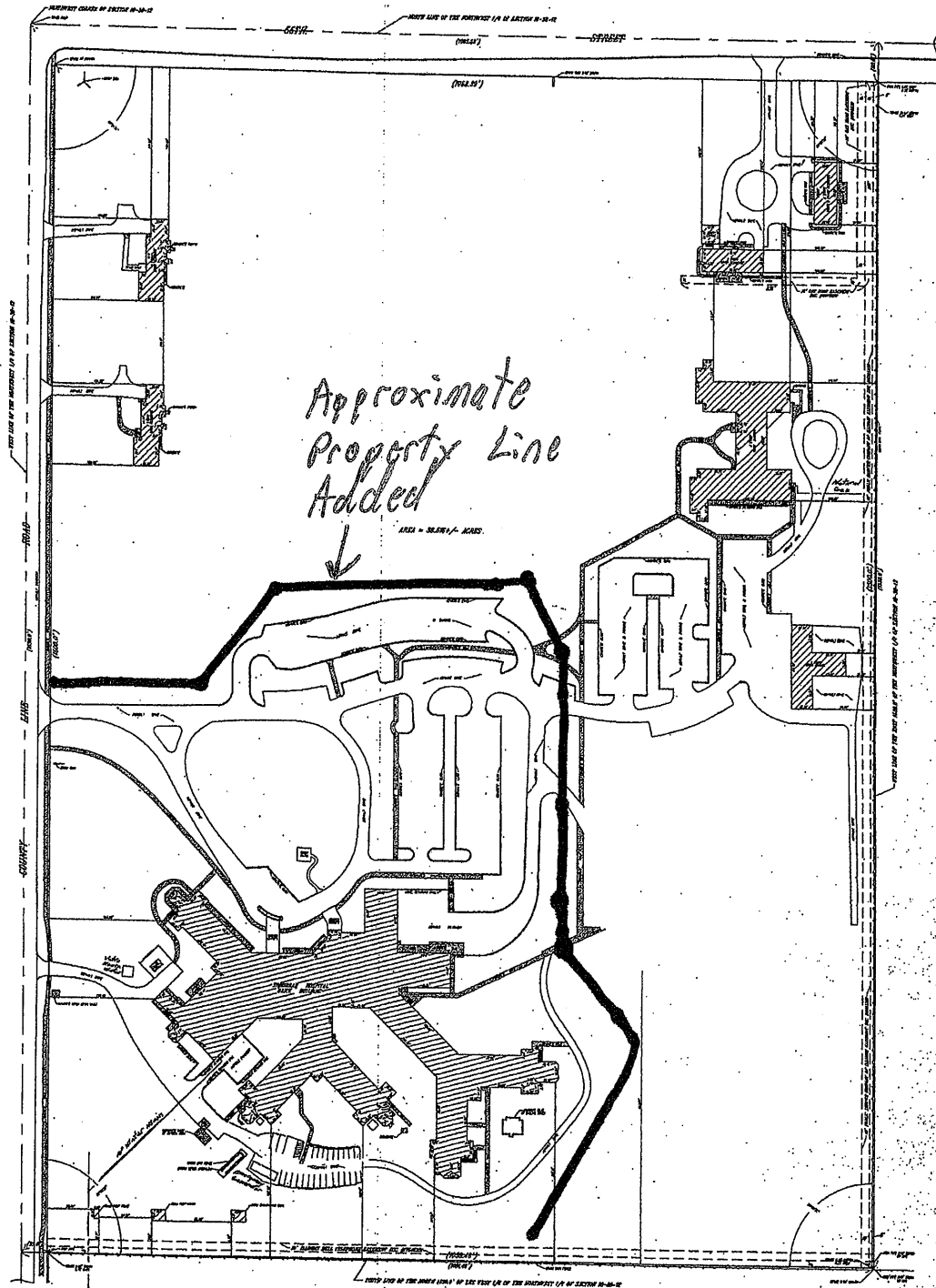
NELSON LAND SURVEYING PLAT OF SURVEY

THE ABOVE AND STATE OF THE FIRST PART OF THE SURVEYED BY SECTION 8, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN
COUNTY OF SIOUX, SOUTH DAKOTA
EXCEPT THAT PART ALLIED TO THE FIRST AND THE SECOND PART OF THE ABOVE AND PART OF THE ABOVE AND PART OF THE ABOVE AND PART OF THE ABOVE

STANDARD LAND SURVEYING
WITH EXCLUDED AREAS
EXCLUDED AREAS
(70) 30-40-00
(70) 30-40-00

ITEM 15

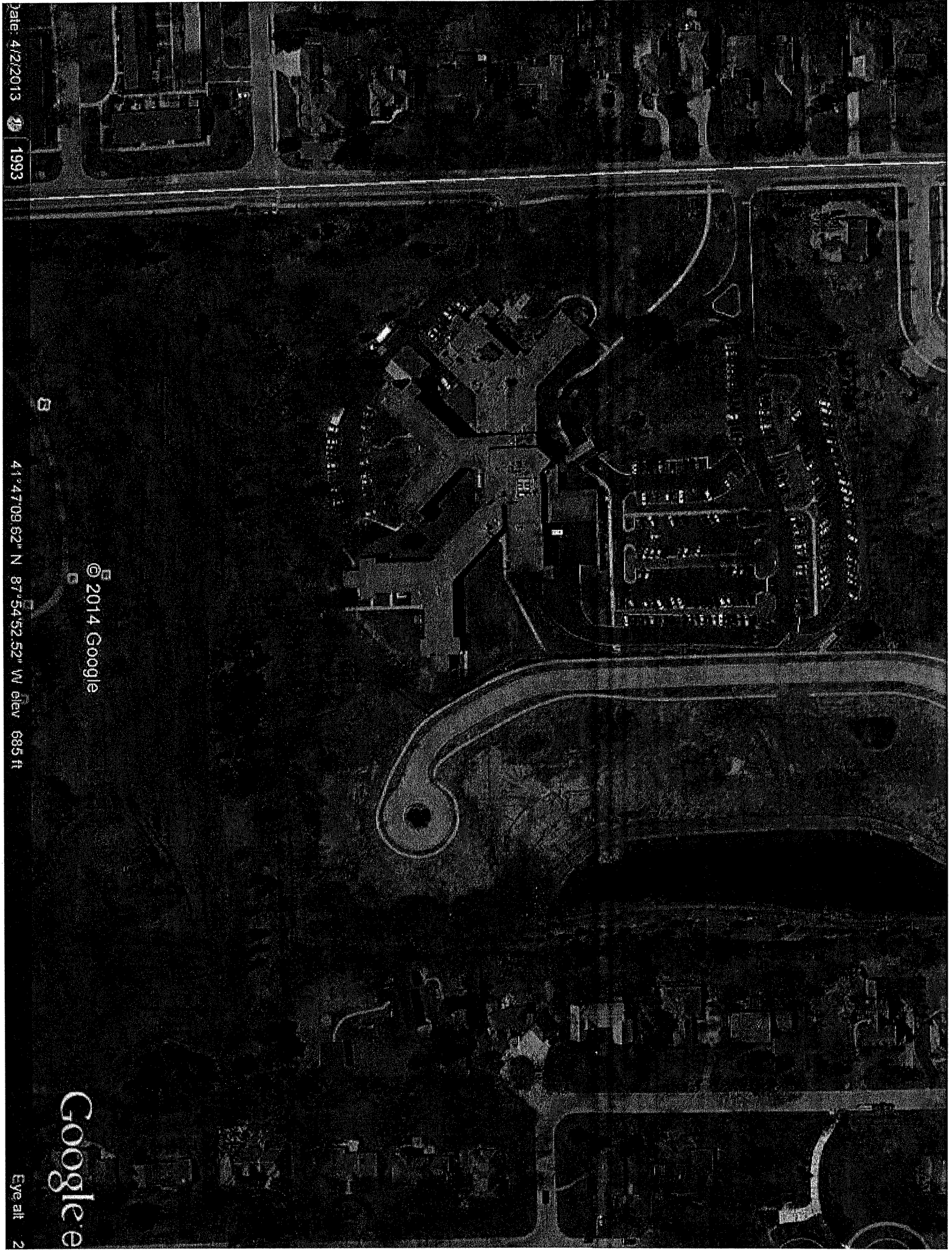
- 1. ADJACENT TOWN
- 2. ADJACENT RANGE
- 3. ADJACENT COUNTY
- 4. ADJACENT STATE
- 5. ADJACENT SECTION
- 6. ADJACENT TOWNSHIP
- 7. ADJACENT RANGE
- 8. ADJACENT COUNTY
- 9. ADJACENT STATE
- 10. ADJACENT SECTION
- 11. ADJACENT TOWNSHIP
- 12. ADJACENT RANGE
- 13. ADJACENT COUNTY
- 14. ADJACENT STATE
- 15. ADJACENT SECTION
- 16. ADJACENT TOWNSHIP
- 17. ADJACENT RANGE
- 18. ADJACENT COUNTY
- 19. ADJACENT STATE
- 20. ADJACENT SECTION



PROPERTY	OWNER
SECTION 8	SECTION 8
SECTION 9	SECTION 9
SECTION 10	SECTION 10
SECTION 11	SECTION 11
SECTION 12	SECTION 12
SECTION 13	SECTION 13
SECTION 14	SECTION 14
SECTION 15	SECTION 15
SECTION 16	SECTION 16
SECTION 17	SECTION 17
SECTION 18	SECTION 18
SECTION 19	SECTION 19
SECTION 20	SECTION 20

THE ABOVE AND STATE OF THE FIRST PART OF THE SURVEYED BY SECTION 8, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN
COUNTY OF SIOUX, SOUTH DAKOTA
EXCEPT THAT PART ALLIED TO THE FIRST AND THE SECOND PART OF THE ABOVE AND PART OF THE ABOVE AND PART OF THE ABOVE

STANDARD LAND SURVEYING
WITH EXCLUDED AREAS
EXCLUDED AREAS
(70) 30-40-00
(70) 30-40-00





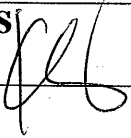
© 2014 Google

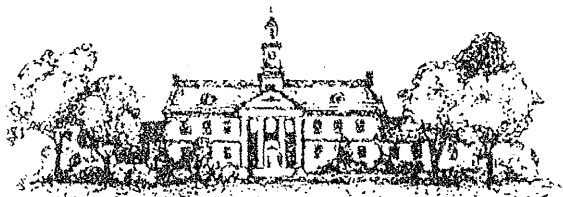
41°47'08.62" N 87°54'52.52" W elev 685 ft

Google

DATE: June 23, 2014

REQUEST FOR BOARD ACTION

AGENDA		ORIGINATING DEPARTMENT														
SECTION NUMBER ZONING & PUBLIC SAFETY		Community Development														
ITEM Cases A-17-2014 – Applicant: Kathy Napleton – Request: Referral of a Text Amendment to Section 6-106, to allow Cooking Schools, with Ancillary Cleaning Classes, in the O-1 District as Special Uses.		APPROVAL														
<p>The Applicant, Kathy Napleton, has submitted an application to amend Article VI (Office Districts), Section 6-106 (Special Uses), of the Village of Hinsdale Zoning Code, to allow Cooking Schools, in the O-1 Specialty Office District as a Special Use. In addition to the text amendment, the applicant has also requested the necessary special use to allow a cooking school, with a maximum of 10 students, at 111 S. Vine Street. While both requests would ultimately go through the Plan Commission for consideration, the text amendment is required to first be considered by the Village Board, for the appropriateness of the request as it relates to the O-1 District before referring it on to the Plan Commission for a public hearing and full consideration of the overall request.</p> <p>As stated in their attached application, the applicant is interested in operating a small cooking school, with classes no larger than 10 students, out of the existing facility at 111 S. Vine Street. In addition to the cooking school, the applicant has indicated that the classes would also include instruction on nutrition, as well as how to properly clean and sanitize a cooking area and kitchen using toxic-free cleaning. She feels that this type of instruction would be a welcome fit for not only Hinsdale, but most appropriate for the O-1, Office District, given the size and nature of the classes and the convenience of a residentially sized kitchen. Should the Committee and Board determine that the request is appropriate and warrants full consideration from the Plan Commission, the applicant has submitted, and is prepared to present the full application, which includes the additional request for the Special Use to allow the requested cooking school.</p> <p>Below is draft language proposed by the applicant that would amend the Zoning Code so that Cooking Schools would be established as Special Uses in the O-1, Specialty Office District:</p> <table border="0"><tr><td>Section 6-106 Special Uses</td><td>O-1</td><td>O-2</td><td>O-3</td></tr><tr><td>B. Services:</td><td></td><td></td><td></td></tr><tr><td>9. Cooking Schools (8299)</td><td>S</td><td></td><td></td></tr></table> <p>Should the Committee find the request to be appropriate, the following motion would be acceptable:</p> <p>MOTION: Move to recommend that the application be referred to the Plan Commission for review and consideration of a Text Amendment to Section 6-106 (Special Uses), to Allow Cooking Classes as Special Uses, in the O-1, Specialty Office District.</p>					Section 6-106 Special Uses	O-1	O-2	O-3	B. Services:				9. Cooking Schools (8299)	S		
Section 6-106 Special Uses	O-1	O-2	O-3													
B. Services:																
9. Cooking Schools (8299)	S															
APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	MANAGER'S APPROVAL 												
COMMITTEE ACTION:																
BOARD ACTION:																



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Kitchen Nutrition, LLC (contract purchaser)
Address: 441 E. 4th Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 968- 9355 /
E-Mail: kathy.napleton@kitchennutrition.com

Owner

Name: Tim Thompson, Inc.
Address: 215 West Ayres
City/Zip: Hinsdale, IL 60521
Phone/Fax: () /
E-Mail:

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

Name: Peter Coules, Jr.
Title: Attorney
Address: 15 Salt Creek Lane, Suite 312
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 920 - 0406 / (630) 920 - 1338
E-Mail: peter@donatellicoules.com

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

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

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

II. SITE INFORMATION

Address of subject property: 111 S. Vine Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 110 - 003

Brief description of proposed project: To create a text amendment to allow a cooking school (with auxiliary toxic-free cleaning classes) to be a special use in the 0-1 zoning district. The use is directly out of the "Standard Industrial Classification Manual" which is utilized by the Village as a guide. Then this use will be granted a special use to perform same at 111 S. Vine Street, Hinsdale, IL 60521.

General description or characteristics of the site: The property has been utilized by Tim Thompson Builders
Neither the current structure nor the property set back will change, as no new structures will be built. Only the inside will be changed as the kitchen will be cosmetically enhanced.

Existing zoning and land use: 0 - 1

Surrounding zoning and existing land uses:

North: 0 - 1

South: 0 - 1

East: 0 - 2

West: R - 4

Proposed zoning and land use: The existing 0 - 1 with a special use for whole living and cooking classes.

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: For a cooking school (classes) and whole living classes (toxic-free) will be offered to the public.

☒ Map and Text Amendments 11-601E

Amendment Requested: A subparagraph 9 to be added to 6-106(B) to allow a special use for cooking classes and auxiliary healthy living classes.

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 111 S. Vine

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	N/A
Minimum Lot Depth	125'	125'	125'	N/A
Minimum Lot Width	60'	100'	80'	N/A
Building Height	30'	40'	60'	N/A
Number of Stories	2.5	3	5	N/A
Front Yard Setback	35'	25'	25'	N/A
Corner Side Yard Setback	35'	25'	25'	N/A
Interior Side Yard Setback	10'	10'	10'	N/A
Rear Yard Setback	25'	20'	20'	N/A
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	N/A
Maximum Total Building Coverage*	35%	N/A	N/A	N/A
Maximum Total Lot Coverage*	80%	80%	50%	N/A
Parking Requirements				N/A
Parking front yard setback	35'	25'	25'	N/A
Parking corner side yard setback	35'	25'	25'	N/A
Parking interior side yard setback	10'	10'	10'	N/A
Parking rear yard setback	25'	20'	20'	N/A
Loading Requirements				N/A
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 22nd day of May, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Kathleen Napleton

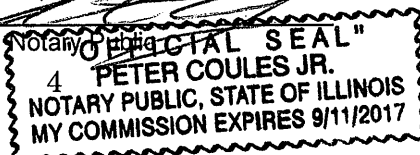
Name of applicant or authorized agent

Signature of applicant or authorized agent

Kathleen Napleton

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 22nd day of
May, 2014.





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

Must be accompanied by completed Plan Commission Application

Address of the subject property or description of the proposed request: 111 South Vine Street, Hinsdale, IL 60521

REVIEW CRITERIA

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

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

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

According to Code, the purpose of the 0-1 specialty office district is intended to provide for small offices in older areas

of the village, while maintaining the residential character and appearance of the area. The change to add a cooking school with auxiliary classes in nutrition and toxic free cleaning fully complies with the intent for this district.

2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
The existing uses and zoning classifications are 0-1 and 0-2 Office Districts and residential across the street. The term to

be added as Sub-Paragraph 9 to 6-106 (B) "Special Use" is for cooking classes and auxiliary personal development classes as they are uses directly out of the "Standard Industrial Classification Manual" which is utilized by the Village as a guide.

3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

The proposed addition of the requested addition to Section 6-106(B) for cooking classes serves the community and fits the O-1 specialty office district.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it. The building has been on the market for a while and the special use will have a positive impact on the community and meets the spirit of the O-1 district.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare. Not applicable as this will not impact the public health, safety, or welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment. None.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment. If anything, there will be a positive impact on the surrounding areas as the property will only be utilized for classes inside and for providing a service not presently offered in Hinsdale.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment. None.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification. While the building is suitable for O-1, the requested change for an addition to Section 6-106(B) "Special Use" and will be a positive addition to the district. It is a service that was not contemplated when the Code was created and is not more intensive than current uses allowed in O-1.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment. Not an issue.

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

No changes are necessary.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property. Not applicable.
-
-
-

13. The community need for the proposed amendment and for the uses and development it would allow. The community will greatly benefit from having the business in the area. The intent is for there to be classes

of up to 10 persons at a time learning to cook simply and to live naturally (toxic free). The farm house

structure on the property fits with the spirit of what is being taught.

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area. Not applicable.
-
-
-

DATE: June 23, 2014

REQUEST FOR BOARD ACTION

AGENDA	ORIGINATING DEPARTMENT
SECTION NUMBER Zoning and Public Safety Committee	Community Development
ITEM Referral: Case A-19-2014 - Applicant: McNaughton Development, Inc. - Location: 543 N. Madison: Map Amendment	APPROVAL



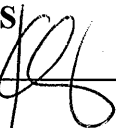
The applicant, McNaughton Development, Inc., is requesting approval of a map amendment to the subject property to rezone it from R-2 Single-Family Residential District, to R-4, Single-Family Residential District, to allow the subdivision and development of four single family lots.

The proposal is to rezone the property at 543 N. Madison from R-2 Single-Family Residential District, to R-4, Single-Family Residential District, to allow for the subdivision of the property from a single, R-2 lot to four, R-4 lots. The subject property currently contains a single home with enough square footage to subdivide and build two under the R-2 minimum lot requirements. Based on the application submitted, the entire site contains approximately 50,700 square feet and the R-2 District requires a minimum of 20,000 square feet. The developer is proposing to build four new homes should he receive the R-4 zoning through the map amendment.

The applicant has indicated that they can obtain four, code-compliant lots with R-4 zoning, however this cannot be confirmed based on the information provided. While a preliminary plat has been submitted, the applicant would generally be required to provide a full zoning analysis and a fully dimensioned plat with all applicable dimensions, as part of their Plan Commission submittal for subdivision, to confirm that all lots comply with the bulk zoning regulations. In this case, due to the fact that the request also includes a map amendment, the applicant must first receive a positive referral from the Zoning and Public Safety Committee and Village Board for the map amendment, before they can submit to the Plan Commission for the subdivision and a full public hearing for the map amendment. As such, should the Committee and Village Board refer this request on for consideration at the Plan Commission, the applicant will be required to provide a survey and complete a full zoning analysis to confirm all R-4 requirements can be met, prior to the scheduling of a public hearing for the map amendment and subdivision at the Plan Commission.

Should the Committee feel the request for a map amendment is appropriate for this site, the following motion would be suggested:

MOTION: Move to recommend to the Board of Trustees that the application for Case A-19-2014, 543 N. Madison, be referred to the Plan Commission for review and consideration of a Map Amendment.

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



PLAN COMMISSION APPLICATION

Applicant

E-Mail: pmcnaughton83@yahoo.com

E-Mail: facker@mwe.com

E-Mail: sschreiner@dtekcorp.com

E-Mail:

3) _____

II. SITE INFORMATION

Address of subject property: 543 N. Madison Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 01 - 115 - 010

Brief description of proposed project: Map Amendment from existing R-2 (detached, single-family residential) to proposed R-4 (detached, single-family residential) zoning district, and Plat Approval to subdivide the Property into four (4) conforming R-4 lots.

General description or characteristics of the site: The Property is located at the southeast corner of Madison and Ogden.

There is a detached, single family home and a detached garage on the Property, which is currently accessed with an asphalt drive from

Madison Street. The Property is approximately 1.24 acres.

Existing zoning and land use: R-2 (detached, single family)

Surrounding zoning and existing land uses:

North: R-2 (detached, single family) and O-2 (office)

South: R-2 and R-4 (detached, single family)

East: R-2 and R-4 (detached, single family)

West: R-4 (detached, single family)

Proposed zoning and land use: R-4 (detached, single family)

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

☐ Site Plan Approval 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: Map Amendment from R-2 to R-4 zoning district.

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 543 N. Madison Street

The following table is based on the R-4 (proposed) Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	10,000	11,024 (lot 3)
Minimum Lot Depth	125'	171.21 (lot 1 and 2)
Minimum Lot Width	70'	70' (lot 2, 3 and 4)
Building Height	30'	N/A
Number of Stories	3	N/A
Front Yard Setback	35'	N/A
Corner Side Yard Setback	35'	N/A
Interior Side Yard Setback	8'	N/A
Rear Yard Setback	25'	N/A
Maximum Floor Area Ratio (F.A.R.)*	Varies	N/A
Maximum Total Building Coverage*	Varies	N/A
Maximum Total Lot Coverage*	Varies	N/A
Parking Requirements	N/A	N/A
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

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

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 19th, day of May, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

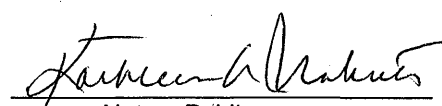

Signature of applicant or authorized agent

Paul McNaughton
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 19 day of
May, 2014.


Notary Public

4

OFFICIAL SEAL
KATHLEEN A NAKUTIS
Notary Public - State of Illinois
My Commission Expires Dec 17, 2017



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

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment ☒ Text Amendment ☐

Address of the subject property 543 N. Madison Street

Description of the proposed request: Map Amendment from existing R-2 (detached, single-family residential) to proposed R-4 (detached, single family residential) zoning district.

REVIEW CRITERIA

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

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

1. The consistency of the proposed amendment with the purpose of this Code.
Please see attached Exhibit A
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
Please see attached Exhibit A
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.
Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

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

Please see attached Exhibit A

EXHIBIT A

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

The purpose of this Code is to “maintain Hinsdale as one of the nation’s finest residential suburbs by preserving and enhancing its historic character as a community comprised principally of well-maintained single family residential neighborhoods and small, thriving business areas oriented to serve the day-to-day needs of local residents.”

The proposed amendment is consistent with the self-described purpose of this Code because it does not alter the use of the Property (detached, single family homes); it only affects the underlying zoning district. Moreover, the addition of four (4) new, architecturally significant homes will be a great boon to the neighborhood.

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

The Property is located at the southeast corner of Madison and Ogden. The northwest corner is zoned O-2, office condominiums. The northeast corner is zoned R-2, detached, single family homes. The southwest corner is zoned R-4, detached single family homes.

Every residential parcel in the area comprised of: south of Ogden, east of Madison, and North of the tracks, with the exception of the lots on Warren Terrace, is zoned R-4.

Of the 17 lots on Warren Terrace, there are only 4 that conform to the R-2 zoning district in which they are situated. There are thousands of residential parcels in this area of town and all but 17 of them are zoned R-4. And of those 17, only 4 of them are conforming R-2 lots.

The Property abuts R-2 zoning lots on the north side of Ogden. But aside from the lots on Warren Terrace, there are no other examples of R-2 zoning lots on the north side of Ogden extending through to the south side of Ogden. Accordingly, every residential lot in Hinsdale that abuts Ogden to the south is zoned R-4, with the exception of 597 Warren Terrace and 600 Warren Terrace, both of which are nonconforming R-2 lots.

The point is two-fold. First, it seems anomalous that R-2 zoning, in this case, extends beyond the historical stopping point of Ogden Avenue, particularly when over 75% of the lots to which the R-2 zoning extends (the lots on Warren Terrace) are nonconforming lots in that zoning district. Second, it is important to remember that the Property sits at the corner of Madison and Ogden. That the only zoning lots abutting Ogden to the south are R-4, R-5, O-2, and B3, all of which permit equivalent or more intensive uses than proposed, is indicative of the fact that R-4 zoning is appropriate at this heavily trafficked corner, independent of the fact that the vast majority of residential lots in the vicinity of the Property are zoned R-4.

- 3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.**

The vast majority of residential properties in the vicinity (and in greater Hinsdale) have already been developed. Applicant does not know exactly when R-2 zoning attached to the Property, but the trend of development in this area of town (as evidenced by the response to standard #2 above) is construction of detached, single-family homes on R-4 lots.

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

The existing zoning classification (R-2) permits the subdivision of the parcel into two (2) conforming R-2 lots. The proposed zoning classification (R-4) permits the subdivision of the parcel into four (4) conforming R-4 lots. R-2 zoning devalues the property from a cost standpoint and from a revenue standpoint, and both are integral in determining what a willing Buyer will pay for the Property.

Cost

Regardless of whether the property is subdivided and improved as a 2-lot subdivision or a 4-lot subdivision, the improvement costs are not going to vary significantly. Because of the size of the parcel (1+ acre), detention is required whether the property is subdivided into 2 lots or 10 lots. The water main extension from Ogden to Warren Terrace is likewise unaffected. Demolition and tree removal is not going to change. There are a number of fixed costs that accompany land development, and, as a result, the more lots one has, the more those fixed costs can be diffused across them. This economy of scale argument is central to the diminishment of the value of the Property as R-2.

Revenue

Increased improvement costs and lost profits on two (2) lots requires developer to achieve a higher price point in order to realize the same level of revenue. To achieve a higher price point, builder must take on the risk of constructing significantly more expensive architecture. This is not feasible, particularly at this location, with 1 of the 2 lots sitting at the corner of Madison and Ogden. The market demands homes within a certain price point, and those homes are ones that fit on a 70'x170' lot.

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

The increase in the public health, safety, and welfare is in the fact that the Property is going to be developed and four (4) new homes constructed on it. The public benefit is infrastructure improvements, on-site detention controlling the release of stormwater from the Property, and valuable permit revenue and tax dollars that (four) 4 new construction

homes generate. The development of this Property is significantly better than the alternative: the Property staying in its present state.

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

The adjoining property owners will benefit from the development of the Property in a number of ways. First, the Property will be engineered to control stormwater runoff. The existing topography illustrates that the existing home sits atop the high-point of the Property, and the grade falls off from there, directing a high volume of stormwater to adjacent lots. The Property (as developed) is designed to direct the stormwater into the detention pond, where it will eventually outlet into the Ogden Avenue R.O.W., away from private property.

Second, four (4) new construction homes will be constructed on the Property, enhancing property values in the area.

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

The construction of four (4) new construction homes on the Property will only enhance the value of adjacent properties. The development of the site, including infrastructure improvements (on-site detention, water main improvements, landscaping, etc.), will also add value to neighboring properties.

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

Not applicable. All adjacent properties are already developed.

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

The Property is suitable for detached, single family homes. The proposed amendment does not alter the use of the Property.

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

Under its present zoning classification, the Property can be subdivided into two (2) conforming lots. The proposed amendment would allow the Property to be subdivided into four (4) conforming lots. The net increase is two (2) residential lots. From that standpoint, the increase in traffic as a result of the proposed amendment is negligible.

Regarding access, Applicant intends to construct an eye-brow cul-de-sac with a landscaped island opposite of Wedgewood Court to serve the four (4) lots. This eliminates the need for four (4) individual driveways along Madison Street, and additional curb cuts closer to the intersection of Ogden and Madison (aside from those essential to the eye-brow cul-de-sac). It will also serve as an aesthetic entry for the subdivision.

Applicant is in the process of conducting a traffic study to determine levels of vehicle stacking of north-bound Madison Street traffic at the Ogden Avenue intersection (at peak morning and evening hours).

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

Adequate utilities and public services are available to accommodate detached, single family homes on the Property, which is the present and proposed use of the Property.

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

The single home that currently exists on the Property was built in 1922. Almost every other residential parcel in the vicinity (and in greater Hinsdale) has been developed. Because of the location of the parcel on a major intersection, the lack of an economy of scale for the purchase of land and improvements under the present zoning, and the risk inherent in attempting to build two (2) above-market homes to achieve the same revenue of a 4-lot subdivision, one of which would be at the corner of Madison and Ogden, has contributed to the Property staying in its present state.

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

The use of the property will remain detached, single family homes. The community will benefit from the development because of the infrastructure improvements and the tax revenue that four (4) new construction homes will generate.

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

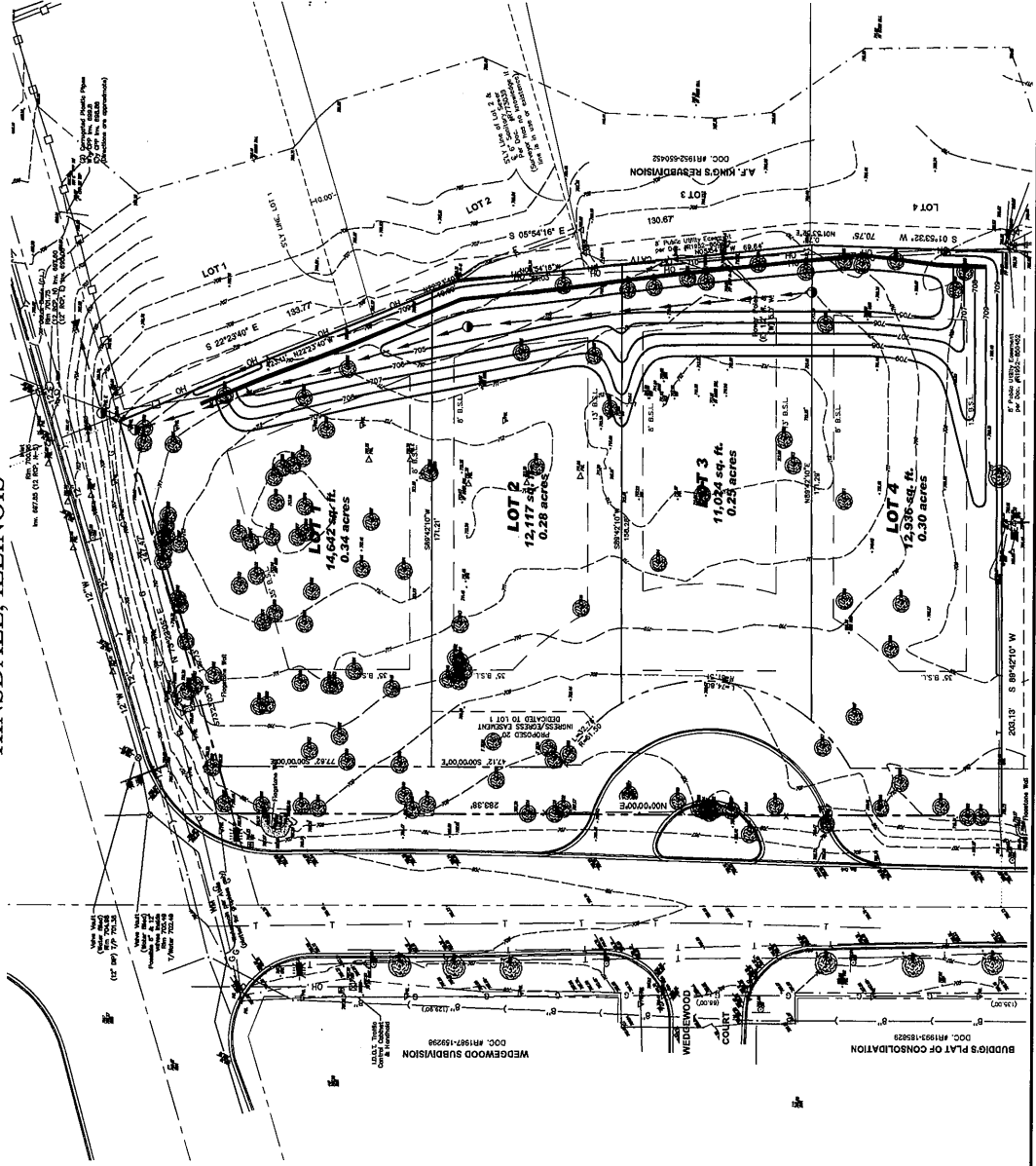
Not applicable.

PRELIMINARY SITE PLAN FOR

MADISON ESTATES III

HINSDALE, ILLINOIS

LEGEND	
EXISTING	PROPOSED
SEWER	SEWER
SEWER MANHOLE	SEWER MANHOLE
OPEN LID MANHOLE	OPEN LID MANHOLE
CLOSED LID MANHOLE	CLOSED LID MANHOLE
INLET	INLET
VALVE	VALVE
HYDRANT	HYDRANT
FLARED DIO	FLARED DIO
FLARED DIO	FLARED DIO
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
CONTOUR	CONTOUR
FLOODPLAIN	FLOODPLAIN
OVERLAND FLOW ROUTE	OVERLAND FLOW ROUTE
WETLANDS	WETLANDS
DEPRESSED WALK	DEPRESSED WALK



REVIEW SET
NOT FOR CONSTRUCTION

1 OF 1

PRELIMINARY SITE PLAN

DESIGNER ENGINEERING, INC.
8500 BOWHART DRIVE, SUITE 305
MOKENA, ILLINOIS 60448
(708) 326-4961
ILL. PROF. LIC. NO. 184-003740

PRELIMINARY SITE PLAN
FOR
MADISON ESTATES III
HINSDALE, ILLINOIS

McNAUGHTON DEVELOPMENT
11 S. 220 JACKSON ST., #101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

NO.	DATE	REVISION
1	11/20/11	1

MEMORANDUM TO: John Barry
McNaughton Development

FROM: Javier Millan
Senior Consultant

Luay R. Aboona, PE
Principal

DATE: June 18, 2014

SUBJECT: Madison Estates III Summary Traffic Evaluation
Hinsdale, Illinois

This memorandum summarizes the results of a traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona (KLOA, Inc.) for a proposed residential development in Hinsdale, Illinois. The site is located in the southeast quadrant of the intersection of Ogden Avenue and Madison Street and is proposed to be developed with four single-family homes. Access to the development is proposed via an eyebrow (semi-circle) circulation road that will access Madison Street opposite Wedgewood Court. **Figure 1** shows an aerial view of the site.

Existing Conditions

The site has approximately 270 feet of frontage on Madison Street which is a north-south two-lane roadway. Madison Street is under traffic signal control at its intersection with Ogden Avenue and is widened to provide an exclusive left-turn lane and a combined through/right-turn lane on both approaches. The left-turn lane provides approximately 130 feet of storage and 125 feet of taper. Madison Street has a posted speed limit of 25 mph and is under the jurisdiction of the Village of Hinsdale. Wedgewood Court is a cul-de-sac that serves seven single-family homes and is located approximately 165 feet south of Madison Street's stop bar with Ogden Avenue.

To observe existing traffic operations on Madison Street south of Ogden Avenue and at its intersection with Wedgewood Court, video cameras were deployed and positioned on Madison Street just north of Wedgewood Court. The cameras recorded the traffic volumes and the northbound queues on Madison Street on Wednesday, June 4, 2014 during the weekday morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods. Based on field inspections and a review of the video, approximately six vehicles can queue within both the left-turn lane or the through/right-turn lane on Madison Street before reaching Wedgewood Court. **Tables 1 and 2** summarize the time the northbound queue on Madison Street extended beyond six vehicles and whether the queue cleared the intersection during the green phase. Queues of less than six vehicles were not included in the observation summary.



Site Location Aerial

Figure 1

Table 1
MADISON STREET NORTHBOUND QUEUES AT OGDEN AVENUE
MORNING PEAK PERIOD

Time	Observed Queue (vehicles)		All Queued Vehicles Cleared	
	Left	Through/Right	Yes	No
7:52 A.M.	8	>6	X	
7:57 A.M.	8	>6	X	
8:00 A.M.	10	>6	X	
8:04 A.M.	>6	7	X	
8:26 A.M.	7	>6	X	
8:35 A.M.	10	>6		X (2 vehicles remained)
8:38 A.M.	10	>6	X	
8:53 A.M.	7	>6	X	
8:55 A.M.	8	>6	X	

Table 2
MADISON STREET NORTHBOUND QUEUES AT OGDEN AVENUE
EVENING PEAK PERIOD

Time	Observed Queue Vehicles		All Queued Vehicles Cleared	
	Left	Through/Right	Yes	No
4:01 P.M.	8	>6	X	
4:10 P.M.	7	>6	X	
4:13 P.M.	8	>6	X	
4:15 P.M.	10	>6	X	
4:18 P.M.	8	>6	X	
4:22 P.M.	8	>6	X	
4:34 P.M.	10	>6	X	
4:38 P.M.	8	>6	X	
4:42 P.M.	7	>6	X	
4:44 P.M.	8	>6	X	
5:02 P.M.	11	>6		X (3 vehicles remained)
5:03 P.M.	9	>6	X	
5:06 P.M.	11	>6		X (3 vehicles remained)
5:09 P.M.	8	>6	X	
5:16 P.M.	8	>6	X	
5:21 P.M.	7	>6	X	
5:25 P.M.	11	>6	X	
5:33 P.M.	7	>6	X	
5:37 P.M.	8	>6	X	
5:40 P.M.	7	>6	X	
5:53 P.M.	11	>6	X	
5:59 P.M.	9	>6	X	

As can be seen from Table 1, only nine times during the two hour morning peak period Madison Street northbound traffic queued beyond Wedgewood Court. Each time the queued vehicles cleared the Ogden Avenue intersection except one time in which two vehicles had to wait for the next green phase. Inspection of Table 2 indicates that during the two hour evening peak period, northbound Madison Street traffic queued beyond Wedgewood Drive 22 times. Each time, the queued vehicles cleared the Ogden Avenue intersection except on two occasions in which three vehicles had to wait for the next green phase.

It should be noted that further inspection of the video recording, showed a large presence of semi-trucks which increased the observed queue lengths. Based on a field visit, the larger volume of trucks observed on Madison Street is due to the ongoing reconstruction project of Walnut Street located approximately 2,200 feet south of the site. As such, under normal traffic conditions, the queues of northbound traffic on Madison Street during the morning and evening peak periods will be shorter than what was observed.

Development Traffic Volumes

The amount of traffic that will be generated by the proposed four single family homes was estimated based on trip generation rates published by the Institute of Transportation Engineers (ITE) in its 9th Edition of the *Trip Generation Manual*. **Table 3** summarizes the estimated trips during the morning and evening peak hours and on a daily basis.

Table 3
ESTIMATED SITE-GENERATED TRIPS

ITE Land- Use Code	Land Use	A.M.			P.M.			Daily Trips
		In	Out	Total	In	Out	Total	
210	Four Single-Family Homes	1	2	3	3	1	4	38

As can be seen from Table 3, the proposed development will generate very little traffic with approximately one vehicles being generated every 15 minutes during the evening peak hour.

Site Access

Access to the site will be provided off Madison Street via an eyebrow (semi-circle) road located opposite Wedgewood Court. The two curb cuts that form the eyebrow road will be slightly offset from Wedgewood Court. This minor offset from Wedgewood Court will not have a negative impact on traffic conditions for the following reasons:

1. The proposed development as well as the existing homes on Wedgewood Court generate very limited volume of traffic.
2. The eyebrow design will provide orderly accessibility into the site and allow the four proposed driveways to exit into one area rather than having four separate curb cuts on Madison Street.
3. Based on the small amount of traffic to be generated by the proposed development, the provision of an eyebrow drive and given that northbound queues on Madison Street are consistently cleared with every green phase, traffic will be able to enter and exit the proposed development with minimal impact to traffic on Madison Street or Wedgewood Drive.

In order to reduce the number of conflict points and ensure efficient traffic flow is maintained along Madison Street, the following is recommended.

- The eyebrow (semi-circle) circulation road should be one-way counterclockwise. This will allow the left-turning traffic into the site to occur as far away as possible from Ogden Avenue
- A "Do Not Block Intersection" sign should be posted on Madison Street facing south similar to the one on Madison Street at its intersection with Warren Terrace (approximately 315 south of Wedgewood Court).

Conclusion

Based on the traffic evaluation the following is concluded:

- The proposed development will generate a very limited volume of traffic (approximately one vehicle every 15 minutes) during the peak periods.
- The provision of an eyebrow off Madison Street serving the proposed four homes will reduce the number of curb cuts within close proximity to Ogden Avenue and provide for orderly accessibility to the development.
- A maximum of six vehicles can queue in both the left-turn lane or the through/right-turn lane on Madison Street before reaching the proposed eyebrow drive.
- A review of the video recording indicates that northbound traffic queues on Madison Street during the morning peak period were limited and cleared with every traffic signal cycle except during one occasion in which two vehicles had to wait for the next green phase. This remaining queue did not extend to the proposed eyebrow drive.
- During the evening peak period, northbound traffic queues that extended beyond the proposed eyebrow drive were more frequent. However, all of the queues that extended beyond the proposed eyebrow drive, cleared with every traffic signal cycle except on two occasions. On these two occasions, a maximum of three vehicles had to wait for the next green phase. These remaining queues did not extend to the proposed location of the eyebrow drive.
- The eyebrow (semi-circle) should be designated for one-way counterclockwise flow.
- A "Do Not Block Intersection" sign should be posted on Madison Street facing south.
- Given the small amount of traffic to be generated by the proposed development, the provision of an eyebrow drive and given that northbound queues on Madison Street consistently are cleared with every traffic signal cycle, traffic will be able to enter and exit the proposed development with minimal impact to traffic on Madison Street or Wedgewood Drive.

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER	ORIGINATING DEPARTMENT Community Development
ITEM 330 Chestnut Street – Hinsdale Land Restoration and Preservation, LLC. – Exterior Appearance and Site Plan Review Approval for the construction of a new two-story commercial building and associated site improvements	APPROVAL

REQUEST

The applicant, Hinsdale Land Restoration and Preservation, LLC., is requesting approval of exterior appearance and site plans to allow for the construction of a new two-story office building, with a surface parking lot, at 330 Chestnut Street. The site is currently unimproved and has, for several years, been used to store surplus railroad materials by the Burlington Northern Santa Fe (BNSF) Railroad. The site is in the B-3 General Business District and is directly across Chestnut from the backside of Grant Square, and immediately adjacent to the Village parking lot to the east and a multi-tenant commercial building due west of the subject property. While a specific user has not been identified, the B-3 District contains several “service” type uses that all fall within the types of businesses the applicant intends to acquire as a tenant.

According to the applicant’s submittal, the proposed building would be a total of approximately 5,100 square feet and have a Floor Area Ratio (F.A.R.) of 21% versus the permitted 50% allowed. In addition the total proposed coverage would be 47%, versus the allowed 90%. Both of these requirements help to regulate the bulk of the building, along with the other bulk requirements in the district, by restricting the amount of net square footage inside the structure (F.A.R.) and the size of the structure’s footprint (lot coverage), all relative to the amount of land on the site.

BACKGROUND

There have been two identified proposals on this stretch of land, clearly neither of which were ever developed. In 2004, the Plan Commission considered an application proposing the construction of a lifestyle housing condominium project that consisted of three buildings varying in height between one and two stories. In addition, the applicant proposed 14 off-street parking spaces. As a lifestyle housing application, this proposal included several waivers from the setbacks. Prior to the 2004 proposal, it appears that the same applicant received approval for a Planned Development, consisting of seven freestanding office buildings, but included the land immediately to the east where the Village’s parking lot now exists.

Due to the challenges of the site, its unique geometry, as well as its proximity to the adjacent BNSF railway, the site has created multiple challenges for those looking to propose anything on the property, which is why it has remained vacant and functioned as material storage for many years. Over the past several years the Village has attempted to enforce clean up on the site, but given the number of times the ownership has changed hands, it has remained a constant challenge to determine an owner and ultimately pursue enforcement.

Given these constraints and the uniqueness of the property, the applicant also realized the need to obtain several variations to place almost anything on the property given its extraordinary width and very shallow depth. As a result, in addition to the site plan and exterior appearance approvals, the applicant also applied for several variations. The applicant has identified these requests on the cover sheet of their submittal, as

well as by outlining them in the General Plan Commission application.

The public hearing regarding these variations took place at the Zoning Board of Appeals on March 19th, 2014. The requested variations are as follows:

1. 5' front yard building setback vs. code required 25' (5-110(C))
2. 1' rear yard setback vs. code required 20' (5-110(C))
3. 0' rear yard landscape buffer vs. code required 10' (9-107(A))
4. 2'1" front yard landscape buffer vs. code required 10' (9-107(A))
5. 2'1" front yard setback for parking lot and driveway turnaround vs. code required 25' (5-110(C))
6. Relief to permit parking in the front yard (9-104 (G)2b)
7. Elimination of loading space; 1 required (9-105(D))

At the Zoning Board of Appeals meeting of March 19th, the Commission acknowledged the concerns of a neighbor regarding parking issues and confirmed that the issues were largely a result of the traffic from the Village Children's Academy. Director McGinnis indicated that Village Children's Academy was expected to move out of the 40 S. Clay location in the near future. The Commission requested that the Village look into this and then unanimously approved (6-0) all of the variation requests, subject to the Village looking into existing parking concerns expressed by the neighbor. Subsequent to this hearing, Chief Bloom has confirmed that new "no parking" signs have been installed on the north side of Chestnut, between Vine and Madison. Since the installation of these signs, the concerned resident has contacted Chief Bloom and thanked him, indicating the at the new signs have made a big improvement.

At the June 10, 2014 Plan Commission meeting the Commission reviewed the application submitted for 330 Chestnut Street, and recommended unanimously, approval of the requests for site plan and exterior appearance for the new two-story office building and new surface parking containing 12 parking spaces.



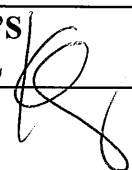
Review Criteria

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

- Subsection 11-604F pertaining to Standards for site plan approval; and
- 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 Construction of a New Two-Story Office Building, with a Surface Parking Lot, at 330 Chestnut Street"

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

DRAFT

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR CONSTRUCTION OF A NEW TWO-STORY COMMERCIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS – 330 CHESTNUT STREET

WHEREAS, the Village of Hinsdale has received an application (the “Application”) for site plan approval and exterior appearance review for construction of a new two-story commercial building and associated site improvements to be located at 330 Chestnut Street, Hinsdale, Illinois (the “Subject Property”), from Hinsdale Land Restoration and Preservation, LLC (the “Applicant”); and

WHEREAS, the Subject Property is located in the Village’s B-3 General Business District and is currently unimproved. The Subject Property has, for several years, been used to store surplus railroad materials for the Burlington Northern Santa Fe Railroad (“BNSF”). The Applicant proposes to improve the Subject Property with a new two-story commercial office building and an associated surface parking lot; and

WHEREAS, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on June 10, 2014. The Plan Commission strongly favored the plans for improvements to the Subject Property. The Subject Property presents challenges, has unique geometry and is adjacent to the BNSF railway, all of which have contributed to its failure to be developed in the past. The Plan Commission recommended approval of the Application by the Board of Trustees on a unanimous vote of six (6) in favor and zero (0) against. The recommendation for approval and a summary of the related proceedings are set forth in the Plan Commission’s Findings and Recommendation in this matter (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

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

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

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

SECTION 2: Approval of Site Plan and Exterior Appearance Plan. Collectively, the various improvements proposed are depicted in the revised site plan and exterior appearance plans attached hereto as **Exhibit B** and made a part hereof. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the site plan

and exterior appearance plan attached as **Exhibit B**, subject to the conditions set forth in Section 3 of this Ordinance.

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

- A. **Compliance with Plans.** All work on the Subject Property shall be undertaken only in strict compliance with the approved plans attached as **Exhibit B**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

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

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

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this _____ day of _____, 2014, pursuant to a roll call vote as follows:

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

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

By: _____

Its: _____

Date: _____, 2014

EXHIBIT A

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

DRAFT

HINSDALE PLAN COMMISSION

RE: 330 Chestnut Street – Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW: June 10, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: June 23, 2014

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. David Habiger (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 330 Chestnut Street (the “Subject Property”).
2. The Subject Property is located in the B-3, General Business District, is unimproved and is currently being utilized as storage for the Burlington Northwestern Santa Fe Railroad.
3. The applicant is proposing the construction of a new two-story office building, with a surface parking lot, on the existing site.
4. The Plan Commission heard a presentation from the applicant on June 10, 2014 regarding the proposed changes to the site. The Commission was extremely complimentary of the site plans, exterior appearance and general site improvements, as well as the applicant’s willingness to minimize the various impacts on the site.
5. The Subject Property presents challenges for development, including its unique geometry and proximity to the adjacent railroad tracks. The Commission was impressed by the manner in which the Applicant had met those challenges and worked with nearby neighbors.
6. The Commission was very impressed with the architecture and details, specifically the north and south elevations, and as such certain Commissioner’s requested that the applicant touch on certain aspects of their design thought process to simply memorialize it on the record.
7. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively, provided the applicant satisfy the requested conditions prior to final Board approval. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the March 13, 2013 Plan Commission meeting, the challenges inherent

in development of the Subject Property, and the Commission's approval of the manner in which the Applicant had met those design challenges.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and zero (0) "Nays," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for the site improvements at 330 Chestnut Street.

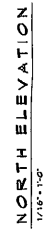
THE HINSDALE PLAN COMMISSION

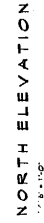
By: _____
Chairman

Dated this _____ day of _____, 2014.

EXHIBIT B

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





Hinsdale Land Restoration
and Preservation, LLC

Hinsdale, Illinois

CULLIGAN ABRAHAM

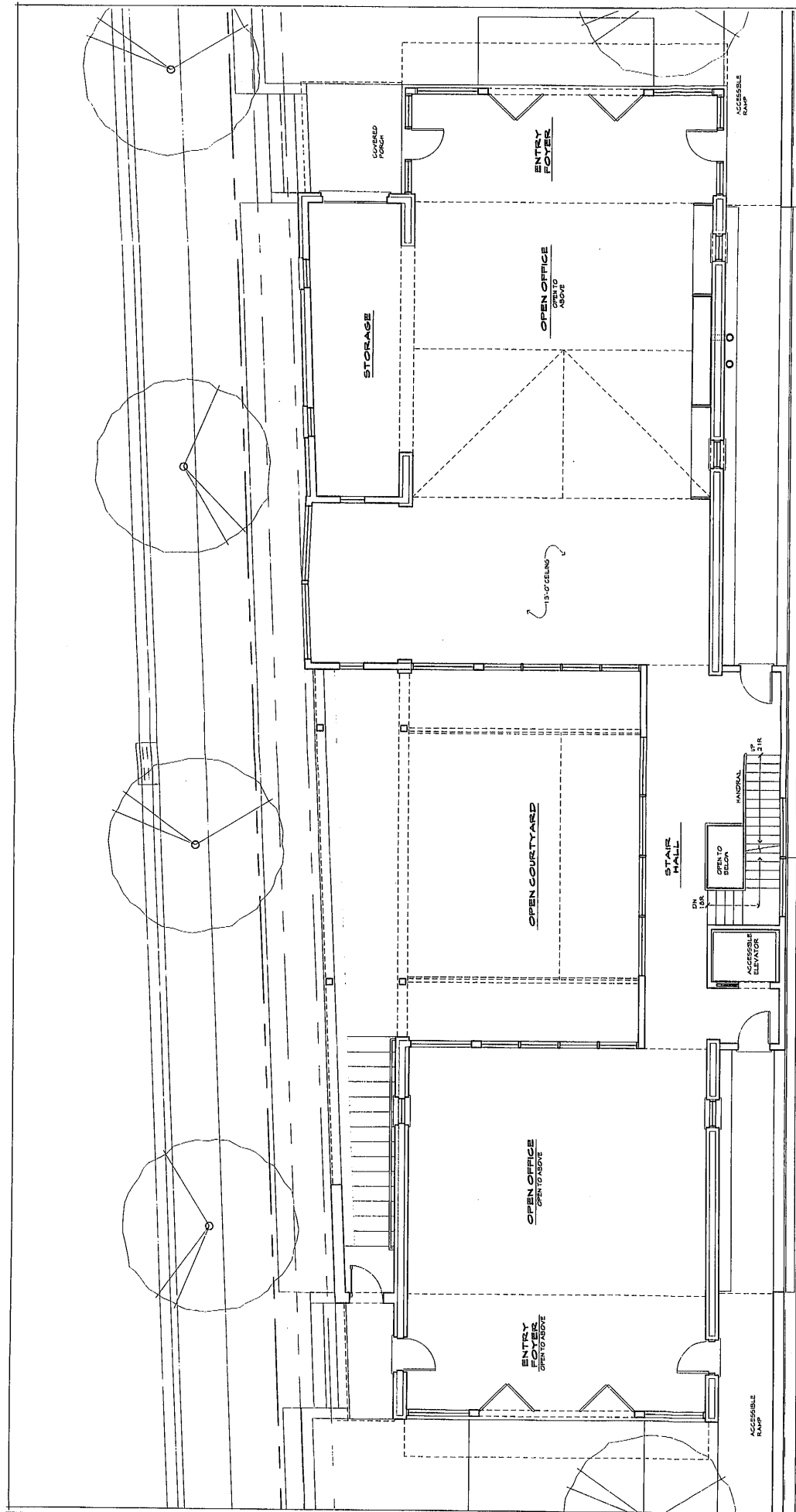
ARCHITECTURE
uilingenbachhaus.com 620 555 9417

5

ISSUED 5.7.14

Hinsdale Land Restoration
and Preservation, LLC
990 Chestnut Street
Hinsdale, Illinois

CULLIGAN ABRAHAM
ARCHITECTURE
CULLIGANABRAHAM.COM 630.631.2477



FIRST FLOOR PLAN
1/4" = 1'-0"



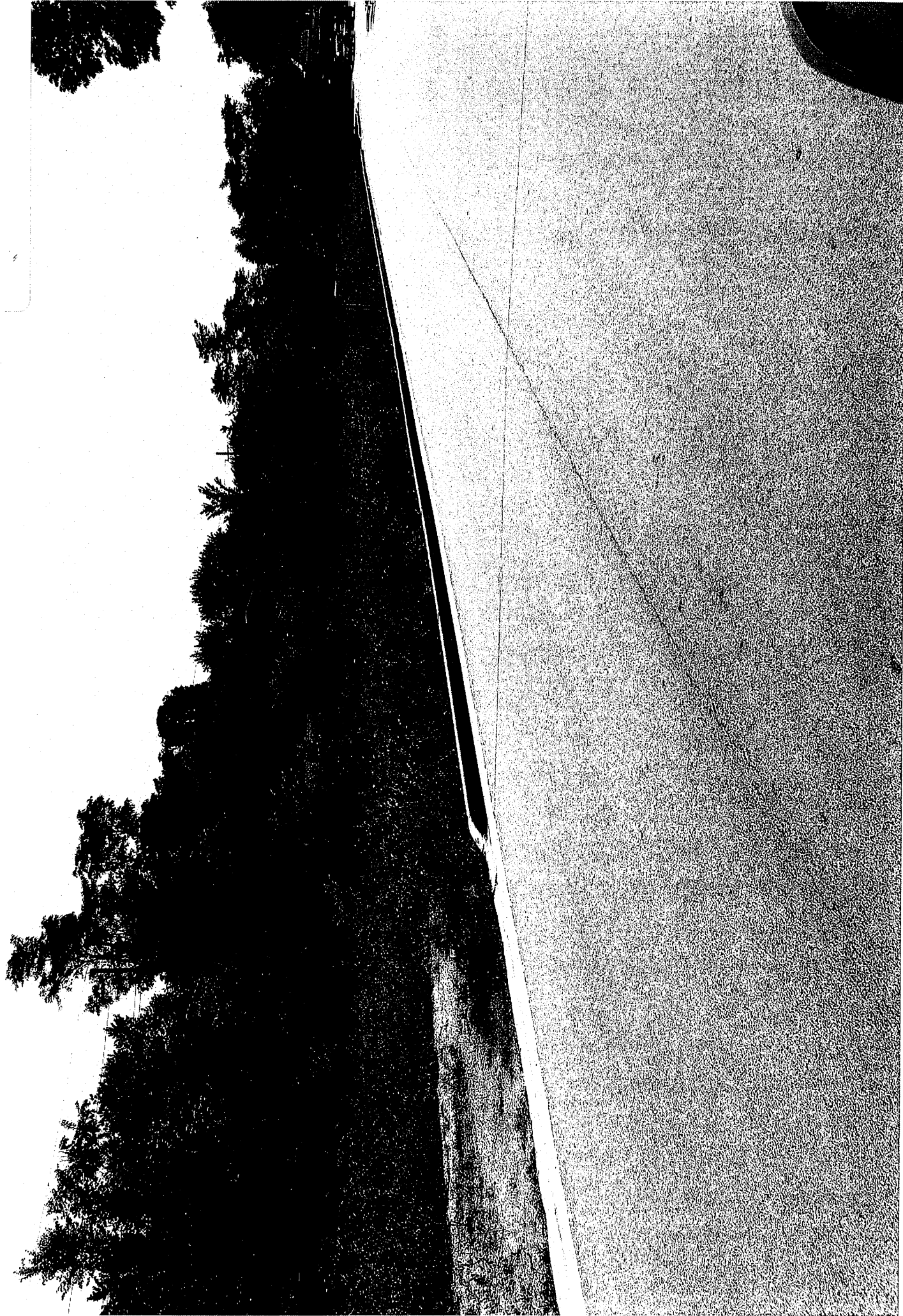
CULLIGAN ABRAHAM
ARCHITECTURE
culliganabraham.com 630.655.8841



EXISTING CONDITIONS



EXISTING CONDITIONS



Mr. Sean Gascoigne and
Members of the Village of Hinsdale Plan Commission:

My wife Sharon and I are the directors of the Hinsdale Land Restoration and Preservation LLC, which owns the vacant lot at 330 Chestnut.

I am sorry that I cannot attend this meeting in person as I have a previous engagement out of state. I've managed to attend all of the previous zoning meetings and have been able to adjust my schedule to make future meetings.

My wife and I have lived in Hinsdale for 20 years and restored two historic homes; we currently reside on Washington Street in a historic home built in 1870. We took over the task of finding a solution to the parcel of land at 330 Chestnut after watching various previous attempts to overbuild on it. We plan to be in Hinsdale for many years to come and would like to convert this eyesore into a special spot in downtown, one that will be preserved and part of the village for many decades to come.

Mike Culligan, a 30-year resident of Hinsdale and principal of Culligan Abraham Architects, took on the task of designing a building that referenced the historic nature of our village, the railroad and surrounding architecture. Mike was given unbounded control to create a beautiful space and a building that would stand the test of time. By limiting the size of the structure and surrounding it in green space, I am confident he's achieved the goal of making our community better through this thoughtfully-designed building and ample garden space.

We sincerely hope you'll find this exterior appearance and site layout in keeping with the architectural and planning standards of Hinsdale. A significant amount of time and energy has gone into addressing various zoning issues and aesthetics, which has in part driven the architecture. I've personally reached out to the direct neighbors for input and support. What has been submitted to the Plan Commission is our best attempt to address all concerns with direct neighbors, and at this point I know of no one who is opposed to the exterior appearance or the vision of our proposal to improve this site.

We hope you find it pleasing and acceptable, and again my apologies for not being able to attend the meeting.

Sincerely
Dave Habiger

May 6, 2014

Mr. Sean Gascoigne
Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, Illinois 60521

Re: 330 Chestnut Street

Mr. Gascoigne:

I understand VoH Plan Commission will consider site plan and exterior appearance of the proposed new 2-story building at 330 Chestnut Street on 5.14.14.

It is extremely important to me that site plan, building scale, building appearance and materials selection all be correct because I am a neighbor who will spend every day forward looking at the final product.

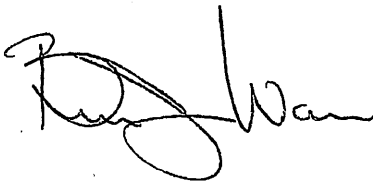
I have studied the site plan, elevations and model through the eyes of a Hinsdale resident of 25-years and registered architect and construction professional with over 35-years' experience on all building types including National Landmark restoration.

The historic interpretation of architect's design captures the context of historic Hinsdale. The site plan, building mass and materials proposed for 330 Chestnut Street all work, and work well, within the fabric that is Hinsdale. In short, it's a very good design.

I encourage unanimous approval by VoH Plan Commission. To avoid losing the uniquely successful character of this design, I recommend no changes.

I am available to discuss with you or Plan Commission Members any aspect of my opinion or whole hearted support of the site plan and exterior appearance proposed for 330 Chestnut Street.

Thank you.



Bruce J. Wance, AIA, LEED AP, BD+C
122 South Clay Street
Hinsdale, Illinois 60521

H: 630-323-8379

C: 773-414-5301

E: bruce.wance@gmail.com

Tim Thompson
111 S. Vine
Hinsdale, IL 60521

April 30, 2014

Members of the Village of Hinsdale Plan Commission:

As a neighbor across the street from the proposed improvement on 330 Chestnut, I'd like to offer my strong support for the building and site plan submitted to this committee.

This lot has has gone unimproved since the Village was established and due to numerous issues has been commercially challenged to build on. Past proposals consumed the entire lot and dominated the space in a manner that found little support. This proposal creates the opposite and has strong support.

We now have a long time resident willing to fix the problem and create a beautiful space that improves our town. The choice of Culligan and Abraham Architects is also reassuring as they have spent the last 30 years creating great structures in Hinsdale.

Please approve this exterior appearance and site layout as presented. As a longtime resident and neighbor it has my unbounded support.

Sincerely,

Tim Thompson

Sean Gascoigne

From: Thomas Heinz <thomaspheinz@gmail.com>
Sent: Monday, April 21, 2014 3:14 PM
To: Sean Gascoigne
Subject: Proposal for 330 Chestnut St.

Mr. Sean Gascoigne and
Members of the Village of Hinsdale Plan Commission:

My wife and I have lived at 116 S. Vine St. in Hinsdale for almost 36 years. We are the second house south of the tracks on the west side of Vine St. and have been following the development proposals for 330 Chestnut St. over the past decade or so, as it is directly across the tracks at the end of our street.

We have been concerned in the past with some suggested uses of this property, but the building currently proposed by Mr. Dave Harbiger and designed by Culligan Abraham Architecture definitely meets with our approval.

I have been in attendance at the past two village meetings and have listened with interest as questions were raised by committee members and neighborhood residents regarding the current proposal. And I am impressed at how the concerns that were raised and/or suggestions that were put forth at these hearings were addressed by Mr. Harbiger and his architects and have been incorporated into the current proposal, which I believe to be most satisfactory.

My wife and I would like to go on record as being in favor of the approval of said proposal so that the project can move forward in an expedient manner.

We look forward to the addition of this well-designed building to our neighborhood.

Respectfully submitted,
Thomas P. Heinz

FINAL DECISION

VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION

Zoning Calendar:

V-01-14

Petitioner:

Hinsdale Land Restoration and Preservation, LLC

Meeting held:

Public Hearing was held on Wednesday, March 19, 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 February 27, 2014.

Premises Affected:

Subject Property is commonly known as 330 Chestnut Street, Hinsdale, Illinois and is legally described as:

LOTS 4,5,6 AND 7 IN CHESTNUT STREET COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2001 AS DOCUMENT R2001-203762, EXCEPTING THEREFROM THAT PART OF LOT 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTH 15 DEGREES 09 MINUTES 55 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 60.29 FEET TO THE SOUTHERLY LINE OF SAID LOT 4, THENCE SOUTH 74 DEGREES 50 MINUTES 05 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 27.5 FEET; THENCE NORTH 34 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF 24.22 FEET TO A POINT; THENCE NORTH 15 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 44.29 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 72 DEGREES 28 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS

Subject:

In this application for variation, the applicant requests relief from the front and rear yard setbacks set forth in 5-110, 9-104, and 9-107 in order to construct a new commercial building on the site.

Facts:

This property is located in the B-3 Business District in the Village of Hinsdale and is located on the south side of Chestnut Street between Vine and Clay. The property is irregularly shaped and has a total square footage of approximately 24,090. The maximum FAR is 50% or 12,045. The Total Lot Coverage is 90% or approximately 21,681 square feet.

Action of the Board:

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. One of the factors taken into account was the unique shape of this lot and its proximity to the railroad tracks.

A motion to recommend approval was made by Member Moberly and seconded by Member Giltner subject to the Village looking into the existing parking issues in this area to see what, if anything, can be done to address the congestion.

AYES:

Members Connelly, Moberly, Neiman, Giltner, Biggert, and Chairman Braselton

NAYS:

None

ABSTAIN:

None

ABSENT:

Member Callahan

THE HINSDALE ZONING BOARD OF APPEALS



Chairman Debra Braselton

Filed this 16th day of April, 2014, with the office of the Building Commissioner.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Hinsdale Land Restoration and Preservation LLC
Address: 15 Salt Creek Lane Suite 312
City/Zip: Hinsdale IL 60241-2964
Phone/Fax: (415) 830 / 0649
E-Mail: forestbeach@gmail.com

Owner

Name: Sharon Habiger
Address: 133 North Washington St
City/Zip: Hinsdale IL
Phone/Fax: (630) 655 / 1413
E-Mail: forestbeach@gmail.com

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

Name: Mike Culligan (architect)
Title: Owner
Address: 148 W. Burlington Ave.
City/Zip: Clarendon Hills IL 60514
Phone/Fax: (630) 655 / 9417
E-Mail: mc@culliganabraham.com

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

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

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

II. SITE INFORMATION

Address of subject property: 330 N. Chestnut Street Hinsdale

Property identification number (P.I.N. or tax number): 09 - 12 - 109 - 017

Brief description of proposed project: Office Building

General description or characteristics of the site: Flat rectangular site covered in gravel.

Existing zoning and land use: B-3 (storage and dumping)

Surrounding zoning and existing land uses:

North: O-2

South: R-4

East: IB

West: B-3

Proposed zoning and land use: B-3

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

☒ Site Plan Approval 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: 330 CHESTNUT AVENUE HINSDALE IL

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	6,250	24,090
Minimum Lot Depth	125'	~67.59
Minimum Lot Width	50'	~479.24
Building Height	30'	28'-9"
Number of Stories	2	2
Front Yard Setback	25' GRANTED VARIANCE OF 5')	5'-10"
Corner Side Yard Setback	NA	NA
Interior Side Yard Setback	10'	145'-10"
Rear Yard Setback	20' GRANTED VARIANCE OF 1')	1'-4"
Maximum Floor Area Ratio (F.A.R.)*	12,045 (50%)	5,170 (21%)
Maximum Total Building Coverage*	NA	NA
Maximum Total Lot Coverage*	21,681 (90%)	11,140 (47%)
Parking Requirements	APPLICABLE AREA FOR PARKING= 2,450 SF 1 SPACE PER 250 SF= 10 SPACES	10
Parking front yard setback	25' (GRANTED VARIANCE OF 2'-1")	10'-5"
Parking corner side yard setback	NA	NA
Parking interior side yard setback	25'	54'-7"
Parking rear yard setback	0'-0" FOR YARD ABUTTING TRACKS	0'-0"
Loading Requirements	1 (GRANTED VARIANCE FOR 0)	0
Accessory Structure Information	NA	NA

* 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: HIGHLIGHTED AREAS THAT SHOW A LACK COMPLIANCE HAVE BEEN ADDRESSED VIA VARIANCES GRANTED BY.....

THE ZONING BOARD OF APPEALS ON 3.19.14. SEE ARCHITECTURAL SHEET 1 AND 3 FOR FURTHER INFORMATION REGARDING GRANTED VARIANCES.

0'-0" PARKING REAR YARD SETBACK REFERENCES CODE SECTION 5-110 G11 REGARDING REAR YARDS CONTINGUOUS WITH RAILROAD

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 31st day of Jan, 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]
Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 31 day of
Jan, 2014.

Christine M. Gericke
Notary Public

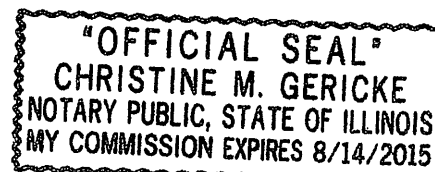


TABLE OF COMPLIANCE

Address of subject property: 330 CHESTNUT AVE

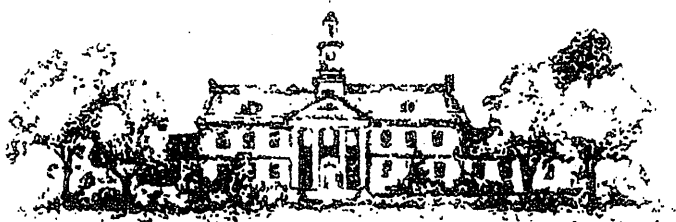
The following table is based on the B-3 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	
Minimum Lot Area	6,250	2,500	6,250	24,090 SF.
Minimum Lot Depth	125'	125'	125'	~ 67.59'
Minimum Lot Width	50'	20'	50'	~ 479.24
Building Height	30'	30'	30'	28'-9"
Number of Stories	2	2	2	2
Front Yard Setback	25'	0'	25'	5'-10" (5'-0" GRANTED VARIANCE)
Corner Side Yard Setback	25'	0'	25'	NA
Interior Side Yard Setback	10'	0'	10'	145'-10"
Rear Yard Setback	20'	20'	20'	1'-4" (1'-0" GRANTED VARIANCE)
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	5,170 (21%)
Maximum Total Building Coverage*	N/A	80%	N/A	NA
Maximum Total Lot Coverage*	90%	100%	90%	11,140 (47%)
Parking Requirements			10	10
Parking front yard setback	25'	0'	25'	10'-5" (2'-1" GRANTED)
Parking corner side yard setback	25'	0'	25'	NA
Parking interior side yard setback	10'	0'	25'	54'-7"
Parking rear yard setback	20'	20'	20'	0'-0" SEE 5-110 G11
Loading Requirements			1	0 (0 GRANTED VARIANCE)
Accessory Structure Information (height)	15'	15'	15'	NA

* 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:

HIGHLIGHTED AREAS REFERENCE ZONING VARIATIONS GRANTED 3.19.14,
SEE ARCHITECTURAL SHEET 1 FOR FURTHER INFORMATION



VILLAGE OF HINSDALE

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 330 Chestnut 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.

PLEASE SEE ATTACHED

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

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

SEE ATTACHED
FOR RESPONSES

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.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
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.
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.
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.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

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

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.

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.

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.

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.

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.

SEE ATTACHED FOR RESPONSES

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.

PLEASE SEE ATTACHED

2. The proposed site plan interferes with easements and rights-of-way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

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

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

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

EXTERIOR APPEARANCE REVIEW CRITERIA FOR 330 CHESTNUT STREET

1. The proposed building is positioned on the site to allow for landscaped gardens to the East and West at the street level and a sunken garden provides additional open landscaped gardens for the North and South elevations. The building has been carefully integrated onto the site to reduce the scale from all sides and better relate to the scale of the surrounding structures.
2. With few exceptions all of the buildings on Chestnut that are in close proximity to the proposed building are brick. The proposed materials for the building are a common brick facade with metal clad dormers, columns and trellises. The roof will be a metal standing seam roof with metal flashing and gutters. The existing concrete retaining walls will be integrated into the design of the new building at the South elevation. Wide expanses of glass will be used at the East and West elevations to allow for views to the gardens.
3. The general character of the neighborhood is a mix of industrial, commercial and institutional buildings north of the railroad tracks and residential South of the tracks. Most of these structures are two stories in height. The streetscape on Chestnut is generally filled with parking lots and loading docks. We have viewed our site as an opportunity to soften this area with landscaping and buffer the sounds generated by the trains to the south and vehicles to the north. Our building takes its cues from the urban context of warehouse structures that are historically found along the Burlington Northern line and homes to the south with simple gable ended roof forms.
4. The existing site work including a parking lot to the west, curb cuts for future access to the property and all underground storm and sewer work has been completed by the previous property owner and we have positioned our building to incorporate this existing work into our project. Landscaping now is nonexistent and will be used extensively over the whole project site. Vehicular access will be provide with a parking lot west of the building and a circular drive east of the building. A new sidewalk will connect our property with those to the east and west and provide pedestrian access to our building on the north side. Handicap ramps will provide access to the building on the south side and will help integrate the existing concrete retaining walls with our building. Vehicular traffic patterns will be minimally altered with the new circular drive and will be improved with the expansion of the parking lot to the west.
5. The height of our proposed structure is under that allowed by code and is compatible with the buildings on Chestnut and residences South of The railroad tracks. To help reduce the bulk of the proposed building a simple pitched roof was used.
6. In an effort to help reduce the perceived length of the proposed building the front façade (Chestnut Street elevation) has been designed with a garden courtyard between the two main structures enclosed by a garden wall and trellised arbor above. The landscaping buffer between the sidewalk and the building will be done to soften the visual impact and further integrate the building and landscape.
7. The proportions and placing of the openings are a direct result of the site. The north façade (Chestnut Street) has limited desirable views thus the openings are mostly small punched openings in masonry. Glass walls with doors are recessed off the street and provide access and light into the building at the east and west sides. This expanse of glass wraps around to the east and west providing views to the gardens. The south façade abuts the tracks and openings are kept to a minimum to help with sound and the visual disturbance of the trains going by.
8. The rhythm of solids and voids are integral to the design and are used to breakdown the size and bulk of the building.
9. The building has been placed in the center of the lot to help incorporate landscaping between the existing parking lots and buildings on Chestnut Street.

10. Entrance porches provide a covered area at the east and west ends of the proposed building and are setback from the garden wall and courtyard to help with views from the street. This provides a direct connection to the pedestrian traffic from the east and from those parking in the lot to the west.
11. All exterior building materials will be authentic and will give our building the timeless qualities of a building that has always been there.
12. The roof shapes are simple gable ended structures that are in keeping with the residences to the south.
13. The Chestnut Street elevation has a 3 foot garden wall that connects to the main structure and runs parallel with the sidewalk. This wall visually breaks down the mass of the buildings and connects the two structures. A trellis is overhead and allows for landscaping to further soften the appearance from the street. The sunken garden positioned between the two building masses is similar to the building on Clay to the west.
14. The scale of the building is in keeping with all neighboring buildings and all the placement of gardens, windows, door openings, porches and balconies have been done to take advantage of desirable views and provide visual screening where necessary (tracks and road).
15. The directional expression of the front elevation (Chestnut St.) due to the nature of the long narrow lot is mostly horizontal. This is the general feel when approaching by car or foot and is further emphasized by the railroad tracks and concrete retaining walls to the south. The interior courtyard helps negate a long building and provides relief and interest to the streetscape on Chestnut.
16. Not applicable.

SITE PLAN REVIEW CRITERIA FOR 330 CHESTNUT STREET

1. The site plan as proposed meets all standards required by the Zoning Code with respect to the proposed use.
2. The proposed site plan does not interfere with easements and rights of way.
3. The proposed site plan will transform what is now an abandoned landfill into a gardened paradise.
4. The proposed site plan provides for a sidewalk that enhances and connects the retail buildings to the east with the buildings to the west. The enjoyment and use of all surrounding properties will benefit from this proposed plan.
5. The proposed site plan does not negatively change or effect the vehicular traffic as the existing parking area will remain and be expanded as required. The foot traffic will be enhanced by the new sidewalk.
6. The site will blend the landscape and building and provide visual screening in appropriate ways that do not negatively impact the surrounding neighborhood. Where relief is necessary from the Railroad tracks to the south the concrete retaining walls will have trellises creating visual softness.
7. The proposed structures and landscaping exceed anything that exists in the general area and will be a positive influence to the general feel of the neighborhood.
8. Not applicable.
9. The proposed site plan does not create unreasonable drainage or erosion problems.
10. The proposed site plan has been a direct response to the multitude of utility systems that are on the property and allows for maintenance as needed.
11. Not applicable.
12. The proposed site plan does not affect the public health, safety or general welfare.

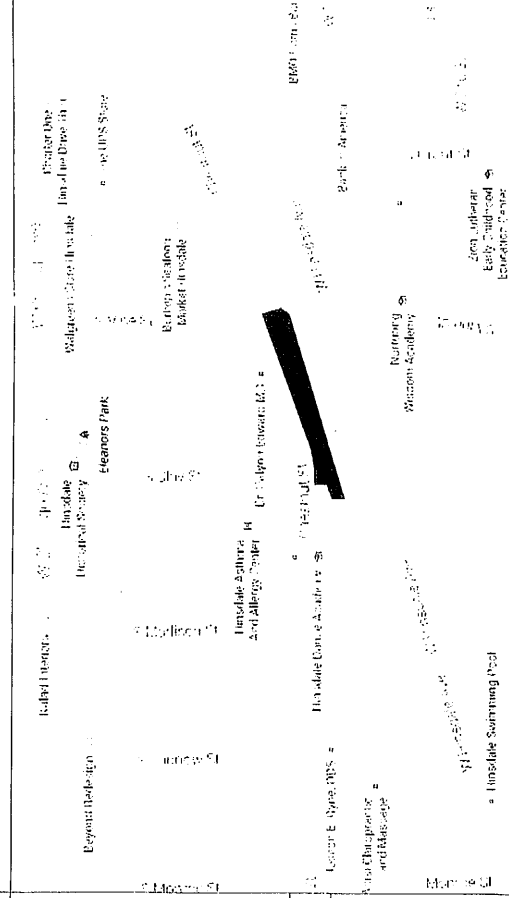
TABLE OF CONTENTS

- 1 SITE OVERVIEW
- 2 PLAT OF SURVEY
- 3 SITE PLAN
- 4 LANDSCAPE PLAN
- 5 FIRST FLOOR PLAN
- 6 SECOND FLOOR PLAN
- 7 BASEMENT FLOOR PLAN
- 8 NORTH AND WEST ELEVATIONS
- 9 EAST AND WEST ELEVATIONS
- 10 PERSPECTIVES

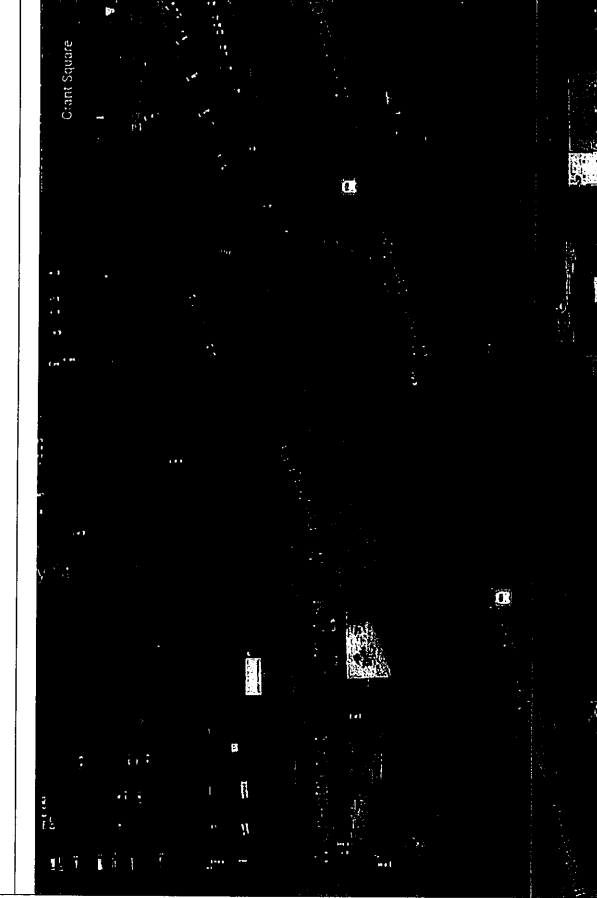
ZONING INFORMATION

GRANTED VARIATIONS 3.19.14		CODE SECTION
BUILDING	5'-0" FRONT YARD BUILDING SETBACK	5-110(C)
	1'-0" REAR YARD BUILDING SETBACK	5-110(C)
	0'-0" LANDSCAPE BUFFER REQUIREMENT FOR REAR YARD	9-107(A)
	2'-1" LANDSCAPE BUFFER FOR FRONT YARD	9-107(A)
	2'-1" FRONT YARD SETBACK (PARKING/TURNAROUND)	5-110(C)
PARKING/DRIVE	PARKING ALLOWED IN FRONT YARD	9-104(G) 2b
MISC.	0 LOADING SPACES REQUIRED	9-105(D)
B-3 DISTRICT - 24,090 SF. LOT AREA		PROPOSED
	MINIMUM LOT AREA	24,090 SF.
	MINIMUM LOT DEPTH	6,250 SF.
	MINIMUM LOT WIDTH	135'
	MINIMUM LOT HEIGHT	47'10"
	MINIMUM LOT AREA	47'10"
	MINIMUM LOT DEPTH	25'-4"
	MINIMUM LOT HEIGHT	25'-4"
	NUMBER OF STORIES	2
	FRONT YARD BUILDING SETBACK	5'-0" PER GRANTED ZONING VARIANCE
	CORNER SIDE YARD BUILDING SETBACK	N/A
	INTERIOR SIDE YARD BUILDING SETBACK	145'10"
	REAR YARD BUILDING SETBACK	1'-4"
	FLOOR AREA RATIO	50% OF LOT AREA= 12,045 SF.
	TOTAL BUILDING COVERAGE	10% OF LOT AREA= 2,409 SF.
	PARKING REQUIREMENTS	FOR OFFICE 1 PER 250 P.A.R.
	FRONT YARD SETBACK	2'-1" PER GRANTED ZONING VARIANCE
	CORNER YARD SETBACK	N/A
	REAR YARD SETBACK	0' PER GRANTED ZONING VARIANCE
	LANDSCAPE BUFFER (SIDE YARD)	10'
	LANDSCAPE BUFFER (FRONT YARD)	2'-1" PER GRANTED ZONING VARIANCE
	LANDSCAPE BUFFER (REAR YARD)	0'-0" PER GRANTED ZONING VARIANCE
	LOADING REQUIREMENTS	0
	ACCESSORY STRUCTURE INFORMATION	N/A

VICINITY MAP



AREA MAP

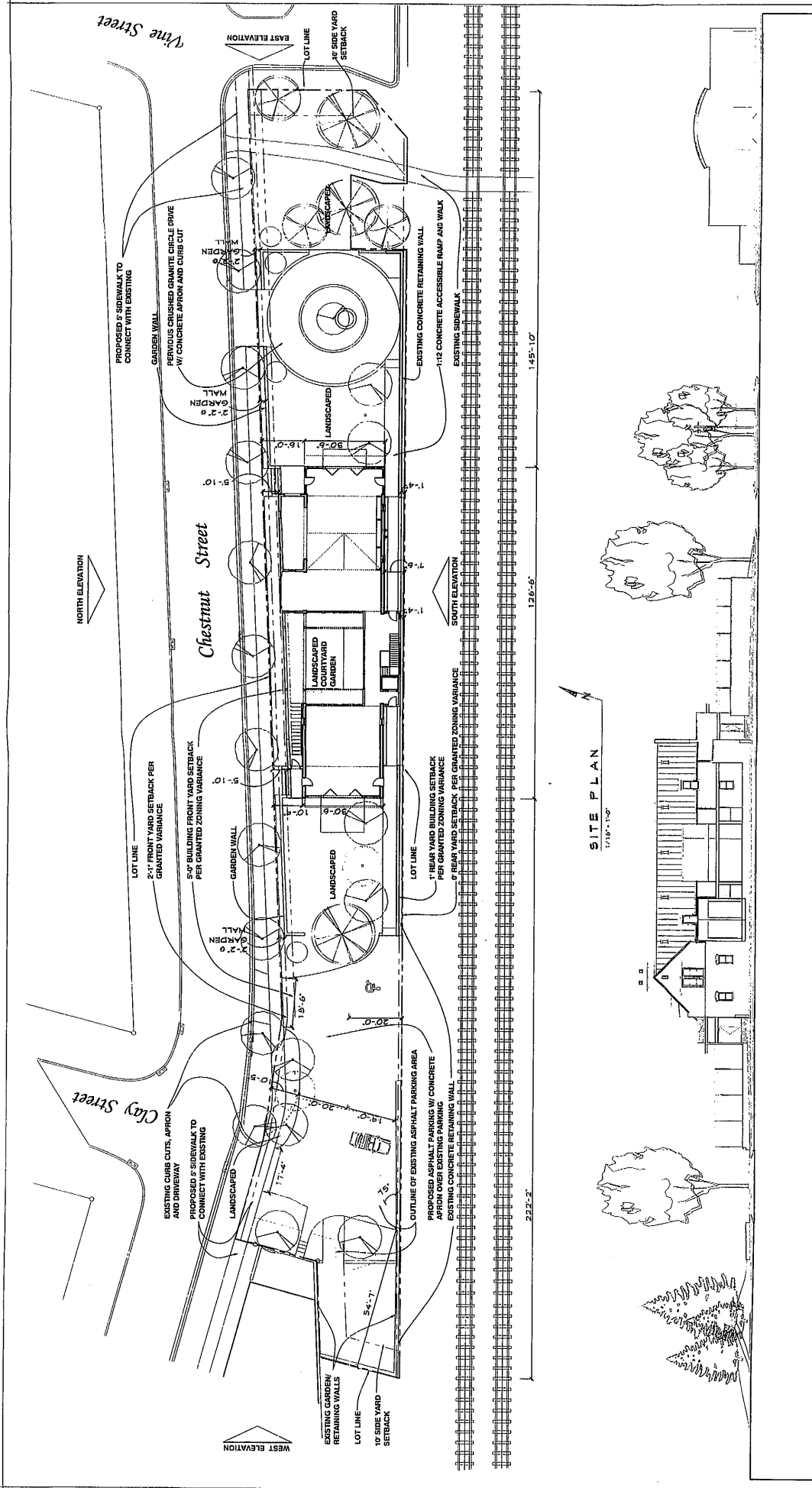


Hinsdale Land Restoration
and Preservation, LLC

350 Chestnut Street
Hinsdale, Illinois

CULLIGAN ABRAHAM
ARCHITECTURE

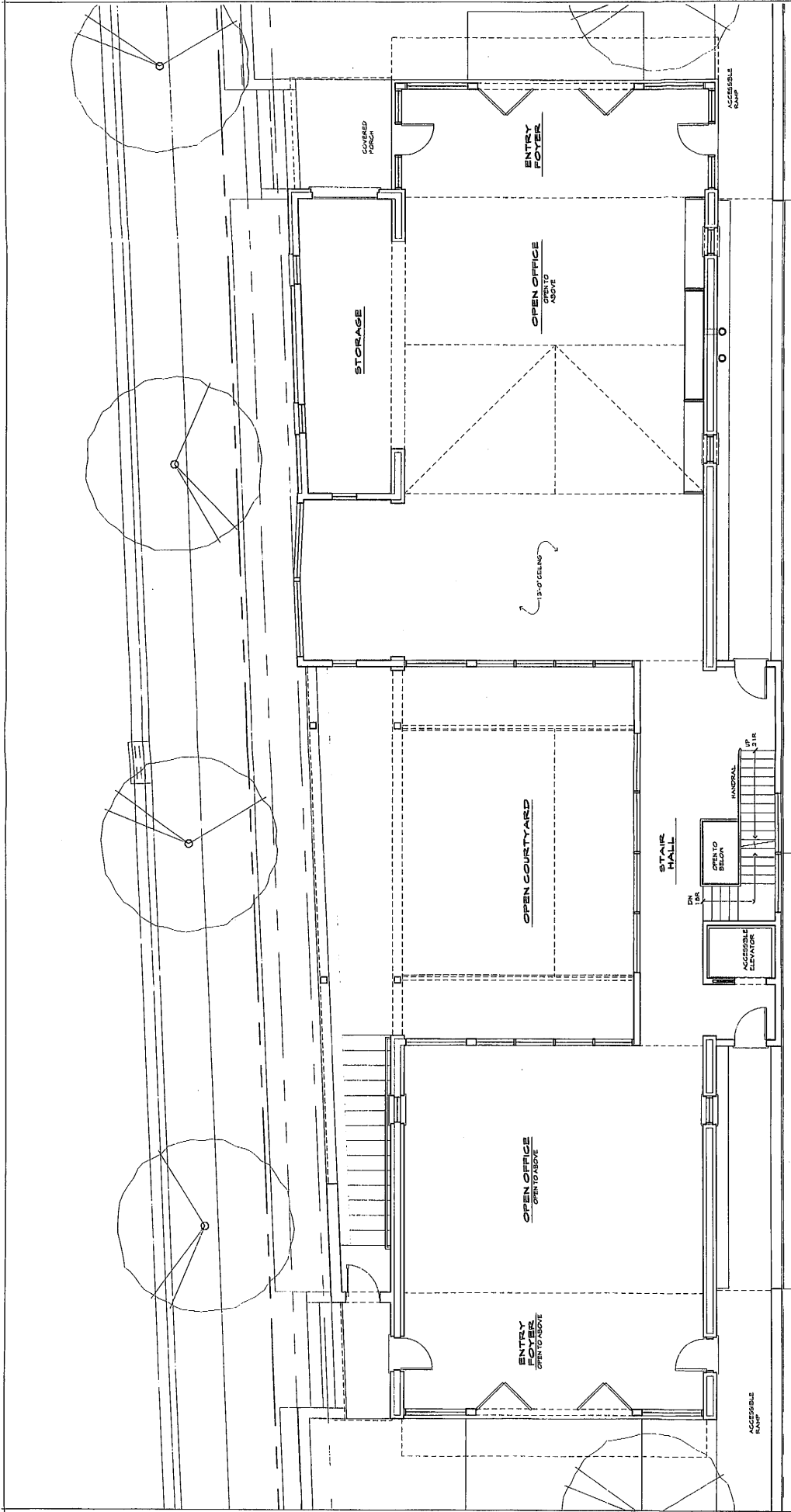
CULLIGANABRAHAM.COM 630.832.9417



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

Hinsdale Land Restoration
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FIRST FLOOR PLAN
1/4" = 1'-0"

5

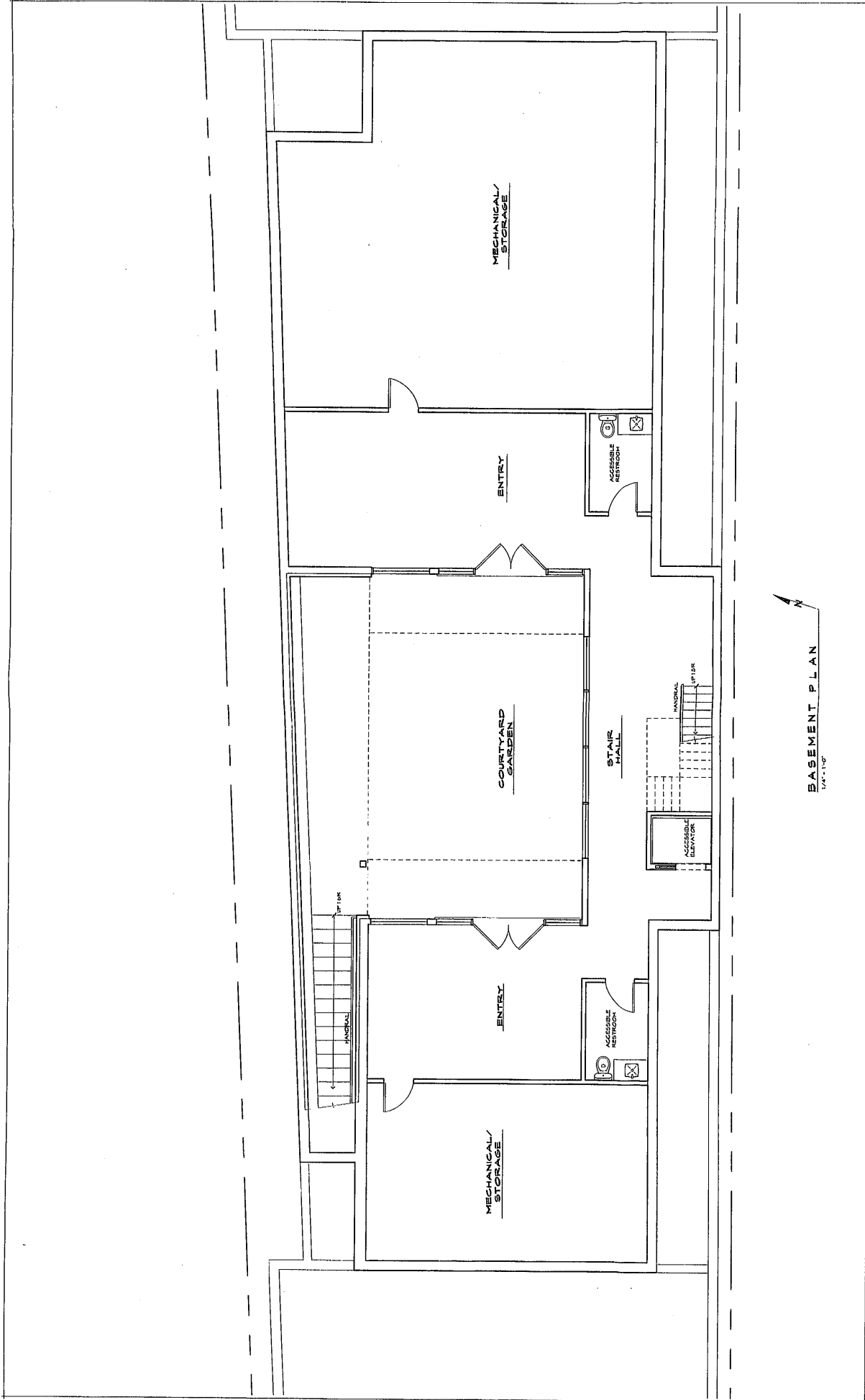
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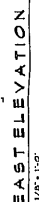
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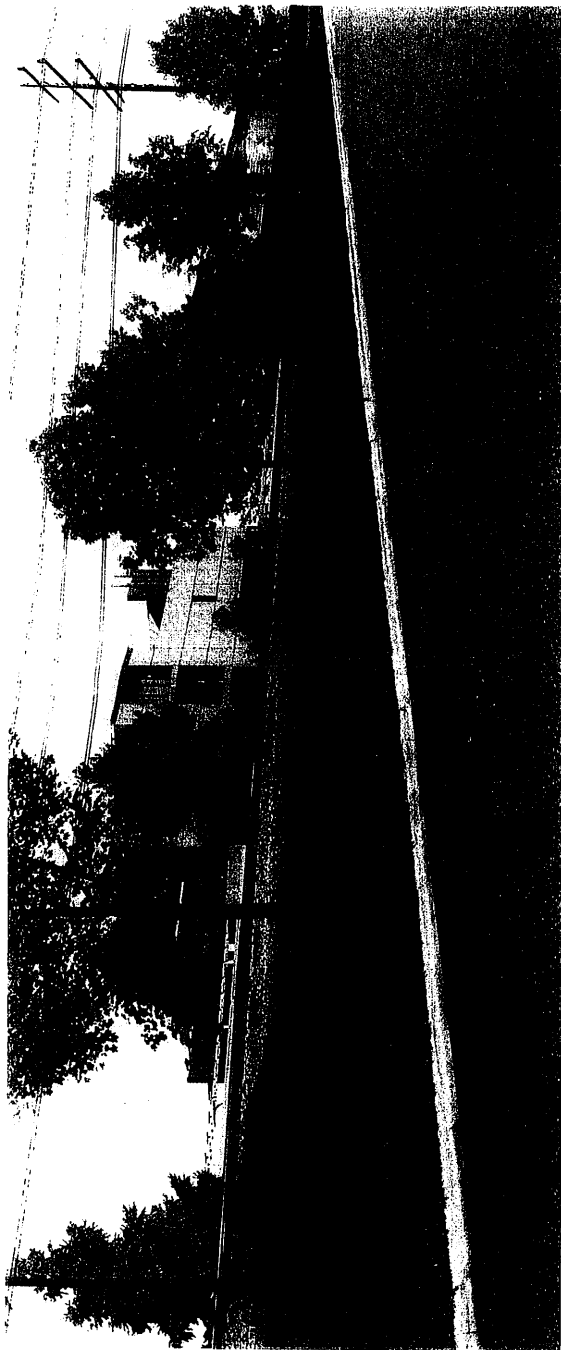


BASEMENT PLAN
1/4" = 1'-0"

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10

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