

**DRAFT MINUTES  
VILLAGE OF HINSDALE  
ZONING AND PUBLIC SAFETY COMMITTEE  
MONDAY, JUNE 23, 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, Kathleen A. Gargano, Village Manager

Chairman Saigh called the meeting to order at 7:35 p.m. and summarized the agenda.

**Minutes – April 2014**

Trustee Elder moved to approve the minutes as amended for the May 19, 2014 meeting. Second by Trustee Angelo. Motion passed unanimously.

**Monthly Reports – April 2014**

**Fire Department**

No report.

**Police Department**

No report.

**Community Development**

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

**Referral to Plan Commission**

**Recommend that Case A-15-2014, 5601 S. County Line Road be Referred to the Plan Commission for Review and Consideration of a Map Amendment.**

Chairman Saigh introduced the item and asked if anyone was present to speak on the item. Ken Pavola of RML introduced himself and provided background on both RML in general and the request before the Committee. He stated that this process generally started with a request for more on-site parking, but that due to the fact that they were zoned R-2, there was no way that staff could approve the request as they would be increasing the degree of non-conformity.

Mr. Pavola stated that the history of how the property came to be R-2 is unclear. He stated the property was annexed in 1977, but that there was apparently no annexation agreement. He stated that his best guess is that the TB District owned the property at the time of rezoning and that they felt that they did not have to comply with any of the zoning regulations of the time. In 2006 the TB District was dissolved and the property reverted back to Cook County. RML took over in 2007 and has a long term lease on the property.

Mr. Pavola then provided background on the hospital itself and described their operation.

Mr. Pavola stated that the immediate need was for additional parking and that they do not meet the minimums per code now due to Cook County selling off a portion of the property to Sedgwick.

Mr. Pavola stated that the building is outdated and that under the current rules they cannot expand or modernize the facility.

Mr. Pavola stated that after consulting with Staff, they had three options available to deal with these issues; a Map Amendment, a Variation, or a Text Amendment. He stated that they felt the Map Amendment was the most straight forward means to handle this and why they felt a Variation or Text Amendment would not be appropriate or approved.

Trustee Angelo asked about the sale of the land to the developer and whether they were involved in any of the discussions.

Jim Prister of RML introduced himself and stated they did have discussions with Cook County about acquiring a portion of the land that was sold to the developer, but that the County was not interested in selling any portion of that property to the hospital. They did not have an opportunity to bid on it nor is the County interested in selling the hospital the property it is occupying now.

Trustee Elder asked about the parking problem now and what steps have been taken to try and address it.

Mr. Pavola stated that they had been issued permits for parking in the past, but that this time it was denied. He stated that they have an alternative parking agreement with KLM.

Chairman Saigh asked if they had been working with a parking consultant about alternatives.

Mr. Pavola stated that they had not and that they had only been working with a contractor to date.

Ron Cope introduced himself as the attorney representing RML. He stated that trying to meet the R-2 standards here is impossible. He stated that it meets none of the standards. This makes it almost impossible for the hospital to do anything in the way of improvements. He stated that it makes no sense to try and meet those standards when the appropriate designation is HS. He stated that even the process makes no sense. He stated that the issue goes beyond just the parking. It limits their ability to make any improvements and is like try to fit a square peg in a round hole. He stated that he did not want to focus solely on the parking.

Chairman Saigh asked about prior approvals for parking and the KLM lot.

Mr. Pavola stated that the last time any paving work was done was six or seven years ago and that they have people park at KLM a couple times a year.

Trustee Angelo asked if it was fair to state that the parking problems were exacerbated with the recent affiliations with other hospitals and clinical rotations.

Mr. Pavola stated that most of the parking problem is tied to students from area hospitals and that the congestion issues were pretty routine.

Trustee Elder asked about their overall plans for improvements at the site and what changes would happen to the building.

Mr. Pavola stated that their grand plans were not approved and that they were resigned to making interior improvements.

Robert McGinnis stated that under the non-conforming section of the code, that the applicant would be limited to ordinary repairs.

Trustee Elder stated that remapping for something like this would be like letting the horse out of the barn and that once it was zoned to HS, that they would lose an opportunity to weigh in on something and that they needed to be cognizant of that.

Trustee Angelo stated that under the HS district regulation they could build up to 70' and build parking garages which would be a huge expansion there.

Mr. Pavola stated that although this was one side of the coin, the other is that if the hospital found that they could not survive there and had to relocate, that the big empty building would revert back to County and that they could do whatever they wanted to with it.

Trustee Angelo stated that he was very leery of a request for a Map Amendment when the immediate need was for a solution to a parking problem.

Mr. Prister stated that it was their opinion that this was the only way to get the parking approved.

Trustee Angelo stated that he had overarching concerns on what the HS district allowed and that he was perplexed as to why these bulk regulations were not included in the staff report and that the Committee should be informed on issues like this before the meeting.

Mr. Cope stated that he understood the concerns but asked what the hospital could possibly do in that area that could be bad. He asked what possible harm could come to the surrounding properties by rezoning the property to that which it already was. He stated that whatever they did would have to comply with the applicable district zoning regulations. He stated that it was commonplace to have residential areas around hospitals. He stated that the hospital provided a valuable service to the community.

Chairman Saigh asked if they could tailor or limit the services they provided.

Mr. Prister stated that the challenge there was economics. He stated that the cost of providing care to this particular segment was very expensive and that those costs had to be spread out over a larger population. He stated that the volume of the business was integral to their ability to stay in business.

Trustee Elder stated that he was surprised by the number of employees at 450 and asked if that was evenly split over three shifts.

Mr. Prister responded that the largest percentage of employees there were Monday thru Saturday during normal business hours.

Chairman Saigh stated that there is a real wariness when it comes to any change in zoning based on history in Hinsdale.

Ron Cope offered that conditions could be placed on zoning and that restrictions could be included to protect the Village.

Chairman Saigh asked if there was anyone else that wanted to speak on the request.

Trustee Haarlow stated that he felt the difficulties the Trustees were facing was genuine and that a wholesale change to the zoning would make certain procedural issues like the parking, easier. On the other hand, no one knows what the future holds and that they would have no particular recourse with the HS zoning in place. That the property could look far different than what anyone imagined. He stated that there ought to be a way to approve that parking without a wholesale change to the zoning and that this has nothing to do with the good work the hospital is doing now.

Chairman Saigh stated that under the code, non-conformities should ultimately be eliminated. He stated that that was something the Committee had to consider.

Mr. Pavola stated that there were other controls in place to keep any future expansion in check.

Mr. Cope stated that the code was hamstringing the hospital and that a simple parking request led them to this application and that they had spent months getting the request to this point.

Trustee Haarlow made a motion to Recommend that Case A-15-2014, 5601 S. County Line Road be Referred to the Plan Commission for Review and Consideration of a Map Amendment. Second by Chairman Saigh. The Committee voted 4-0 to deny the request.

**Recommend that Case A-17-2014 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 0-1, Specialty Office District.**

Chairman Saigh introduced Peter Coules on behalf of the applicant.

Mr. Coules gave background on the request and stated that the request was for a text amendment and a Special Use for cooking classes in this location. It would be a low impact use and be limited to 10 students. He stated that the parking lot contained six spaces and would remain open. He stated that the classes would generally be finished by 7PM.

Trustee Elder asked about the non-classroom space and what it would be used for.

Mr. Coules responded that it would be used for meetings on nutrition and room for Mrs. Napleton's office.

Trustee Angelo made a motion to Recommend that Case A-17-2014 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 0-1, Specialty Office District. Second by Trustee Elder. Motion passed unanimously.

**Recommend that Case A-19-2014, 543 N. Madison Street be Referred to the Plan Commission for Review and Consideration of a Map Amendment.**

Chairman Saigh introduced the item and stated that he and Trustee Elder had some familiarity with the request and had met with the developer on the proposal. He summarized the request and asked the applicant, Paul McNaughton to provide details.

Paul McNaughton stated that this was a smaller in-fill property and that the request was to rezone the property from R-2 to R-4 and subdivide the property into 4 single family lots.



Mr. McNaughton stated that there was no change in use and that the overwhelming number of lots in the area are more reflective of R-4 lots rather than R-2 lots. He stated that in the immediate area, only 4 lots actually met the standards of the R-2 district.

Mr. McNaughton stated that the trend of development dictated that people did not want a 20,000 square foot lot. He stated that the costs associated in building two houses on this property would be cost prohibitive.

Scott Shriner of Design Tec Engineering discussed the preliminary site plan and provided information on existing drainage patterns and what engineering improvements would be incorporated into the site. He stated that the goal was to force almost all of the runoff to Ogden Avenue.

Mr. Shriner went on to answer questions on the detention pond along the east side of the property.

Havier Milan of KLOA spoke on the traffic study that was provided and discussed the number of trips per day at Ogden and Madison and how many vehicles typically stack at the intersection.

He discussed the eyebrow feature that was being proposed and how it would facilitate smoother turning movements into the subdivision.

Mr. McNaughton stated that he had discussed the proposal with the neighbors and would hold additional meetings as the case moved forward.

Chairman Saigh asked if there was support from the neighbors polled so far for both the site plan as presented as well as a less-dense alternative.

Jacklyn Olson of 412 Warren Terrace stated that she has significant drainage problems and does not understand how this proposal would do anything but make her problems worse. She stated that she thinks the homes should be given the land they deserve and not packed in so tightly. She went on to say that she disagreed with the notion that people do not want a 100' wide lot.

Gary Moberly of 420 Warren Terrace stated that considering zoning changes on Ogden Avenue would open a can of worms and that while he could consider an alternative, that four houses on the property was a problem and that it was too dense.

Mr. Moberly went on to discuss typical lot sizes in the area and recent sales in the area making the point that houses on larger lots were in fact, marketable.

Mr. Moberly stated that he felt that the neighbors were excited about new construction, but that four lots did not make any sense. He said that he could support three lots.

Jacklyn Olson stated that there are many times where north bound traffic on Madison backs up to Warren Terrace.

Rosanne McCarty of 409 Warren Terrace had questions on the design of the new homes being proposed at the property, how tall they would be, and where construction traffic would park.

Ted Parsons of 415 Warren Terrace asked why the Village would consider a zoning change at all. He stated that he had concerns over traffic and walkability.

Trustee Elder asked about the allowable height of homes in this area. Robert McGinnis responded that the allowable height was a function of lot size and setback and that two homes on the property could be slightly taller than four homes on the same property.

John Grock of 600 Warren Terrace stated that he was in general support of the plan but is concerned about any increase in water runoff. He stated that something ultimately needs to be done with the property.

Trustee Elder asked about construction parking.

Mr. McNaughton stated that the construction vehicles would be kept on site.

Scott Shriner discussed runoff concerns and the design of the detention pond. He stated that the goal was to try and minimize the amount of runoff to the south and to the east and drain as much as possible to Ogden.

Chairman Saigh asked about the height of the property and the overall heights of the houses.

Mr. McNaughton stated that the code had hard stops on overall height, but that the top of foundations had not been set yet.

Mr. McNaughton stated that there were good questions raised at the meeting and that some of these were questions that will be discussed as the process moves forward.

Chairman Saigh stated that he had a problem with the density and did not support the request at least as presented.

Trustee Elder stated that he could not support the request at least not without supporting a three lot alternative.

Trustee Angelo stated that he felt the developer had a point regarding the lot sizes in the area and that he could probably support a three lot alternative should that be entertained by the Plan Commission.

Trustee Haarlow stated that he appreciated the efforts made by the developer thus far. He stated that although he appreciated the work done on the plan thus far, he could not think of another case in town where an "eyebrow" feature was used anywhere in the Village and did not think it was something that Hinsdale should consider. He stated that he could not support a request to rezone the property but would consider a less dense alternative. He stated that this Board was not interested in changing zoning to make this work.

Trustee Elder made a motion to Recommend that Case A-19-2014, 543 N. Madison Street be Referred to the Plan Commission for Review and Consideration of a Map Amendment. Second by Trustee Angelo. The Committee voted 1-3 to deny the request.

### **Request for Board Action**

**Recommend Approval of an Ordinance Approving Site Plans and Exterior Appearance Plans for the construction of a New Two-Story Office Building with a Surface Lot at 330 Chestnut Street**

Chairman Saigh introduced the item and the vetting that this project received at both the Zoning Board of Appeals and the Plan Commission.

Bernie Bartelli of Culligan Abraham provided some background on the building and site plan being proposed for this site along with changes that were made to date.

Chairman Saigh asked about concerns over parking and lighting.

Mr. Bartelli stated that these concerns were taken into account and addressed during the approval process.

Trustee Haarlow asked about changes made to the south façade.

Mr. Bartelli responded that elements incorporated into this façade were done to specifically address comments received from the neighbors on the south side of the tracks.

Trustee Elder stated that the industrial look actually fit better in this area.

Trustee Elder made a motion to Recommend Approval of an Ordinance Approving Site Plans and Exterior Appearance Plans for the construction of a New Two-Story Office Building with a Surface Lot at 330 Chestnut Street. Second by Trustee Angelo. Motion passed unanimously.

### **Other Business**

Robert McGinnis stated that the Historic Preservation Commission discussed what had happened at 206 N. Washington Street at their meeting of June 10<sup>th</sup> and what safeguards might be put in place in order to try and keep something like this from happening again. They discussed a requirement for a Structural Engineer to provide a bracing and shoring plan when historic homes undergo significant renovation. Staff agreed to look into it and Robert McGinnis stated that staff had come up with an option that would provide the additional oversight all felt was important while keeping the Village out of a direct supervision role.

Mr. McGinnis stated that if the Trustees felt that this had merit, he would bring it back as a discussion item for the July ZPS meeting. The Trustees agreed and said they thought it should.


### **Adjournment**

With no further business to come before the Committee, Chairman Saigh asked for a motion to adjourn. Trustee Elder made the motion. Second by Trustee Angelo. Meeting adjourned at 10:22PM.

Respectfully Submitted,

Robert McGinnis, MCP  
Director of Community Development/Building Commissioner

# Memorandum

**To:** Chairman Saigh and Members of the Zoning and Public Safety Committee  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
Robert McGinnis, Director of Community Development/Building Commissioner  
**Date:** July 28, 2014  
**Re:** Request for Board Action  
907 N. Elm Street – Med Properties – Exterior Appearance and Site Plan Review  
Approval for Exterior Modifications and Façade Improvements.

## BACKGROUND

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### Application

The Village of Hinsdale has received an application from Med Properties of Northbrook Illinois on behalf of Salt Creek Campus LLC., requesting approval of exterior appearance and site plans to allow for site and façade improvements to the existing office building at 907 N. Elm Street. The site is improved with a multi-story commercial building in the O-3, General Office District that will be home to varying medical office uses. The owner Med Properties, are also owners of 10, 11 and 12 Salt Creek, as well as 901 N. Elm Street.

In addition, Med Properties is concurrently requesting a Planned Development for the Salt Creek Medical Campus, as well as Exterior Appearance and Site Plan Review approvals for the property located at 10 Salt Creek Lane.

### Process

The applicant Med Properties is proposing exterior improvements and façade changes at 907 N. Elm, within the Salt Creek Medical Campus which medical offices are a permitted use in the O-3 District. 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 the code was enacted unless careful consideration is given to critical design elements. As such, site plan review is required in this case due to the following provisions:

1. Section 11-604 C2
2. Section 11-606

Due to the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Village Board has 90 days from receiving the

recommendation of the Plan Commission to act on its recommendation. Failure by the Board to act within 90 days is considered a denial of the Plan Commission's recommendation. Section 11-604F of the Zoning Code details the standards for site plan approval. The applicant provides its response to the Site Plan Review criteria on pages 3 and 4 of its application. The applicant filed its submission on June 6, 2014.

### **Description of property and existing use**

The property is currently zoned O-3 which is a general office district intended to accommodate the needs of business and professional offices and related business uses requiring a somewhat wider range of office space with a somewhat higher intensity of pedestrian and vehicular traffic movements. Bulk and height regulations are consistent with a moderate amount of development. The O-3 district shall be mapped only on property lying north of Ogden Avenue and east of York Road.

Section 6-103E16 provides that offices and clinics of doctors of medicine, dentists are a permitted use in the O-3 district.

The 907 N. Elm location is bordered in all directions to properties zoned O-3 Professional Office.

The applicant has been before the Plan Commission and the Village Board for two of the five properties. The property at 12 Salt Creek received approval in July 2013 for exterior modifications and site plan improvements and most recently, the property located at 901 N. Elm received the same approvals in April of 2014.

The attached Hinsdale Zoning map highlights the specific subject property.

### **Request**

The applicant is requesting site plan/exterior appearance approval for exterior improvements and façade changes to the existing structure at 907 N. Elm. The changes being proposed are similar in scope to those that were considered by the Commission for the buildings at 12 Salt Creek and 901 N. Elm in the recent past, however due to varying architectural elements on each structure, they are only comparable when considering the degree of work being proposed and not necessarily the specific changes to architectural elements. While the building is existing, and several of the non-conforming conditions are not impacted by this request, the Commission should consider the architectural elements and changes being proposed to the elevations, as well as the new landscaping plan and any reconfiguration of the parking lot due to landscaping improvements.

Based on the illustrations provided, the substantial changes being proposed to the site consist of a new metal and glass canopy over the entrance, as well as new glass entrance doors and new landscaping throughout the site. Besides the general landscaping improvements, the applicant has indicated that the site contains 73 trees, of which they plan to remove 32 and install 20, for a net loss of 12 trees. The applicant had originally intended to reconfigure the parking lot as an element of this request however the proposed reconfiguration of the lot would result in a loss of parking spaces bringing them under the

number of spaces (102 in lieu of 105) required by the code. As such, they have submitted a revised site plan to maintain the code compliant number of spaces and will revisit this as part of their Planned Development request in September. The revised site plan and a cover memo with a detailed explanation of the revisions have been attached for your reference.

### **Property History**

A review of the zoning maps finds that the property has been zoned O-3 since at least 1989.

|                      | <u><b>Existing Requirement</b></u> | <u><b>Existing Development</b></u> |
|----------------------|------------------------------------|------------------------------------|
| Lot Area             | 20,000 s.f.                        | 97,600 s.f.                        |
| Lot Width            | 80'                                | 240'                               |
| Front Yard           | 25'                                | 45'                                |
| Int. Side Yard       | 10'                                | 49'                                |
| Corner Side Yard     | 25'                                | 52'                                |
| Height               | 60'                                | 42'                                |
| Number of Stories    | 5                                  | 3                                  |
| Total Bldg. Coverage | N/A                                | 10.9%                              |
| Total Lot Coverage   | 50%                                | 55%**                              |

\*\*Reflects Total Lot Coverage as it relates to 907 N. Elm independently.

### **Plan Commission Action**

At the July 9, 2014 Plan Commission meeting the Commission reviewed the application submitted for 907 N. Elm Street regarding exterior modifications and façade improvements. While certain Commissioners expressed concern regarding the number of trees being removed, others felt that the removal of most of the trees was appropriate given their condition and location, as well as the amount of newly proposed landscaping. Following a motion to approve the exterior appearance, the Plan Commission, on a 5-0 vote, recommended approval of the request for exterior appearance review. Following a motion to approve the site plan, the Plan Commission, on a 3-2 vote, recommended denial of the request for site plan approval. While the site plan request received a 3-2 vote in favor, Section 11-103D establishes that "the concurring vote of a majority of the plan commission, consisting of at least four (4) members, shall be necessary on any motion to recommend approval of any matter or application. Any lesser vote on any such motion, even if a majority of those voting, shall be considered a final decision to recommend denial of such matter or application.

**Motion**

Should the Committee and Board feel the request is appropriate, the following motion would be recommended:

**MOTION: Move that the request be forwarded to the Board of Trustees, to approve an "Ordinance Approving Site Plans and Exterior Appearance Plans for the Exterior Modifications and Façade Improvements at 907 N. Elm Street"**

**Attach:**

Draft Ordinance

Draft Findings and Recommendations

## Sean Gascoigne

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**From:** John Finnell  
**Sent:** Monday, July 21, 2014 9:16 AM  
**To:** Sean Gascoigne  
**Cc:** michael@trippiedesign.com  
**Subject:** RE: Tree Review - 911 N Elm St.

Sean,

I emailed you at Michael's request. We did not inspect every tree so I can not say they all fall under a certain category. I would say that the proposed removals are not arbitrary and thought has gone into the removal and replacement plans.

John R. Finnell  
Village Forester  
Village of Hinsdale  
ISA Certified Arborist IL-1111A

O: 630 789 7043  
F: 630 789 7046  
E: [jfinnell@villageofhinsdale.org](mailto:jfinnell@villageofhinsdale.org)

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**From:** Sean Gascoigne  
**Sent:** Monday, July 21, 2014 8:58 AM  
**To:** John Finnell  
**Cc:** [michael@trippiedesign.com](mailto:michael@trippiedesign.com)  
**Subject:** RE: Tree Review - 911 N Elm St.

John,  
Your explanation isn't quite clear to me. Are you indicating that, as a result of the site visit and your review of the landscape plan, that all of the trees that are proposed to be removed fall under one of these three categories and therefore you agree with their removal and the recommended replacements? If you could clarify the intent of these three categories/subjects, I would appreciate it. Thanks John!

Sean

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Sean Gascoigne  
Village Planner  
Village of Hinsdale  
19 E. Chicago Ave.  
Hinsdale, IL 60521  
[sgascoigne@villageofhinsdale.org](mailto:sgascoigne@villageofhinsdale.org)  
P: 630-789-7035

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**From:** John Finnell  
**Sent:** Monday, July 21, 2014 8:53 AM  
**To:** Sean Gascoigne



**Cc:** [michael@trippiedesign.com](mailto:michael@trippiedesign.com)

**Subject:** Tree Review - 911 N Elm St.

Sean,

I met with Michael Trippiedi this morning to survey the trees at 911 N Elm St. Michael's goal was to review the reasoning for the proposed tree removals on the property. He asked me to make contact with in order to provide a general review of the plan of our inspection. After reviewing the tree removal plan and tree replacement plan and walking the property; my general conclusions for the tree removals are:

1. Insect Damage – for example ash trees infested with Emerald Ash Borer.
2. Structural/Health decline – for example age or drought related decline in young and older trees.
3. Good Forestry Practices – for example removing trees planted too close to the building or removing trees to provide additional growing space for the trees scheduled to be preserved.

Please let me know if you have any questions.

John

John R. Finnell  
Village Forester  
Village of Hinsdale  
ISA Certified Arborist IL-1111A

O: 630 789 7043

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DRAFT

VILLAGE OF HINSDALE

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

**AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE  
PLANS FOR EXTERIOR MODIFICATIONS AND FAÇADE IMPROVEMENTS TO A  
COMMERCIAL BUILDING AT 907 ELM STREET**

**WHEREAS**, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review relative to façade and site improvements at an existing office building located at 907 Elm Street, Hinsdale, Illinois (the "Subject Property"), from applicant Med Properties, on behalf of Salt Creek Campus LLC (the "Applicant"); and

**WHEREAS**, the Subject Property is located in the Village's O-3 General Office Zoning District and is currently improved with a multi-story commercial building. The Applicant proposes to improve the building façade with a new metal and glass canopy over the entrance, new glass entrance doors, and new landscaping throughout the site. The landscaping changes include the removal of thirty two (32) of the existing seventy three (73) trees on site, and the planting of twenty (20) new trees in their place (collectively, the façade and site changes shall be referred to as the "Proposed Improvements"). The Proposed Improvements are depicted in the site plan and exterior appearance plans attached hereto as **Exhibit A** and made a part hereof; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on July 9, 2014. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of five (5) in favor, zero (0) against, and two (2) absent, approval by the Board of Trustees of the Exterior Appearance Plan relative to the Proposed Improvements. The Plan Commission also recommended denial of the Site Plan. While the vote on recommending approval of the Site Plan was three (3) in favor, two (2) against, and two (2) absent, a minimum of four (4) members must cast concurring votes for there to be a positive recommendation. Anything less than four (4) concurring votes is a recommendation for denial. The recommendations 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 B** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees, having considered the Findings and Recommendation of the Plan Commission, find that the Application satisfies the standards established in both 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.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the site plan and exterior appearance plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit A** (the "Approved Plans"), relative to the Proposed Improvements, 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 A**.
- 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

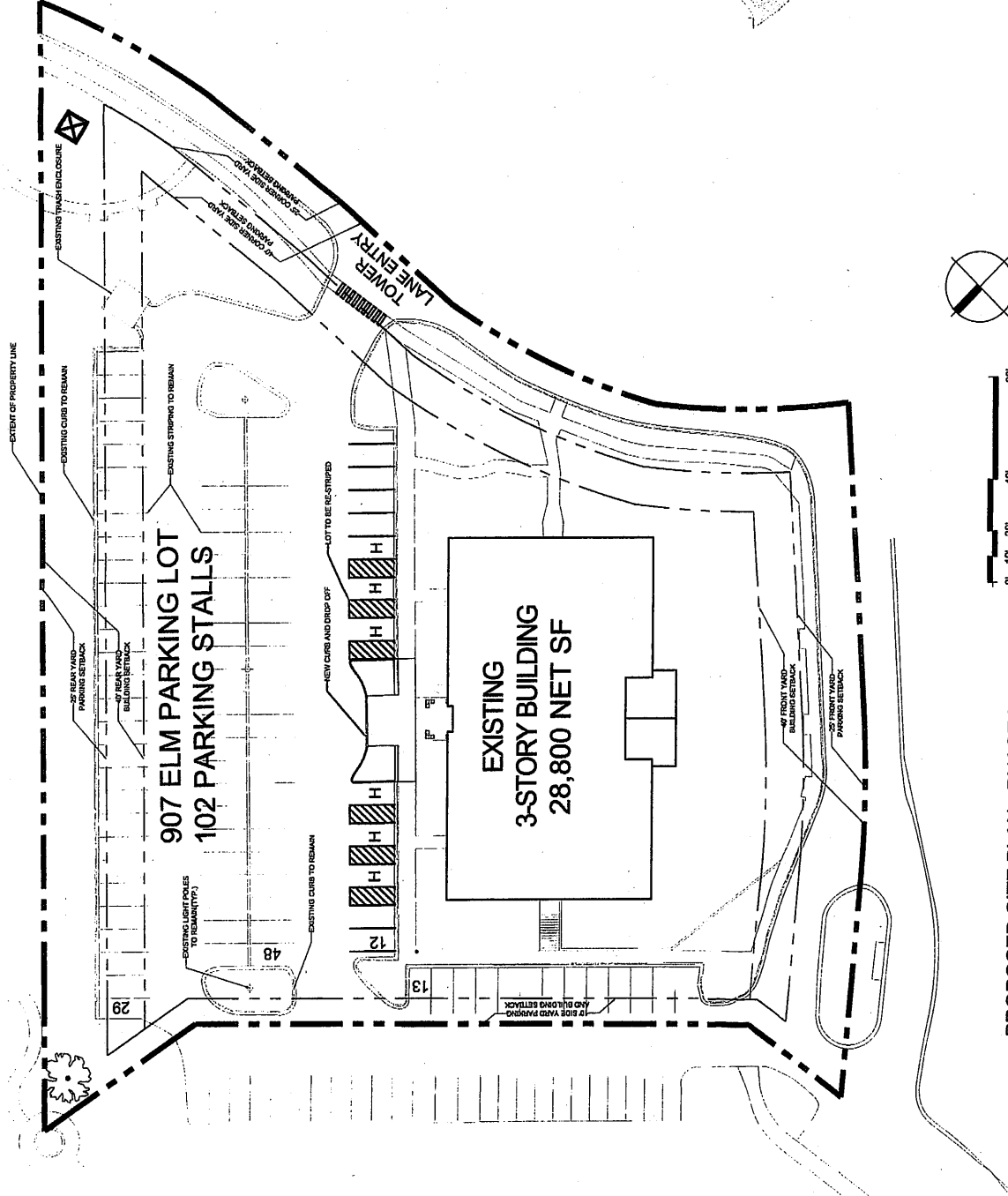
**EXHIBIT A**

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

# **SITE DATA**

907 Elm 32,000 GSF  
28,800 NSF

Required Parking Count:  
1 Stall/275 NSF  
28,800/275 = 105 Parking Stalls  
102 Parking Stalls - Phase I  
108 Parking Stalls - Phase II  
(Phase II Work to be completed with 10 Salt Creek construction)

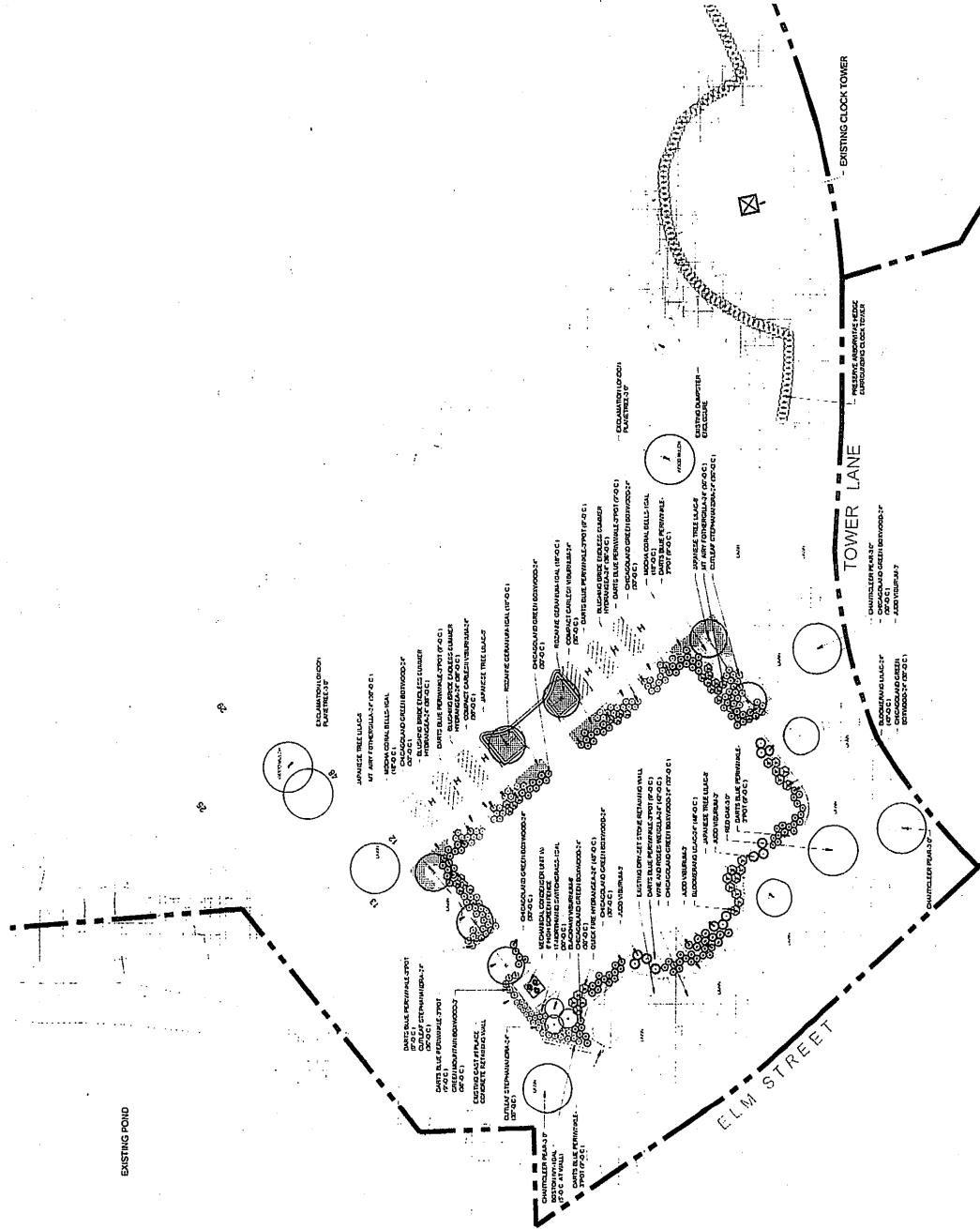


**PROPOSED SITE PLAN - PHASE I**

ECKERHOFF SAUNDERS ARCHITECTS

**MP**  
MedProperties

**Salt Creek Medical Campus**  
907 Elm St. M.O.B. Renovation  
March 1997 Date 2/1/98

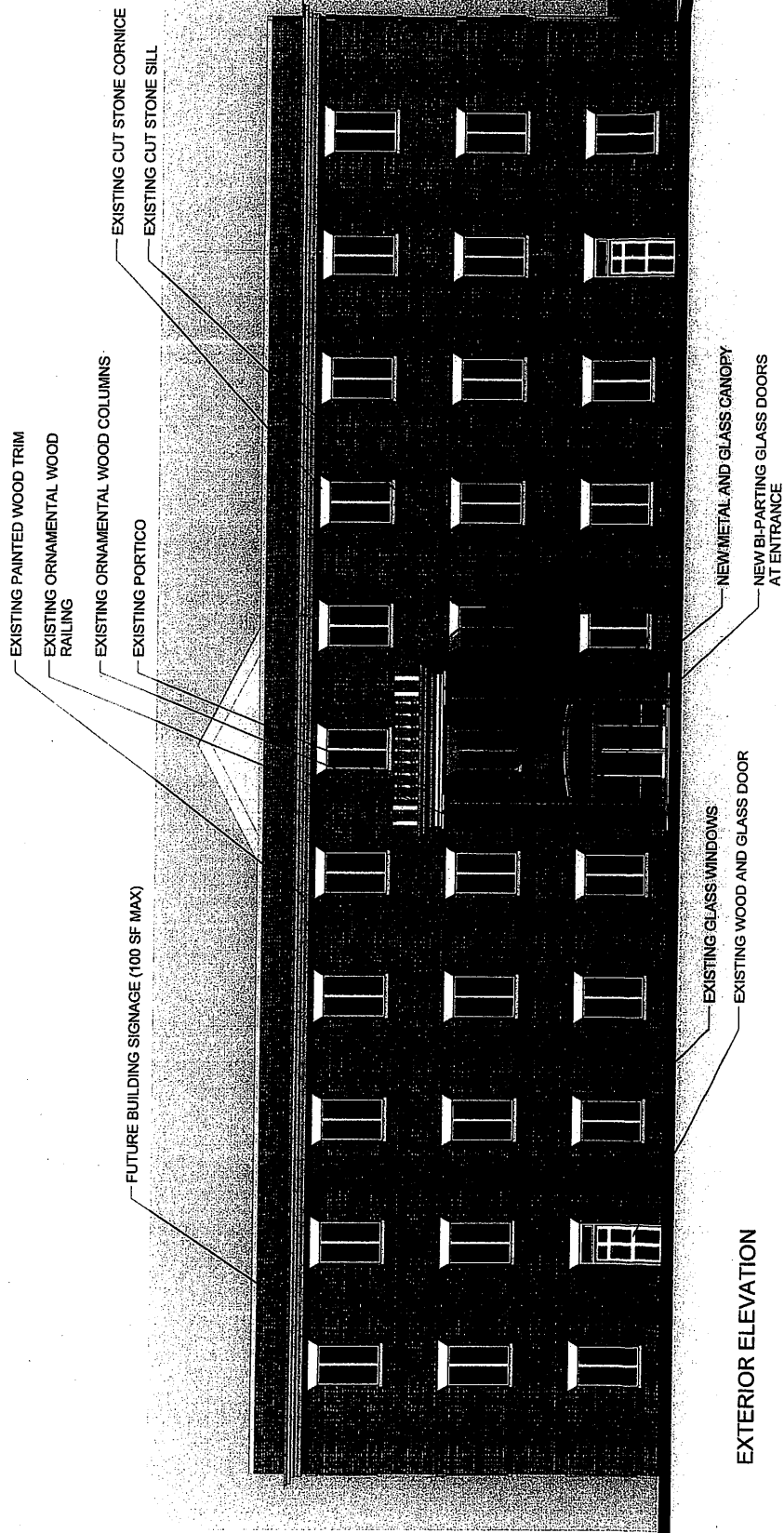


**LEGEND**

- EXISTING TREE (USE PREVIOUS MAP FOR TREE IDENTIFICATION)
- PROPOSED PLANT TREE
- PROPOSED PERENNIALS TREES
- PROPOSED PERENNIALS PLANTS
- PROPOSED PERENNIALS SHRUBS
- PROPOSED PERENNIALS FLOWERS
- PROPOSED PERENNIALS



# LANDSCAPE RENOVATION PLAN



EXTERIOR ELEVATION



**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

**HINSDALE PLAN COMMISSION**

**RE: 907 N. Elm Street – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: June 9, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: June 28, 2014**

**FINDINGS AND RECOMMENDATION ON REMAND FROM THE BOARD OF TRUSTEES**

**I. FINDINGS**

1. Med Properties (the "Applicant") submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 907 N. Elm Street (the "Subject Property").
2. The Subject Property is located in the O-3 General Office District and is improved with a multiple-story office building that will be home to general medical offices.
3. At the June 9<sup>th</sup> Plan Commission meeting, the Plan Commission reviewed the applicant's site plan and exterior appearance plans relative to redevelopment of the site, which included:
  - A new metal and glass canopy over the entrance
  - New glass entrance doors
  - New landscaping throughout the site
4. Certain Commissioners expressed concern with the number of trees being removed and an interest in seeing additional trees on the site to offset those being removed. Other Commissioners felt that the remaining and proposed plantings were sufficient given the layout of the site, the existing landscaping and the reason a majority of the trees were being removed which was largely due to insect damage, declining structure or health, as well as their proximity to the building and overgrowth as expressed by the applicant.
5. The Commission agreed that the proposed façade changes were appropriate and consistent with the other improvements being made on the applicant's other buildings.
6. The Plan Commission generally finds that based on the Application and the evidence presented at the public meetings, and based on the Applicant's plan revisions and efforts to address concerns raised, the Applicant has partially 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. While the Commission was unanimously in support of the façade changes, they were not entirely supportive of the site plan, as reflected in the vote, due to the large number of trees being removed. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the June 9, 2014, Plan Commission meeting, prepared by Eckenhoff Saunders Architects and Trippiedi Design.

**II. RECOMMENDATIONS**

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," zero (0) "Nayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plans for 907 N. Elm Street .

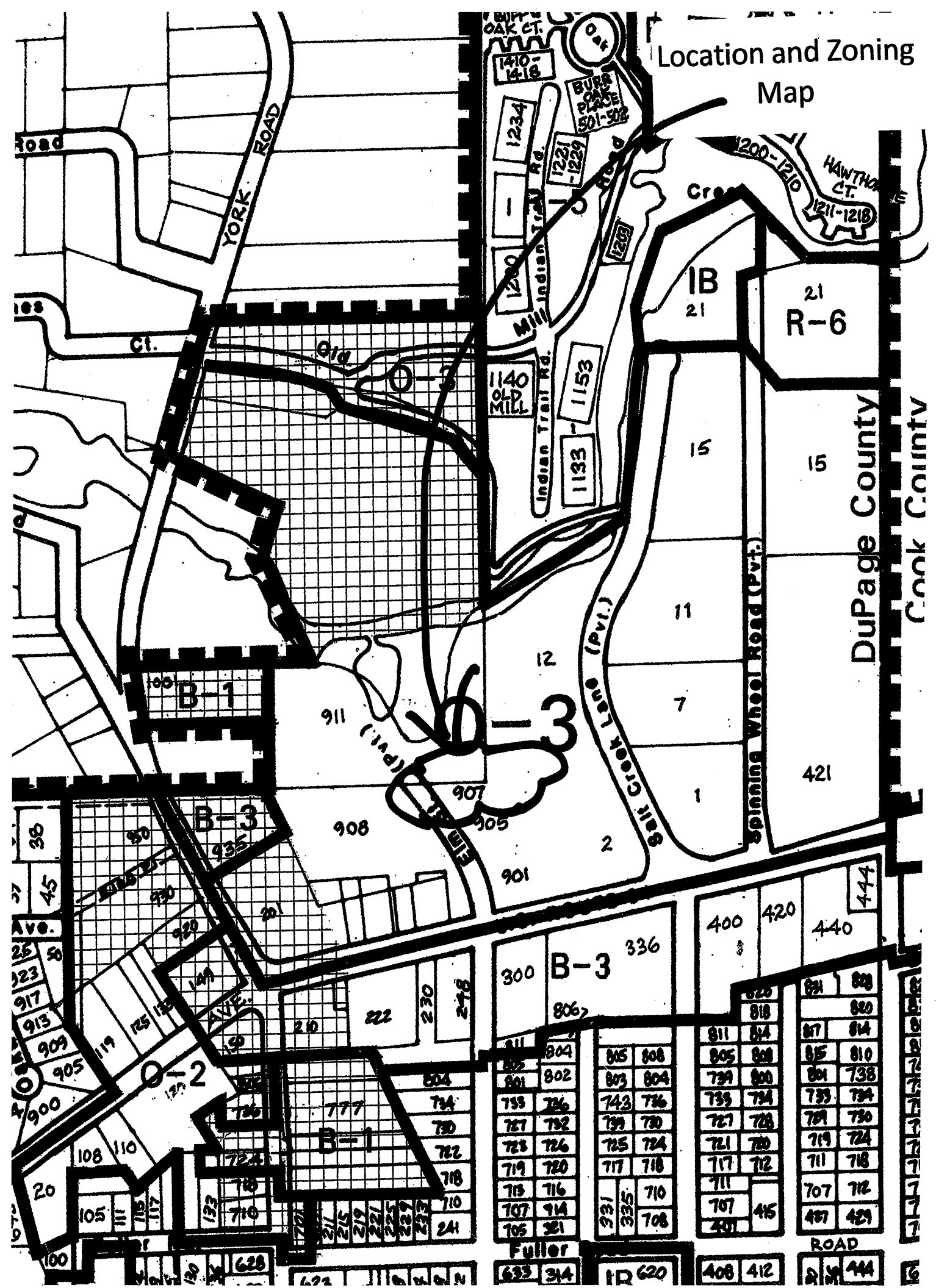
Following a motion to recommend approval of the proposed site plan, the Village of Hinsdale Plan Commission, on a vote of three (3) "Ayes," two (2) "Nay," and two (2) "Absent," recommends on remand that the President and Board of Trustees deny the site plan plans for 907 N. Elm Street. While the request received a 3-2 vote in favor, Section 11-103D establishes that "the concurring vote of a majority of the plan commission, consisting of at least four (4) members, shall be necessary on any motion to recommend approval of any matter or application. Any lesser vote on any such motion, even if a majority of those voting, shall be considered a final decision to recommend denial of such matter or application.

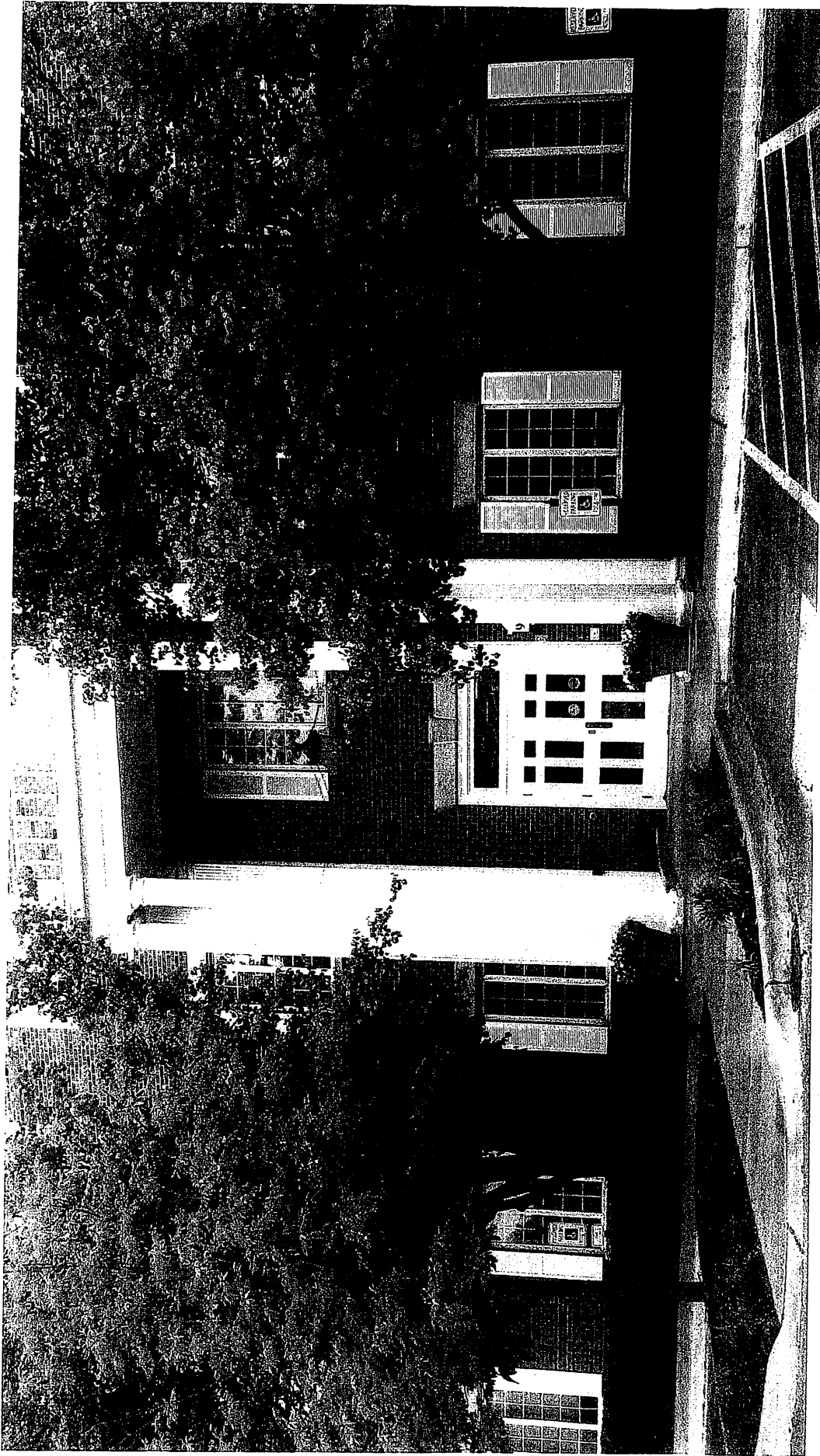
THE HINSDALE PLAN COMMISSION

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

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

## Location and Zoning Map





EXISTING PHOTO

ECKENHOFF SAUNDERS ARCHITECTS



MedProperties

Salt Creek Medical Campus  
907 Elm St. M.O.B. Renovation  
Project No. 1003 Date: 2/24/04



NEW RENDERING



ECKENHOFF SAUNDERS ARCHITECTS



MedProperties

Salt Creek Medical Campus  
907 Elm St. M.O.B. Renovation  
Prepared for: M.O.B. Date: 2/14/08



July 1, 2014

Ms. Sean Gascoigne  
Village Planner  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, IL 60521  
(630) 789-7035  
sgascoigne@villageofhinsdale.org

**RE: 907 NORTH ELM EXTERIOR APPEARANCE REVIEW AND SITE PLAN REVIEW**

Sean-

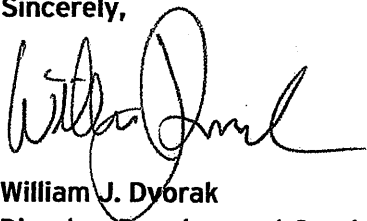
On behalf of MedProperties and Salt Creek Medical Campus, Eckenhoff Saunders Architects ("ESA") submitted an Exterior Appearance Review and Site Plan Review Application for 907 Elm Street in Hinsdale on June 6, 2014. This building is one of five that comprise the Salt Creek Medical Campus.

The submittal included proposed changes to the building exterior including a new canopy at the entrance, new entry doors, a reconfigured drop-off zone and landscaping upgrades. As a result of these changes, the quantity of parking spaces at the property was proposed to be reduced from a total of 107 spaces to 102. However, this reduction is only temporary, or Phase 1 of a larger redevelopment of the Salt Creek Medical Campus. Phase 2 is a full Planned Development encompassing all 5 buildings that are owned by MedProperties. Once all of the work is completed as part of the Planned Development, the 907 Elm project will actually have a total of 108 parking spaces, more than Code requires. The Planned Development documents were submitted to the Village of Hinsdale on the same date, and will be introduced at the July meeting. However, the Planned Development will not be open for public discussion until the September meeting.

Recognizing that the 907 Elm application is currently separate from the Planned Development, and that the interim site plan generates a parking quantity which is lower than the Code required minimum, we have opted to adjust the site plan to retain the minimum parking required by Code. The revisions depicted in the Planned Development will still generate a parking quantity in excess of Code, we simply will not have a deficiency in the interim.

Please contact us if you should require any more information or clarification on the changes to the submission.

Sincerely,



**William J. Dyorak**  
Director, Development Services  
MedProperties Group, LLC

cc: **Steve Saunders, Eckenhoff Saunders Architects**  
**Kent Rehmer, Eckenhoff Saunders Architects**  
**John George, Schuyler, Roche & Crisham**  
**Chris Leach, Schuyler, Roche & Crisham**  
**Mike Trippiedi, Trippiedi Design**  
**Matt Campbell, MedProperties Group**  
**Anthony Davidson, MedProperties Group**

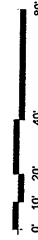
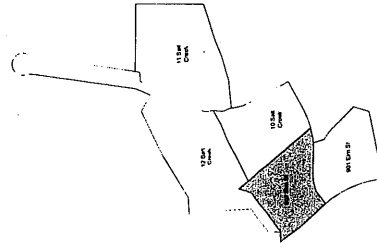


907 Elm 32,000 GSF  
28,800 NSF

Required Parking Count:  
1 Stall / 275 NSF  
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113 Parking Stalls - Phase I  
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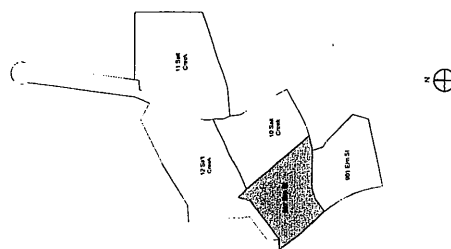
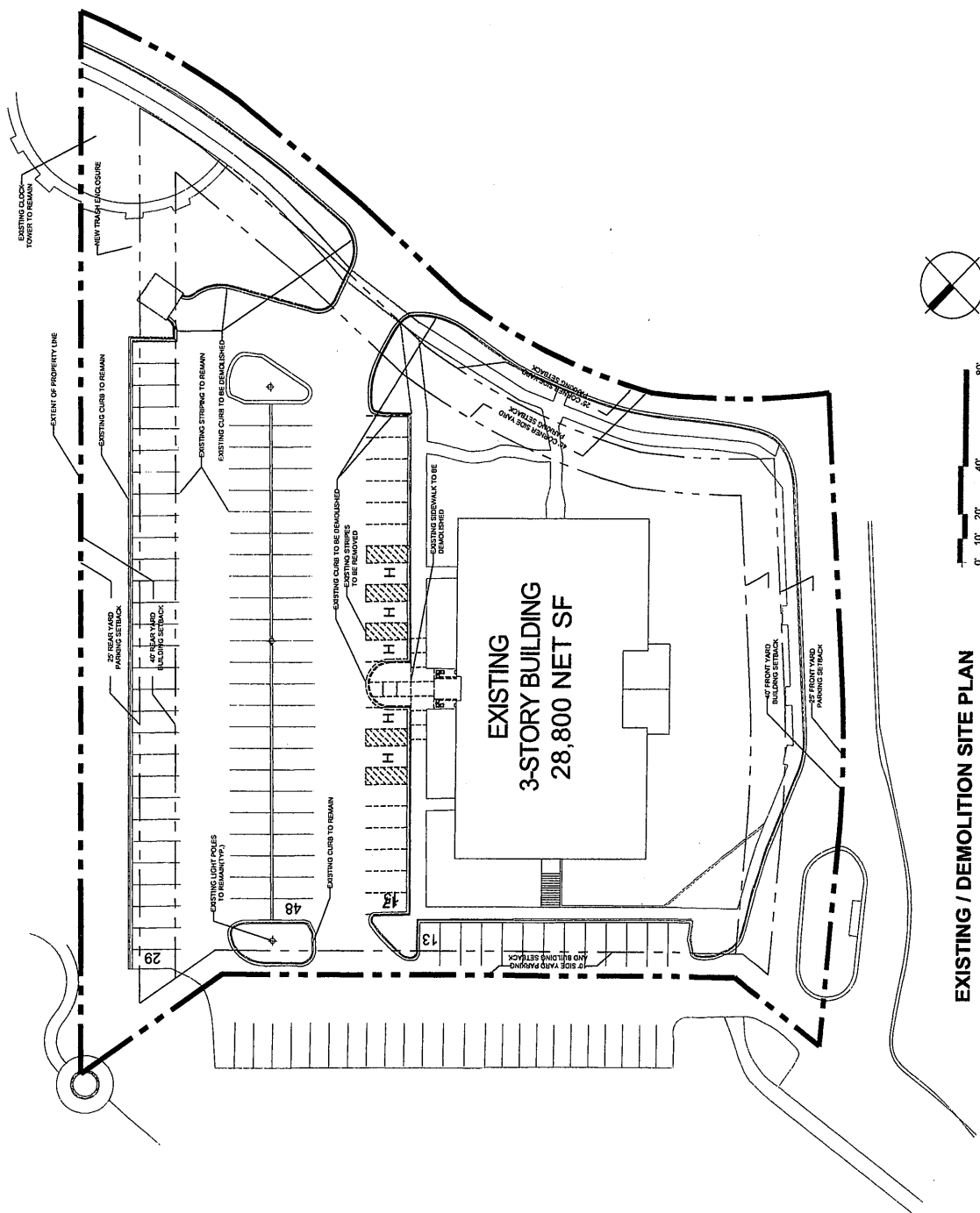
(Phase II Work to be completed with  
10 Salt Creek construction

Existing Parking Count: 107 Stalls



907 Elm  
32,000 GSF  
28,800 NSF

Required Parking Count:  
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Existing Parking Count: 107 Stalls

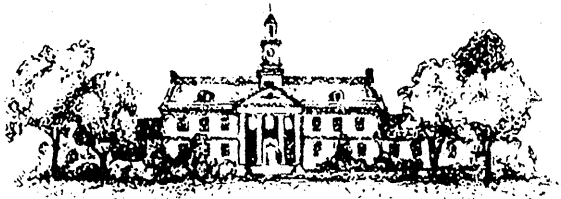


## EXISTING / DEMOLITION SITE PLAN

**ES** ESTABLISHED 1961  
ECKENHOFF SAUNDERS ARCHITECTS  
2701 Edmund Street, Suite 100, Pittsburgh, PA 15213  
Tel: 412.391.1000 Fax: 412.391.1001  
www.esa.net

MedProperties

**Salt Creek Medical Campus**  
907 Elm St. M.O.B. Renovation  
P-6003 Mac 1/22/75 Date: 2014 07/21



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Med Properties - Bill Dvorak  
Address: 40 Skokie Blvd., Suite 410  
City/Zip: Northbrook, IL 60062  
Phone/Fax: (847) 897-7310 / 897-7333  
E-Mail: bdvorak@medpropertiesgroup.com

**Owner**

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

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

Name: Eckenhoff Saunders Architects-Steve Saunders  
Title: Architect  
Address: 700 S. Clinton Suite 200  
City/Zip: Chicago, IL 60607  
Phone/Fax: (312) 786-1204 / 786-1838  
E-Mail: ssaunders@esa-inc.com

Name: Schuyler, Roche & Crisham, P.C. - John J. George  
Title: Attorney  
Address: 180 N. Stetson Avenue, Suite 3700  
City/Zip: Chicago, IL 60601  
Phone/Fax: (312) 565-8439 / (312) 565-8300  
E-Mail: jgeorge@srcattorneys.com

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

- 1) Not Applicable
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 907 Elm Street

Property identification number (P.I.N. or tax number): 06 - 36 - 405 - 019  
09 - 01 - 207 - 009

Brief description of proposed project: Renovation of the existing entrance by adding a canopy, and reconfiguring the drop off area and landscaping.

General description or characteristics of the site: The site is in the Salt Creek Medical Campus and includes the center line of Elm Street to the west and Tower Lane to the south and is adjacent to a pond to the north. Existing landscaping is over grown.

Existing zoning and land use: 0-3 / Prof. Office

Surrounding zoning and existing land uses:

North: 0-3 / Prof. Office

South: 0-3 / Prof. Office

East: 0-3 / Prof. Office

West: 0-3 / vacant

Proposed zoning and land use: 0-3 / Prof. Office

**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: ff

☐ 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: 907 Elm Street

The following table is based on the 0-3 Zoning District.

|                                    | Minimum Code Requirements         | Proposed/Existing Development    |
|------------------------------------|-----------------------------------|----------------------------------|
| Minimum Lot Area (s.f.)            | 20,000 SF                         | 97,600 SF                        |
| Minimum Lot Depth                  | 125'                              | 324.5'                           |
| Minimum Lot Width                  | 80'                               | 240'                             |
| Building Height                    | 60'                               | 42'                              |
| Number of Stories                  | 5                                 | 3                                |
| Front Yard Setback                 | 25'                               | 45'                              |
| Corner Side Yard Setback           | 25'                               | 52'                              |
| Interior Side Yard Setback         | 10'                               | 49'                              |
| Rear Yard Setback                  | 20'                               | 76.5'                            |
| Maximum Floor Area Ratio (F.A.R.)* | .35                               | 32,000 SF / 97,600 SF = .33      |
| Maximum Total Building Coverage*   | N/A                               | 10,670 SF / 97,600 SF = 10.9%    |
| Maximum Total Lot Coverage*        | 50%                               | 54,514SF/97,600SF(Existing) =55% |
| Parking Requirements               | 1/275 NSF<br><br>28,800 / 275-105 | 102 Proposed Stalls              |
| Parking front yard setback         | 25'                               | 37'                              |
| Parking corner side yard setback   | 25'                               | 28'                              |
| Parking interior side yard setback | 10'                               | None                             |
| Parking rear yard setback          | 20'                               | 20'                              |
| Loading Requirements               | 1                                 | 0 - Existing Non Conforming      |
| 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: Loading Zone - None Existing Modifications do not warrant adding loading zone.

Rear Yard Parking Setback - Existing parking lot is on both sides of property line. Non conforming lot coverage is existing.

Parking Count is 3 stalls shy of the requirements. When work at 10 Salt Creek is complete. These stalls will be restored. Additional there are 25 stalls in this same lot but on 12 Salt Creek Property.

## 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 6th day of June, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

William Dvorak

Name of applicant or authorized agent

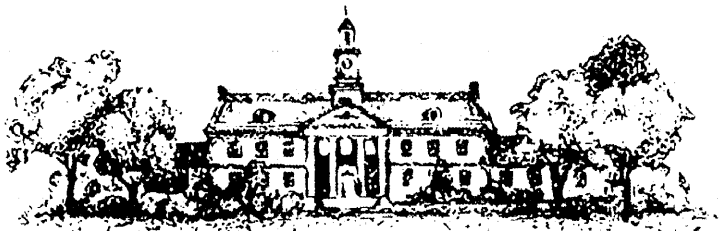
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 6th day of  
June, 2014.

Notary Public

OFFICIAL SEAL  
KARIN J WALTER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/21/14



## VILLAGE OF HINSDALE

FOUNDED IN 1873

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

Address of proposed request: 907 Elm Street, Hinsdale, Illinois

#### REVIEW CRITERIA

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

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

#### **FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

Existing open spaces will be preserved. No new construction in these areas.

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

Existing construction will be preserved. The new canopy will be made of aluminum framing (white) and glass.

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

The new entry canopy will bring a modern update to the building while preserving the existing character that predominates the business park.

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

The parking lot will be modified to include a wider landscaped area in front of the entrance with a drop-off lane - to improve vehicular safety. Over grown landscaping will be removed and replaced with appropriately scaled new landscaping.

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

The existing building height will not be modified.

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

The existing street front facade will not be modified.

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

The existing fenestration is unchanged.

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

The existing solids and voids will remain unchanged.

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

The existing relationship of buildings and structures to open space will remain unchanged.

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

The existing porches and projections are unchanged except for the addition of a canopy within the porte cochere.

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

Existing materials are unchanged. New aluminum (painted white) and glass canopy within the porte cochere will modernize the entry.



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

The existing roof is unchanged.

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

The existing exterior walls are unchanged.

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

The size and mass of the existing building are unchanged.

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

Horizontal and vertical character are unchanged.

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

See above comments.

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

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

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

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

Parking is 3 stalls shy of requirements but will be restored with 10 Salt Creek improvements.

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

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

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

No modifications to existing topography is being proposed.

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

The new design does not adversely impact surrounding properties.

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

There are no modifications to the use of the building which could cause traffic congestion . Drop-off lane at entrance improves vehicular circulation within the site.

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

New landscaping will provide adequate screening for nearby buildings which are all of similar use.

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

Existing landscaping is overgrown and consumes the appearance of the building. New landscaping will compliment the building.

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

No special use is being requested.

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

Existing topography and site drainage are unchanged.

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

Existing utilities remain unchanged.

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

No modifications to public uses is proposed.

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

Revisions to the site will not adversely affect public health, safety or welfare.

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

**Application for Certificate of Zoning Compliance**

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

**Applicant's name:** MedProperties

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

**Property address:** 907 Elm Street

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

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

**Square footage of property:** 97,600 GSF

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

**Lot dimensions:** 240 x 324.5'

**Current use of property:** Professional Office

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

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

**Brief description of request and proposal:**

Renovation of building entrance, drop off area and landscaping

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

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

**Yards:**

|                         |              |                  |
|-------------------------|--------------|------------------|
| <b>front:</b>           | <u>37'</u>   | <u>25'</u>       |
| <b>interior side(s)</b> | <u>0 / 0</u> | <u>10' / 10'</u> |

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

|             |     |     |
|-------------|-----|-----|
| corner side | 28' | 25' |
| rear        | 0   | 25' |

**Setbacks (businesses and offices):**

|                    |       |           |
|--------------------|-------|-----------|
| front:             | 45'   | 40'       |
| interior side(s)   | 49' / | 10' / 10' |
| corner side        | 52'   | 40'       |
| rear               | 76.5' | 40'       |
| others:            | N/A   | N/A       |
| Ogden Ave. Center: | N/A   | N/A       |
| York Rd. Center:   | N/A   | N/A       |
| Forest Preserve:   | N/A   | 100'      |

**Building heights:**

|                        |     |     |
|------------------------|-----|-----|
| principal building(s): | 42' | 60' |
| accessory building(s): | N/A | N/A |

**Maximum Elevations:**

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

|                        |     |     |
|------------------------|-----|-----|
| Dwelling unit size(s): | N/A | N/A |
|------------------------|-----|-----|

|                          |       |     |
|--------------------------|-------|-----|
| Total building coverage: | 10.9% | N/A |
|--------------------------|-------|-----|

|                     |                |     |
|---------------------|----------------|-----|
| Total lot coverage: | 55% (existing) | 50% |
|---------------------|----------------|-----|

|                   |     |     |
|-------------------|-----|-----|
| Floor area ratio: | .33 | .35 |
|-------------------|-----|-----|

Accessory building(s): \_\_\_\_\_

Spacing between buildings:[depict on attached plans]

|                        |     |       |       |
|------------------------|-----|-------|-------|
| principal building(s): | N/A | _____ | _____ |
| accessory building(s): | N/A | _____ | _____ |

Number of off-street parking spaces required: 105

Number of loading spaces required: 1

**Statement of applicant:**

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

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

Applicant's signature

William Dvorak

Applicant's printed name

Dated: June 6, 2014.

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 4 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST TO THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

ZONING CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, 11 Salt Creek Campus LLC, the property owner of the property commonly known as 11 Salt Creek Lane, Hinsdale, Illinois, hereby confirms that the Zoning Applicant, MedProperties, is authorized by the undersigned to file a Planned Development Application for 11 Salt Creek Lane, Hinsdale, Illinois.

Dated this 4<sup>TH</sup> day of June, 2014.

PROPERTY OWNER:

11 SALT CREEK CAMPUS LLC

Paul Kopicki

By: PAUL KOPICKI

Title: AUTHORIZED SIGNATORY

ZONING CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, Salt Creek Campus LLC, the property owner of the property commonly known as 901 N. Elm Street, 907 N. Elm Street, 10 Salt Creek Lane and 12 Salt Creek Lane, Hinsdale, Illinois, hereby confirms that the Zoning Applicant, MedProperties, is authorized by the undersigned to file an Exterior Appearance / Site Plan Review Application for 907 N. Elm Street and 10 Salt Creek Lane, Hinsdale, Illinois, and a Planned Development Application for 901 N. Elm Street, 907 N. Elm Street, 10 Salt Creek Lane and 12 Salt Creek Lane, Hinsdale, Illinois.

Dated this 4<sup>TH</sup> day of June, 2014.

PROPERTY OWNER:

SALT CREEK CAMPUS LLC

Paul Kopelki

By: PAUL KOPELKI

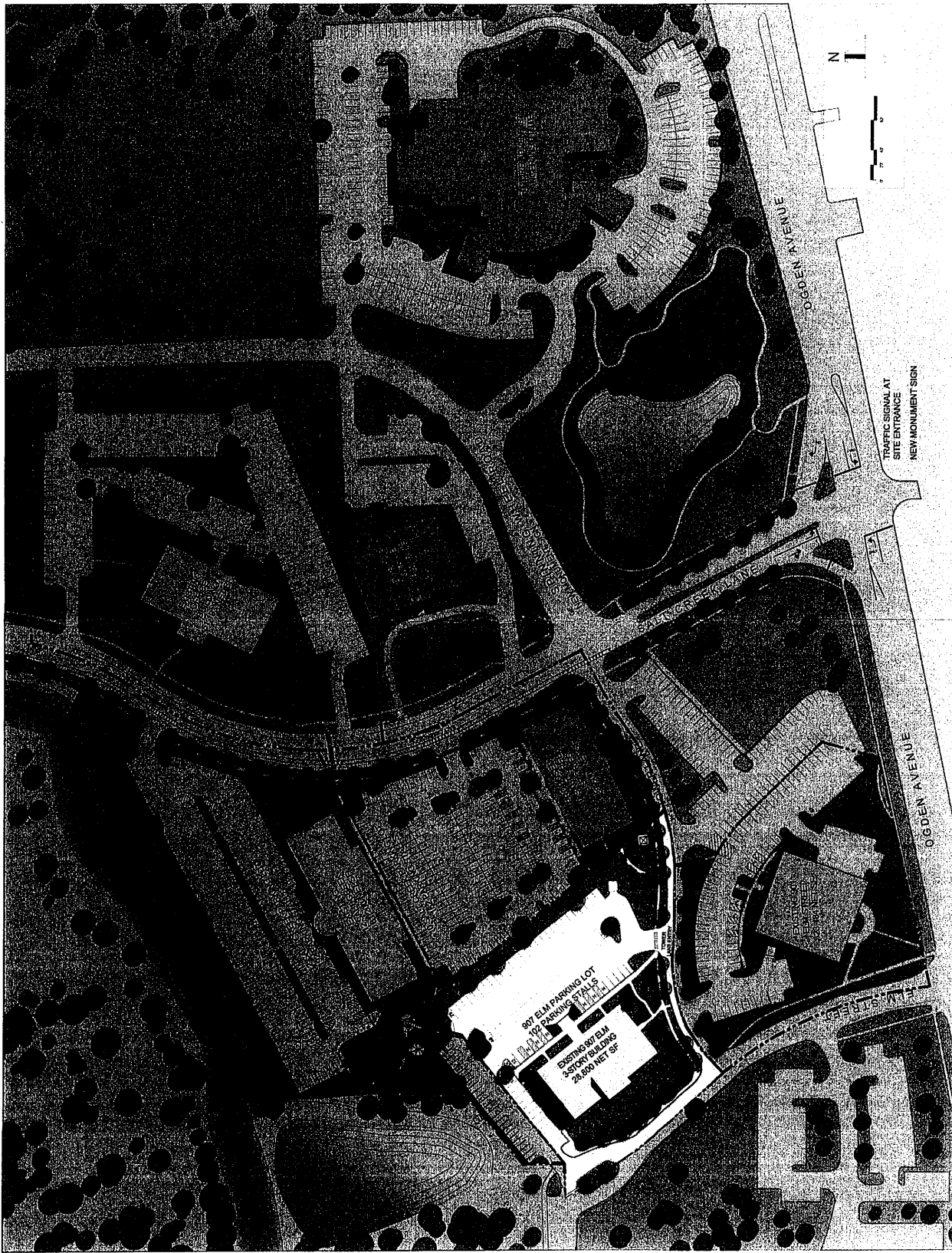
Title: MANAGER



EXHIBIT "A"

LEGAL DESCRIPTION

LOT 4 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.



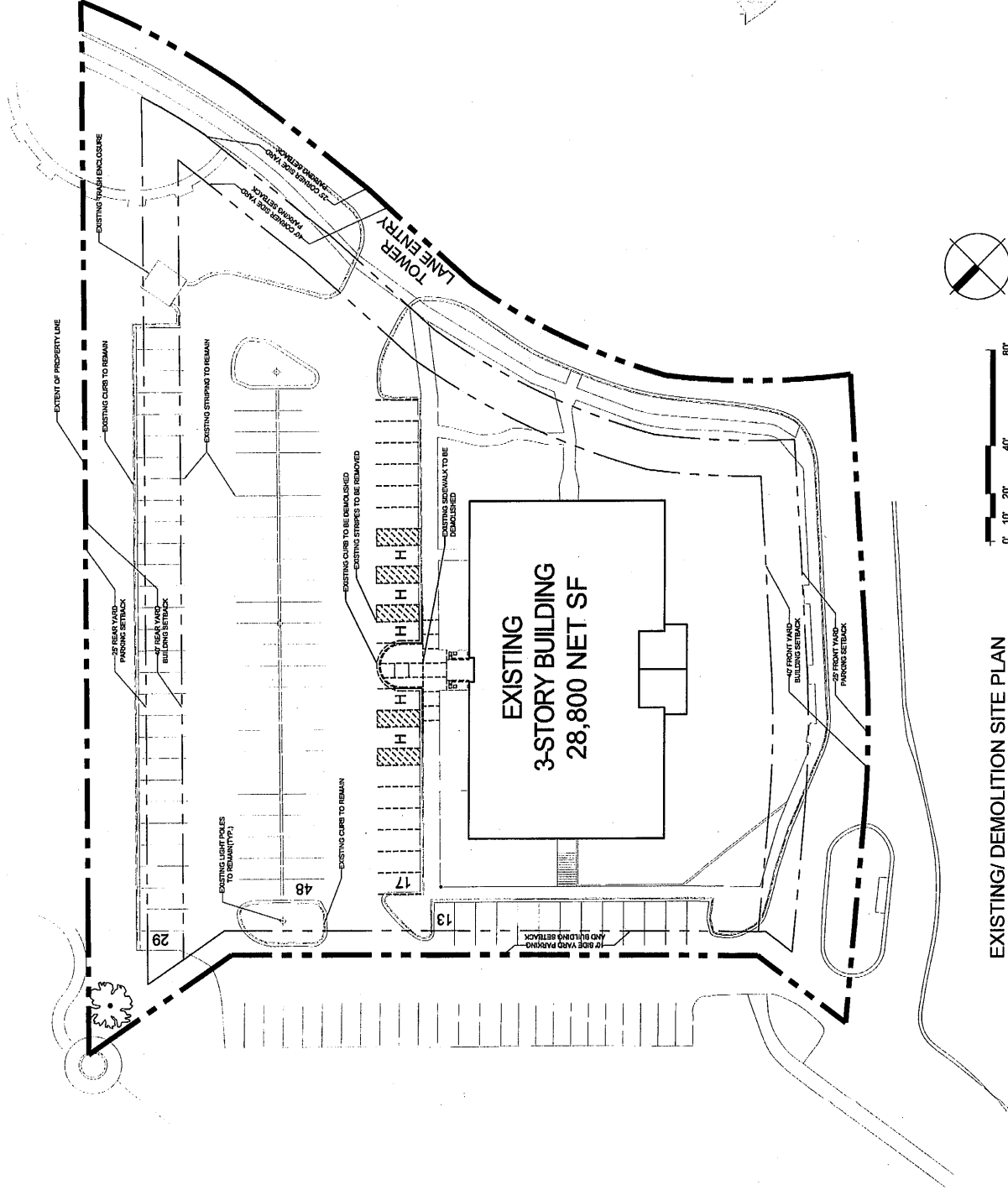


# **SITE DATA**

907 Elm 32,000 GSF  
28,800 NSF

Required Parking Count:  
1 Stall/275 NSF  
28,800/275 = 105 Parking Stalls  
102 Parking Stalls - Phase I  
108 Parking Stalls - Phase II  
(Phase II Work to be completed  
with 10 Salt Creek construction)

Existing Parking Count: 107 Stalls



EXISTING/DEMOLITION SITE PLAN

ECKERHOFF SAUNDERS ARCHITECTS

MP

MedProperties

Salt Creek Medical Campus  
907 Elm St, M.O.B. Renovation  
Project No. 1273 Date: 2/14/2020

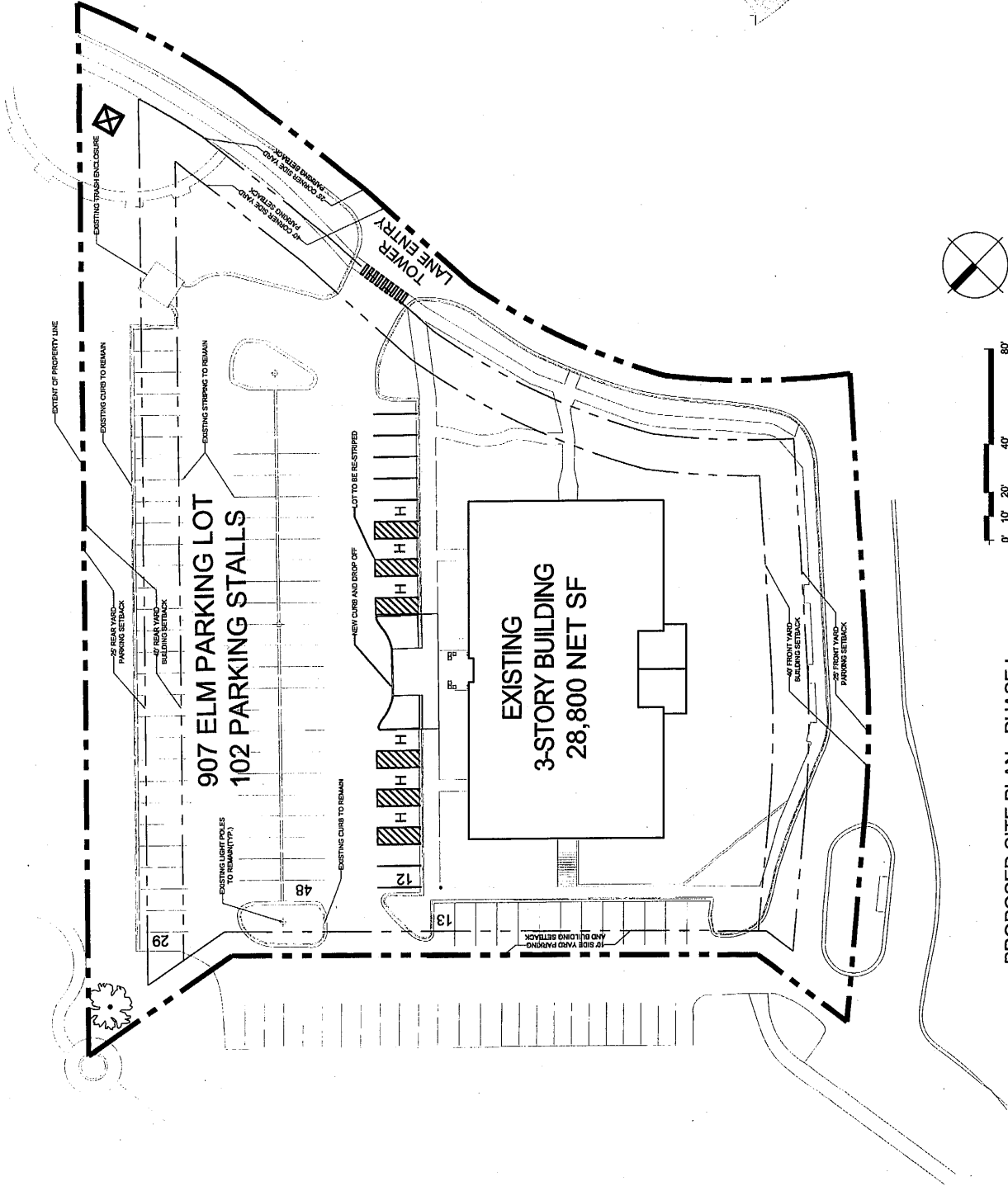
# **SITE DATA**

907 Elm 32,000 GSF  
28,800 NSF

Required Parking Count:

1 Stall/ 275 NSF  
28,800/ 275 = 105 Parking Stalls  
102 Parking Stalls - Phase I  
108 Parking Stalls - Phase II

(Phase II Work to be completed with 10 Salt Creek construction)



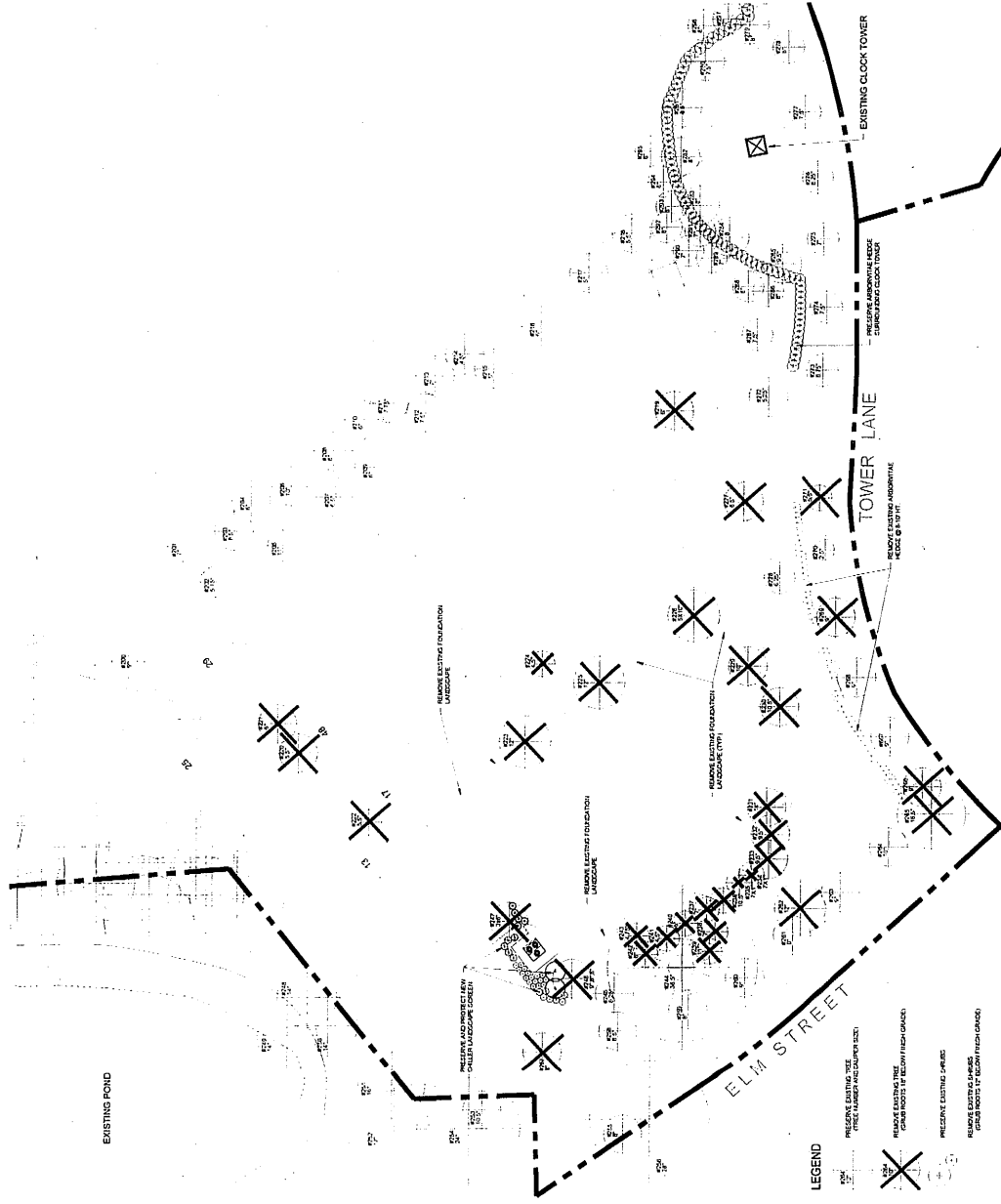
PROPOSED SITE PLAN - PHASE I

ECKERHOFF SAUNDERS ARCHITECTS

**MP**  
MedProperties

**Salt Creek Medical Campus**  
907 Elm St. M.O.B. Renovation  
Phase I 2023 New 2024

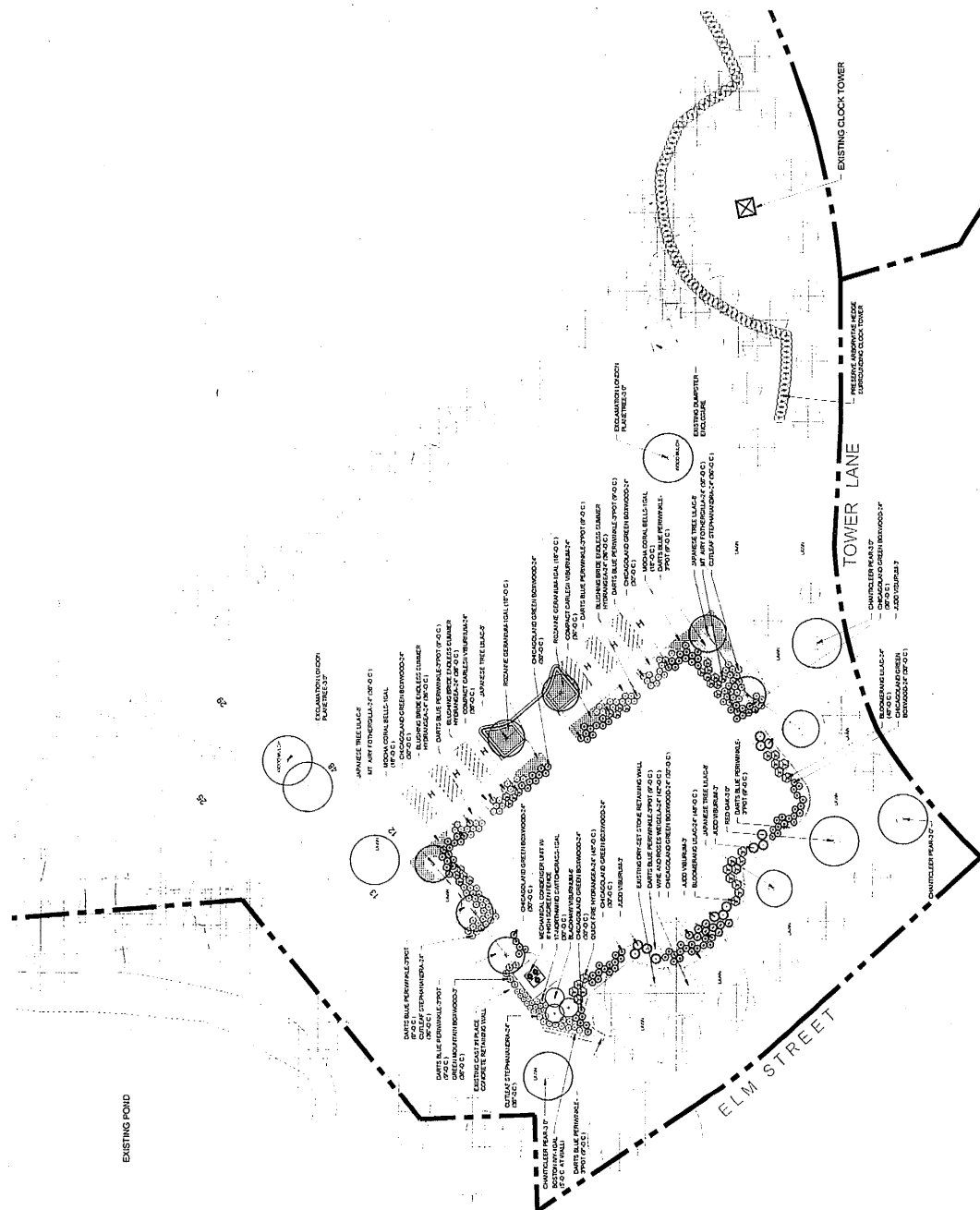
## TREE SURVEY

[illegible]

## TREE PRESERVATION AND REMOVAL PLAN



## LANDSCAPE RENOVATION PLAN



## LEGEND

EXISTING TREE TO BE PRESERVED  
(SEE TREE PRESERVATION  
PLAN FOR SIZE AND SPECIES  
AND LOCATION)

PROPOSED SPACE TREE

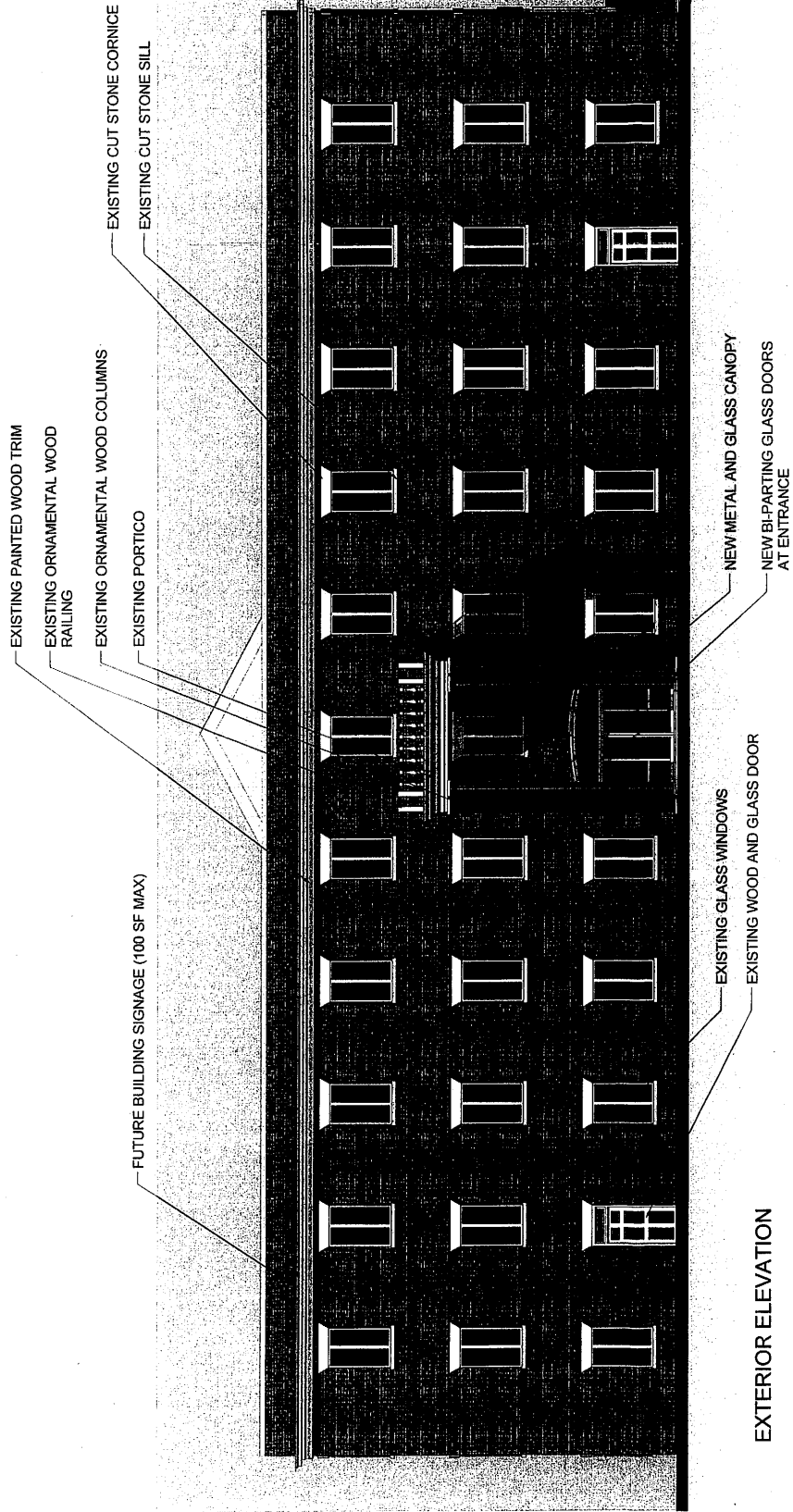
PROPOSED INTERMEDIATE TREES

PROPOSED CONGRESSIONAL BILL

## PROPOSED FLUORESCENCE SENSORS

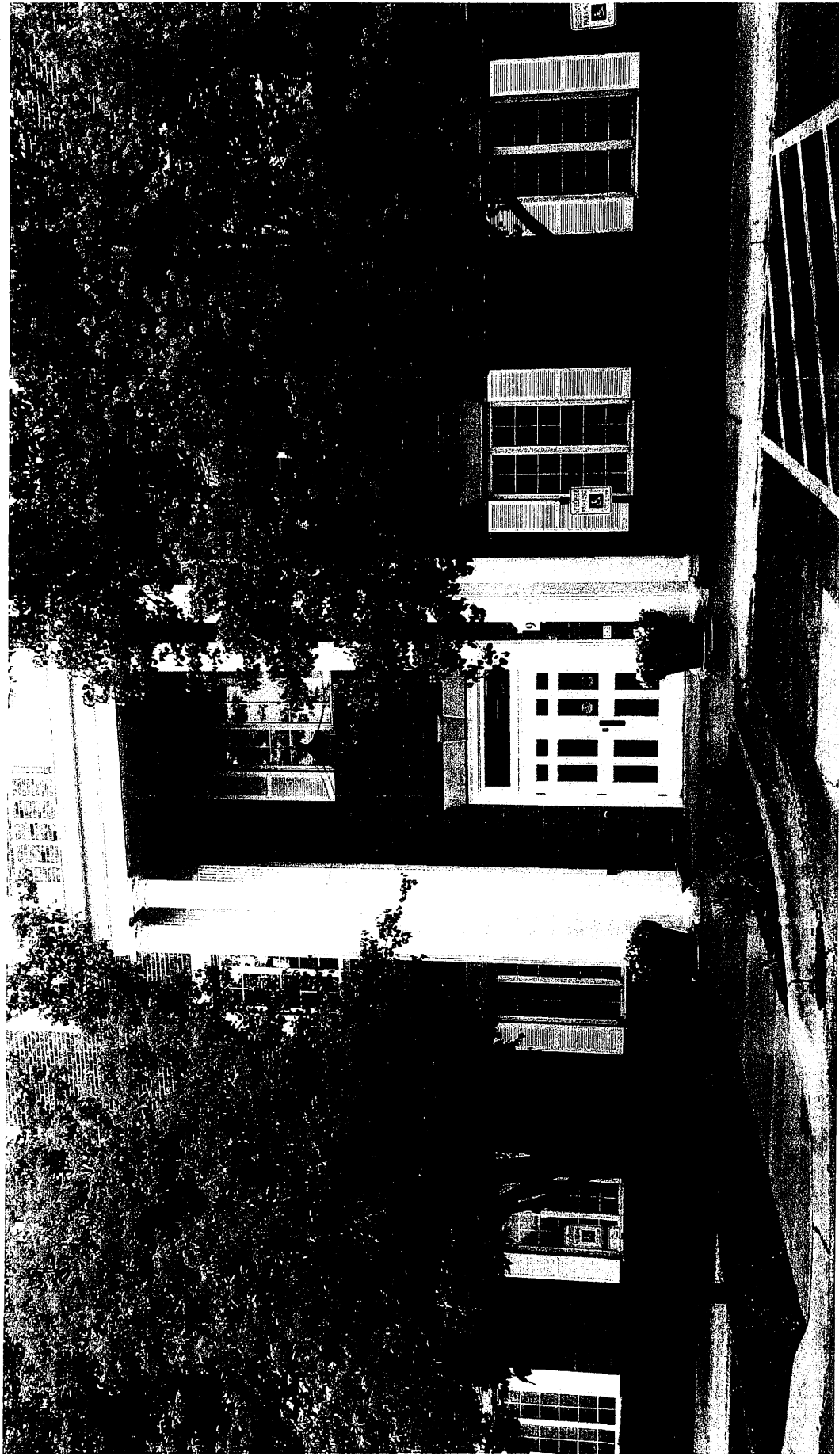
## IMPROVED FLOWERS PETALS

03/06/2005 03:00:00

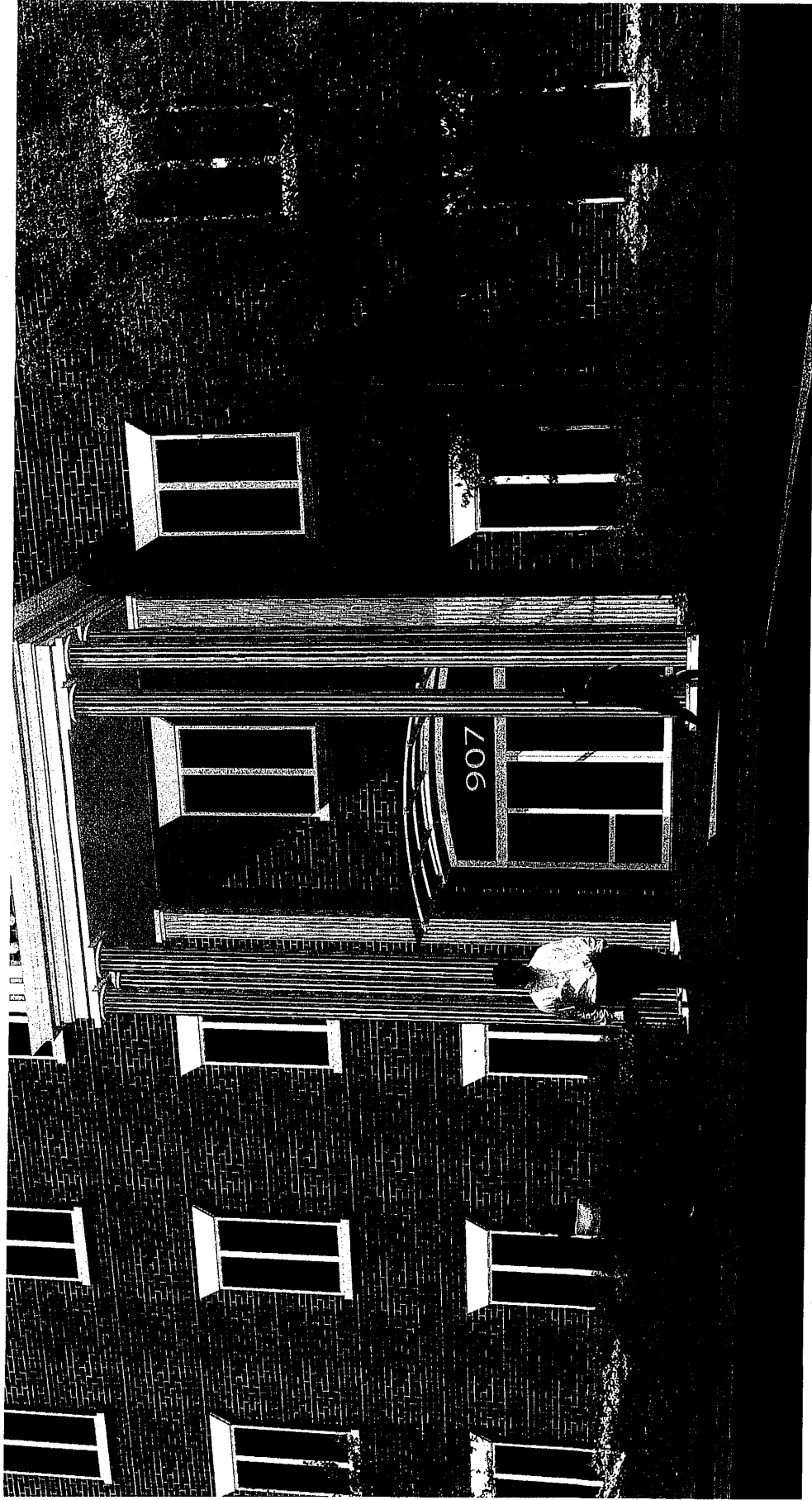


EXTERIOR ELEVATION






EXISTING PHOTO



NEW RENDERING

# Memorandum

**To:** Chairman Saigh and Members of the Zoning and Public Safety Committee  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
Robert McGinnis, Director of Community Development/Building Commissioner  
**Date:** July 28, 2014  
**Re:** Request for Board Action  
54 S. Washington Street – Einstein Bagels – Exterior Appearance and Site Plan Review Approval for Façade Improvements.

## BACKGROUND

---

### Application

The Village of Hinsdale has received an application from Awning, Sign and Lighting Group of Addison, Illinois on behalf of Einstein Bagels, requesting approval of exterior appearance and site plans to allow for façade improvements to the existing office building at 54 S. Washington Street. The site is improved with a multi-story commercial building in the B-2, Central Business District.

### Process

The applicant, Einstein Bagels, is proposing facade improvements at 54 S. Washington Street. 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 the code was enacted unless careful consideration is given to critical design elements. As such, site plan review is required in this case due to the following provisions:

1. Section 11-604
2. Section 11-606

Due to the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Village Board has 90 days from receiving the recommendation of the Plan Commission to act on its recommendation. Failure by the Board to act within 90 days is considered a denial of the Plan Commission's recommendation. Section 11-604F of the Zoning Code details the standards for site plan approval. The applicant provides its response to the Site Plan Review criteria on pages 3 and 4 of its application.

### Description of property and existing use

The property is currently zoned B-2, which is the central business district intended to serve the entire Hinsdale suburban community with a wide variety of retail and service uses. It is intended to serve as the primary shopping area of the Village. This district is located in the center of the village, adjacent to commuter facilities,

and at the convergence of primary thoroughfares. The bulk standards are intended to reflect the generally more intense development of property in this area.

While this use has existed for several years, Section 5-102C(26) provides that eating places are a permitted use in the B-2 district.

The 54 S. Washington location is bordered in all directions by properties zoned B-2, Central Business District.

### **Request**

The applicant is requesting approval of exterior appearance and site plans to allow for building façade improvements. The site is improved with a three-story commercial building in the B-2 Central Business District.

The applicant is proposing improvements to the building elevations, which includes re-skinning of the two existing awnings and three new signs (two valance signs and a single wall sign).

The applicant is proposing to remove the burgundy fabric on the two existing awnings and replace it with a black fabric, as well as replace the two existing valance signs. In addition, the application includes the replacement of the existing wall sign immediately above the main entrance. The proposed changes can be seen in the attached illustrations. The proposed valance signs are 1.74 square feet (4" x 62.5") and would be gold text. The company's corporate disc logo would be 2.25 square feet (18" x 18") and would be gold, black and white. All three signs would be a total of 5.73 square feet.

### **Property History**

A review of the zoning maps finds that the property has been zoned B-2 since at least 1989.

### **Plan Commission Action**

At the July 9, 2014 Plan Commission meeting the Commission reviewed the application submitted for 54 S. Washington Street regarding the proposed façade improvements. Following a motion to approve site plans and exterior appearance, the Plan Commission, on a 5-0 vote, recommended approval of site plans and exterior appearance. Plan Commission has the final authority on signage and as such, only the awnings require further consideration.

### **Motion**

**MOTION: Move that the request be forwarded to the Board of Trustees, to approve an "Ordinance Approving Site Plans and Exterior Appearance Plans for Façade Improvements at 54 S. Washington Street"**

### **Attach:**

Draft Ordinance

Draft Findings and Recommendations

DRAFT

VILLAGE OF HINSDALE

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

**AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE PLAN  
FOR FAÇADE IMPROVEMENTS TO A COMMERCIAL BUILDING AT  
54 S. WASHINGTON STREET**

**WHEREAS**, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review relative to façade improvements at an existing commercial building located at 54 S. Washington Street, Hinsdale, Illinois (the "Subject Property"), from applicant Einstein Bagels (the "Applicant"); and

**WHEREAS**, the Subject Property is located in the Village's B-2 Central Business Zoning District and is currently improved with a multi-story commercial building. The Applicant proposes to improve the building façade by reskinning the two (2) existing burgundy awnings with black canvas (the "Proposed Improvements"). Other improvements already approved by the Plan Commission pursuant to their final approval authority over signage includes replacement of the existing valance signs, as well as replacing the existing disk wall sign above the main entrance to the building the Proposed Improvements, as well as the signage improvements approved by the Plan Commission, are depicted in the site plan and exterior appearance plans attached hereto as **Exhibit A** and made a part hereof; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on July 9, 2014. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of five (5) in favor, zero (0) against, and two (2) absent, approval by the Board of Trustees of the Site Plan and Exterior Appearance Plan relative to the Proposed Improvements. 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 B** 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.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the site plan and exterior appearance plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit A** (the "Approved Plans"), relative to the Proposed Improvements, 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 A**.
- 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: \_\_\_\_\_

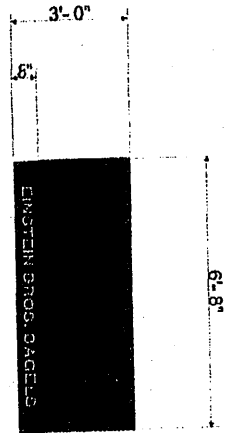
Date: \_\_\_\_\_, 2014

**EXHIBIT A**

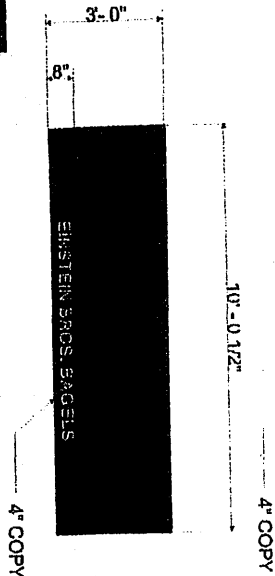
**APPROVED SITE PLAN AND EXTERIOR APPEARANCE PLAN  
(ATTACHED)**



# EAST ELEVATION



# SOUTH ELEVATION



NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

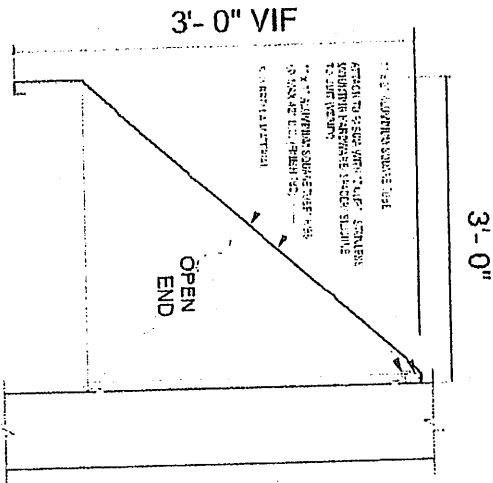
Approved 1/8/2014  
 Tenant responsible for cost of restoring  
 masonry by landlord for modifications  
 made for mounting items

*Armando Cesarini*  
 Armando Cesarini  
 Property Manager

# AWNING ELEVATION DETAILS

SCALE: 1/4" = 1'-0"

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| AWNINGS:  | FABRIC AWNINGS                                                                                 |
| TYPE:     | 'SUNBELLA' BLACK 'SHED' STYLE                                                                  |
| FRAMING:  | OPEN-END ALUMINUM                                                                              |
| MOUNTING: | ATTACH TO FASCIA WITH "Z CLIP". STAINLESS MOUNTING HARDWARE/ SPACER/ SILICONE TO SUIT (VERIFY) |
| VINYL:    | 3M #3650-19 TAN VINYL GRAPHICS AT VALANCE                                                      |



SECTION @ AWNING  
 SCALE: 1" = 1'-0"

STEIN BROS. BAGELS

AWNINGS  
 PREPARED BY:

Awning and Sign

Page 2 of 36/03

This is a preliminary drawing created by  
 Awning & Sign Electronics. It is intended for  
 planning and is not a contract. It is subject to  
 change without notice. It is not to be used for  
 construction or for any other purpose without  
 the written consent of Awning & Sign Electronics.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

54 S WASHINGTON ST  
 HINSDALE IL 60521

|           |                                         |
|-----------|-----------------------------------------|
| LOCATION  | 54 S WASHINGTON ST<br>HINSDALE IL 60521 |
| DRAWN BY: | DC                                      |
| SCALE:    | AS NOTED                                |
| FILE:     | SALES R2                                |

6'8" x 3'6"

4" x 62.5" = 1.74 Sq. Ft.

11'8" x 3'6"

SIGNAGE ON AWNINGS: = 3.48 SQ. FT

4" x 62.5" = 1.74 Sq. Ft.

ATTENTION: PROOF ALL DRAWINGS CAREFULLY! IT IS THE RESPONSIBILITY OF THE CUSTOMER TO APPROVE COLOR, STYLE, SHAPE, PROPORTION OF GRAPHICS AND LOGOS, AND SPELLING OF TRADEMARKS AND SERVICEMARKS



**We've got you covered!**

Design  
Fabrication  
Installation  
Maintenance & Repair  
Permitting  
Surveying  
Project Management  
Billing  
Signage  
Digital Printed Graphics  
Decorative Signs

Electronic Message Centers  
Illuminated Signs  
Neon Signs  
Monument Signs  
Metal Banners  
Pole Signs  
Pole & Post Signs  
Projecting Wall Signs  
Ribbon Signs  
Ribbon Dimensional Letters  
Vinyl Graphics

Project/Location:

EBB

ACCOUNT REP: Kent Weber

PROJECT MANAGER:

DRAWN BY:

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.



Underwriters Laboratories Inc.



ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL NEC STANDARDS.

DATE: 05/22/2014

SCALE:

SHEET #:

DESIGN ORDER #:

FILE NAME:

REVISIONS:

CLIENT APPROVAL DATE: \_\_\_\_\_  
LANDLORD APPROVAL DATE: \_\_\_\_\_

**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

**DRAFT**

**HINSDALE PLAN COMMISSION**

**RE: 54 S. Washington Street – Einstein Bagels – Exterior Appearance/Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: July 9, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: July 28, 2014**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. ASL, Inc. on behalf of Einstein Bagels (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 54 S. Washington Street (the “Subject Property”).
2. The Subject Property is located in the B-2 Central Business District and is improved with a multiple-story commercial building.
3. The applicant presented the proposed changes to the façade which included reskinning the two existing burgundy awnings with black canvas and replacing the existing valance signage, and replacing the existing disk wall sign above the main entrance to the business.
4. The Plan Commission was complimentary of the elevations and the proposal as a whole.
5. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review which included the installation of a third sign. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the June 9<sup>th</sup>, 2014, Plan Commission meeting.

**II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of five (5) “Ayes,” zero (0) “Nays,” and two (2) “Absent” recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 54 S. Washington Street – Einstein Bagels.

**THE HINSDALE PLAN COMMISSION**

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

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

April 9, 2014

Armando Cesarini  
Property Manager  
Cesarini Family Trusts  
54 S. Washington St., Ste. 4  
Hinsdale, IL 60521  
630-325-3090

Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, IL 60521

RE: Permission from property owner's manager for Einstein Bagels to replace awnings and add sign according to enclosed/attached 3-page 1/7/2014 elevation drawings by Awning & Sign Contractors previously approved & signed by Property Manager on 1/8/2014

Gentlemen:

The is to confirm that as the legal Property Manager of the property at 54 S. Washington Street, Hinsdale, IL, held in trust in the Cesarini Family Trusts permission has been granted to tenant Einstein Bagels to replace the existing awnings and to add a new sign according to enclosed/attached 1/7/2014 elevation drawings by Awning & Sign Contractors previously approved & signed by Property Manager on 1/8/2014.

Regards,



Armando Cesarini  
Property Manager  
Cesarini Family Trusts

Enclosed/attached 3-page 1/7/2014 elevation drawings by Awning & Sign Contractors previously approved & signed by Property Manager on 1/8/2014

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

**Application for Certificate of Zoning Compliance**

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

Applicant's name: EINSTEIN BROS. BAGELS

Owner's name (if different): ARMANDO CESARINI

Property address: 54 S. WASHINGTON

Property legal description: [attach to this form]

Present zoning classification: \_\_\_\_\_

Square footage of property: 3200 SQ FT.

Lot area per dwelling: \_\_\_\_\_

Lot dimensions: 128.0 X 25.0

Current use of property: EINSTEIN BROS. BAGELS

Proposed use: Single-family detached dwelling  
Other: COMMERCIAL

Approval sought: Building Permit Variation  
Special Use Permit Planned Development  
Site Plan Exterior Appearance  
Design Review  
Other: ADD 18" DIAM SIGN & CHANGE  
COLOR OF AWNINGS.

Brief description of request and proposal:

ADD CIRCULAR SIGN - NON-ILLUMINATED TO FRONT  
ABOVE ENTRANCE DOOR - CHANGE AWNINGS FROM  
BURGUNDY & WHITE TO BLACK & GOLD

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: N/A \_\_\_\_\_  
interior side(s) N/A 1

Provided:

Required by Code:

corner side

rear

128'  
25'

\_\_\_\_\_

Setbacks (businesses and offices):

front:

5'5"

\_\_\_\_\_

interior side(s)

1'

1'

corner side

9' 1"

\_\_\_\_\_

rear

\_\_\_\_\_

\_\_\_\_\_

others:

\_\_\_\_\_

\_\_\_\_\_

Ogden Ave. Center:

\_\_\_\_\_

\_\_\_\_\_

York Rd. Center:

\_\_\_\_\_

\_\_\_\_\_

Forest Preserve:

\_\_\_\_\_

\_\_\_\_\_

Building heights:

principal building(s):

2 STORY

\_\_\_\_\_

accessory building(s):

2 STORY ON NORTH

\_\_\_\_\_

Maximum Elevations:

principal building(s):

\_\_\_\_\_

\_\_\_\_\_

accessory building(s):

\_\_\_\_\_

\_\_\_\_\_

Dwelling unit size(s):

\_\_\_\_\_

\_\_\_\_\_

Total building coverage:

3200 SQ FT.

\_\_\_\_\_

Total lot coverage:

3200 SQ FT

\_\_\_\_\_

Floor area ratio:

\_\_\_\_\_

\_\_\_\_\_

Accessory building(s):

NEXT DOOR IS 2 STORY BRICK BLDG

Spacing between buildings: [depict on attached plans]

principal building(s):

\_\_\_\_\_

\_\_\_\_\_

accessory building(s):

\_\_\_\_\_

\_\_\_\_\_

Number of off-street parking spaces required: \_\_\_\_\_

Number of loading spaces required: \_\_\_\_\_

Statement of applicant:

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

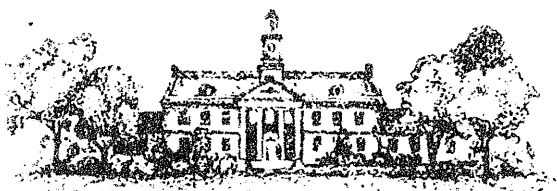
By:

Kent R. Weber  
Applicant's signature

KENT R. WEBER

Applicant's printed name

Dated: \_\_\_\_\_, 20\_\_\_\_.



VILLAGE  
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

**Applicant**

Name: Awning, Sign & Lighting Group  
Address: 1405 BERNARD DR - A  
City/Zip: ADDISON, IL 60101  
Phone/Fax: (630) 405-6146 / 630-405-6145  
E-Mail: KENTRWEBER@yahoo.com

**Owner**

Name: CESARINI FAMILY TRUST  
Address: 54 S. WASHINGTON ST - STE 4  
City/Zip: HINSDALE, IL 60521  
Phone/Fax: (630) 326-3090  
E-Mail: N/Avail.

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

Name: ENSTEIN BROS. BAGELS  
Title: TENANT  
Address: 54 S. WASHINGTON ST  
City/Zip: HINSDALE, IL 60521  
Phone/Fax: ( ) /  
E-Mail: \_\_\_\_\_

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

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

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



## II. SITE INFORMATION

Address of subject property: 54 S. WASHINGTON ST. - CORNER

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

Brief description of proposed project: 2 NEW AWNINGS TO REPLACE  
EXISTING. 1 - NON-ILLUMINATED ROUND SIGN  
ABOVE MAIN ENTRANCE.

General description or characteristics of the site: BAGEL STORE

Existing zoning and land use: COMMERCIAL

Surrounding zoning and existing land uses:

North:                                     

South:                                     

East:                                     

West:                                     

Proposed zoning and land use: COMMERCIAL

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

☒ Site Plan Approval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested:                                     

☐ Development in the B-2 Central Business  
District Questionnaire

**\* NOTE: LANDLORD HAS STAMPED & SIGNED  
ALL DRAWINGS.**

# TABLE OF COMPLIANCE

Address of subject property: 54 S. WASHINGTON ST. - CORNER

The following table is based on the \_\_\_\_\_ Zoning District.

|                                    | Minimum Code Requirements | Proposed/Existing Development |
|------------------------------------|---------------------------|-------------------------------|
| Minimum Lot Area (s.f.)            |                           | 3,200                         |
| Minimum Lot Depth                  |                           | 128                           |
| Minimum Lot Width                  |                           | 25                            |
| Building Height                    |                           | 45                            |
| Number of Stories                  |                           | 3                             |
| Front Yard Setback                 |                           | 0                             |
| Corner Side Yard Setback           |                           | 0                             |
| Interior Side Yard Setback         |                           | 0                             |
| Rear Yard Setback                  |                           |                               |
| Maximum Floor Area Ratio (F.A.R.)* |                           |                               |
| Maximum Total Building Coverage*   |                           |                               |
| Maximum Total Lot Coverage*        |                           |                               |
| Parking Requirements               |                           | N.A.                          |
| Parking front yard setback         |                           | N.A.                          |
| Parking corner side yard setback   |                           | N.A.                          |
| Parking interior side yard setback |                           | N.A.                          |
| Parking rear yard setback          |                           | N.A.                          |
| Loading Requirements               |                           | N.A.                          |
| Accessory Structure Information    |                           | SEE DRAWINGS                  |

\* 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 26 day of April, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Kent R. Weber  
Signature of applicant or authorized agent  
KENT R. WEBER  
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 26 day of  
April, 2014.

Ana Melara  
Notary Public





## VILLAGE OF HINSDALE

FOUNDED IN 1873

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

Address of proposed request: 54 S. WASHINGTON - CORNER

#### 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. SAME DIMENSIONS AS EXISTING AWNINGS ON BUILDING
2. Materials. The quality of materials and their relationship to those in existing adjacent structures. SIMILAR OTHER AWNING ON BLOCK
3. General design. The quality of the design in general and its relationship to the overall character of neighborhood. SAME SHAPE AND DESIGN AS EXISTING AWNINGS ON BLOCK
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. SAME AS EXISTING

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. 9 - FROM GRADE TO BOTTOM OF AWNING
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. SAME AS EXISTING
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. SAME AS EXISTING
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. SAME AS EXISTING
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. SAME AS EXISTING
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. N.A.
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. WOVEN ACRYLIC/CANVAS  
SAME AS EXISTING
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. EXISTING
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. SAME AS EXISTING
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. SAME AS EXISTING
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.

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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.

*SAME MATERIAL FOR FRAME &  
RABNCC AS EXISTING ON BLOCK*

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#### REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan adequately meets specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. The proposed site plan does not interfere with easements and rights-of-way. \_\_\_\_\_  
\_\_\_\_\_
3. The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site. \_\_\_\_\_  
\_\_\_\_\_
4. The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. \_\_\_\_\_  
\_\_\_\_\_
5. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. \_\_\_\_\_  
\_\_\_\_\_
6. The screening of the site provides adequate shielding from or for nearby uses. \_\_\_\_\_  
\_\_\_\_\_

7. The proposed structures or landscaping are not 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 adequate provisions for the creation or preservation of open space or for its continued maintenance. \_\_\_\_\_  
\_\_\_\_\_
9. The proposed site plan does not create unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. \_\_\_\_\_  
\_\_\_\_\_
10. The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. \_\_\_\_\_  
\_\_\_\_\_
11. The proposed site plan provides for required public uses designated on the Official Map. \_\_\_\_\_  
\_\_\_\_\_
12. The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare. \_\_\_\_\_  
\_\_\_\_\_

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
B-2 CENTRAL BUSINESS DISTRICT QUESTIONNAIRE**

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

**Address of proposed request:** \_\_\_\_\_

**Questionnaire – B-2 Central Business District**

The Hinsdale Zoning Code intends, in part, "to protect, preserve and enhance the character and architectural heritage of the Village." Recognizing that the buildings in the B-2 Central Business District are significant, reasonable considerations may be prudent to provide minimum, compatible alterations to the existing exterior. Distinctive architectural features identify the buildings uniqueness and may enhance the overall streetscape.

The purpose of this questionnaire is to transmit information to the Village concerning the proposed plans to change the exterior of the building. The completion of this questionnaire is in no way intended to be determinative on the approval or denial of the application.

1. *Impact on Historic or Architectural Significant Area.* Will the historic and/or architectural significance of the B-2 Central Business District be affected by the proposed changes to the building under review? If so, please explain how. \_\_\_\_\_

NO

2. *Impact on Significant Features of Buildings.* State the effects of the proposed changes on the historic and/or architectural significance of the building under review, including the extent to which the changes would cause the elimination, or masking, of distinguishing original architectural features. \_\_\_\_\_

NONE

3. *Replacement Rather than Restoration.* Will the changes proposed replace rather than restore deteriorated materials or features? If so, will the replacements be made with compatible materials and historically and architecturally accurate designs? \_\_\_\_\_

~~RE~~ ALL NEW FRAMES & COVERING  
+ NEW SIGN

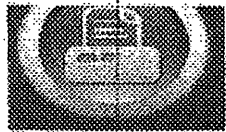


4. *Future Improvements.* Are the proposed improvements to the building designed so that the architectural integrity of the building under review will not be impaired if those improvements are removed in the future? Please explain. \_\_\_\_\_

YES, THEY WILL IMPROVE THE LOOK.

5. *Reduction of Amount of Demolition.* State the alternatives that were considered in the design to minimize the amount of demolition of the building under review. \_\_\_\_\_

N/A



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

Applicant

Name: EINSTEIN BROS. BAGELS

Address: 54 S. WASHINGTON ST

City/Zip: HINSDALE IL 60521

Phone/Fax: 630-774 8950

E-Mail: ↓

Contact Name: KENT R. WEBER

Contractor

Name: AWNING, Sign + Lighting Group

Address: 1405 W. BERNARD DR - A

City/Zip: ADDISON IL 60101

Phone/Fax: 630 405-6146

E-Mail: KENTWEBER@yahoo.com

Contact Name: KENT WEBER

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One ☒ NON - ILLUMINATED ☐ FLUSH MOUNTED  
ILLUMINATION Please Select One ☐ LOGO ☐ CHANNEL LETTER TYPE

Sign Information:

Overall Size (Square Feet): 2.25 (18" x 18")

Overall Height from Grade: \_\_\_\_\_ FT.

Proposed Colors (Maximum of Three Colors):

☒ GOLD

☒ BLACK

☒ WHITE

Site Information:

Lot/Street Frontage: \_\_\_\_\_

Building/Tenant Frontage: ABOVE DOOR

Existing Sign Information:

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 2.25 Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Kent R. Weber  
Signature of Applicant

4/24/14  
Date

X [Signature]  
Signature of Building Owner

\_\_\_\_\_  
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 2.25 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

Applicant

Name: EINSTEIN BROS. BAGELS

Address: 54 S. WASHINGTON ST.

City/Zip: HINSDALE, IL 60521

Phone/Fax: 630-774-8950

E-Mail: KENTRWEBER@YAHOO.COM

Contact Name: KENT WEBER

Contractor

Name: AWNING, SIGN & LIGHTING GRP.

Address: 1405 W. BERNARD DR. - A

City/Zip: ADDISON, IL 60101

Phone/Fax: 630-405-1614

E-Mail: KENTRWEBER@YAHOO.COM

Contact Name: KENT R. WEBER

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One AWNING

ILLUMINATION Please Select One NON-ILLUMINATED

1 OF 2

Sign Information:

Overall Size (Square Feet): 23.76 (6'8" x 3'6")

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

① BLACK SUNBRELLA

② GOLD LETTERS

③ \_\_\_\_\_

Site Information:

Lot/Street Frontage: SOUTH

Building/Tenant Frontage: CORNER

Existing Sign Information: YES

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 1.74 Square Feet

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 1.74 Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Kent R. Weber  
Signature of Applicant

5/21/2014  
Date

SEE SIGN APP w/ sign.  
Signature of Building Owner

4/24/14  
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

Applicant

Name: EINSTEIN BROS. BAG  
Address: 54 S. WASHINGTON ST.  
City/Zip: HINSDALE IL 60521  
Phone/Fax: 630-774 18950  
E-Mail: \_\_\_\_\_  
Contact Name: KENT R. WEBER

Contractor

Name: AWNING, SIGN, & LIGHTING GRP.  
Address: 1405 W. BERNARD DR - A  
City/Zip: ADDISON, IL 60101  
Phone/Fax: 630-405 16146  
E-Mail: KENT R. WEBER@YAHOO.COM  
Contact Name: KENT WEBER

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One AWNING

ILLUMINATION Please Select One NON-ILLUMINATED

2 OF 2

Sign Information:

Overall Size (Square Feet): 42.5 (11'8" x 3'6")

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

- ① BLACK
- ② GOLD
- ③ \_\_\_\_\_

Site Information:

Lot/Street Frontage: EAST

Building/Tenant Frontage: CORNER

Existing Sign Information: YES

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 1.74 Square Feet

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 1.74 Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Kent R. Weber  
Signature of Applicant

5/21/2014  
Date

SEE SIGN APP w/ sign.  
Signature of Building Owner

4/24/14  
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_

**S. WASHINGTON ST.**

**54 3. WASHINGTON 5/11/95**

6'8" x 3'6"



SIGNAGE ON AWNINGS: = 3.48 SQ. FT

4" x 62.5" = 1.74 Sq. Ft.

11' 8" x 3' 6"

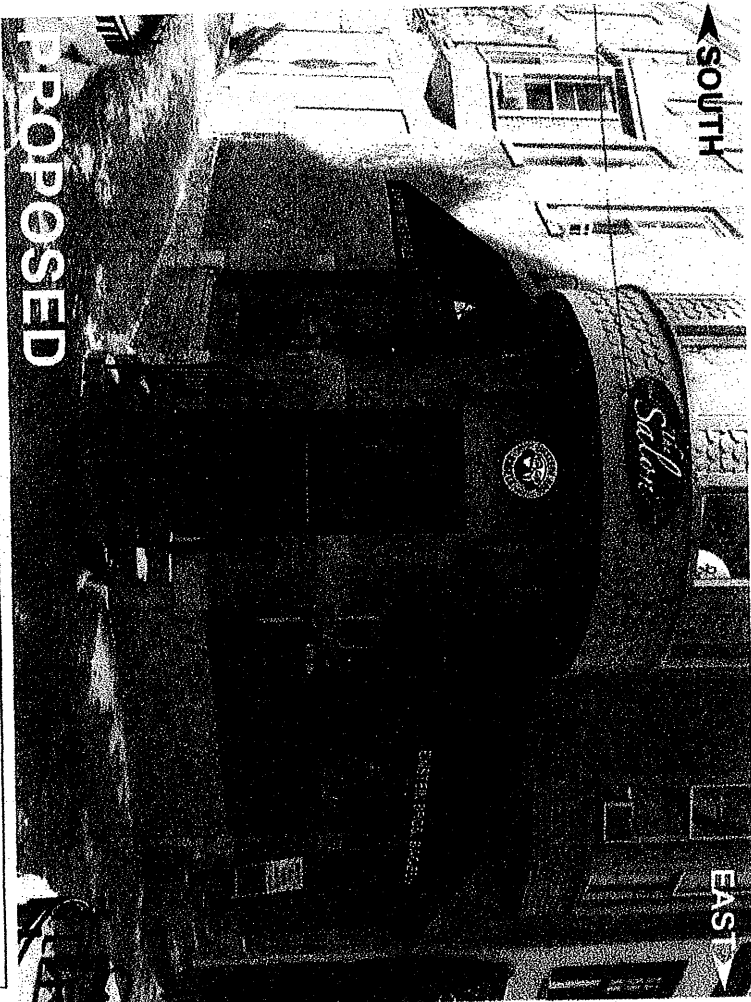
4" x 62.5" = 1.74 Sq. Ft.

ATTENTION: PROOF ALL DRAWINGS CAREFULLY! IT IS THE RESPONSIBILITY OF THE CUSTOMER TO APPROVE COLOR, STYLE, SHAPE, PROPORTION OF GRAPHICS AND LOGOS, AND SPELLING OF TRADEMARKS AND SERVICEMARKS

|                                                                                                                                                                                                 |                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                 |                                                                                                                                                                                                                        |
| <b>We've got you covered!</b>                                                                                                                                                                   |                                                                                                                                                                                                                        |
| Design<br>Fabrication<br>Installation<br>Maintenance & Repair<br>Permitting<br>Signage Management<br>Signage<br>Bar Signs<br>Channel Letters<br>Digitally Printed Graphics<br>Directional Signs | Electronic Message Centers<br>Aqua Signs<br>Marketing Signs<br>Monument Signs<br>Menu Boards<br>Pole Signs<br>Post & Panel Signs<br>Projecting Wall Signs<br>Pylon Signs<br>Rigid Directional Letters<br>Vary Graphics |
| Project/Location:<br><b>EBB</b>                                                                                                                                                                 | ACCOUNT REP: Kent Weber                                                                                                                                                                                                |
| PROJECT MANAGER:<br>DRAWN BY:                                                                                                                                                                   | DATE: 05/22/2014                                                                                                                                                                                                       |
| ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.                                               | SCALE:                                                                                                                                                                                                                 |
| UNDERWRITERS LABORATORIES INC.  ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.    | SHEET #:                                                                                                                                                                                                               |
| FILE NAME:                                                                                                                                                                                      | DESIGN ORDER #:                                                                                                                                                                                                        |
| REVISIONS:                                                                                                                                                                                      | CLIENT APPROVAL DATE:                                                                                                                                                                                                  |
| LANDLORD APPROVAL DATE:                                                                                                                                                                         |                                                                                                                                                                                                                        |

# STORE FRONT ELEVATION (SOUTH & EAST)

SCALE: NTS



|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| AWNINGS:  | FABRIC AWNINGS                                                                                 |
| TYPE:     | 'SUNBRELLA' BLACK 'SHED STYLE'                                                                 |
| FRAMING:  | OPEN-END ALUMINUM                                                                              |
| MOUNTING: | ATTACH TO FASCIA WITH "Z CLIP", STAINLESS MOUNTING HARDWARE/ SPACER/ SILICONE TO SUIT (VERIFY) |
| VINYL:    | 3M#3650-49 TAN VINYL GRAPHICS AT VALANCE                                                       |

Approved 1/8/2014  
 Tenant responsible for cost of restoring masonry by landlord for modifications made for mounting items

Armando Cesarini

Property Manager

|            |                                 |
|------------|---------------------------------|
| SIGN TYPE: | -LOGO- CHANNEL STYLE LETTER     |
| SIGN FACE: | 3/16" WHITE PLEXI               |
| VINYL:     | YELLOW PMS #124 & PROCESS BLACK |
| TRIM CAP:  | BLACK                           |
| RETURNS:   | PAINTED BLACK                   |
| LIGHTING:  | NON-ILLUMINATED                 |
| MOUNTING:  | FLUSH MOUNTED TO WALL           |

STEIN BROS. BAGELS

DRAWINGS  
 REPAIR BY:

Awning and Sign  
 2023 Street Viewpoint Photo  
 Awning and Sign  
 2023 Street Viewpoint Photo  
 Awning and Sign  
 2023 Street Viewpoint Photo

This is an original reproduction drawing created by Stein Bros. Bagels. It is submitted for your review and approval. It is not to be used for any other purpose. If it is used for any other purpose, the user assumes all liability.

REVISIONS

|    |  |
|----|--|
| 1  |  |
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| 7  |  |
| 8  |  |
| 9  |  |
| 10 |  |

54 S WASHINGTON ST  
 HINSDALE IL 60521

LOCATION

DRAWN BY: DC SCALE: AS NOTED

FILE: DRAWN: 01.07.13 SUES: RZ

# Sign Elevation

QTY(1)

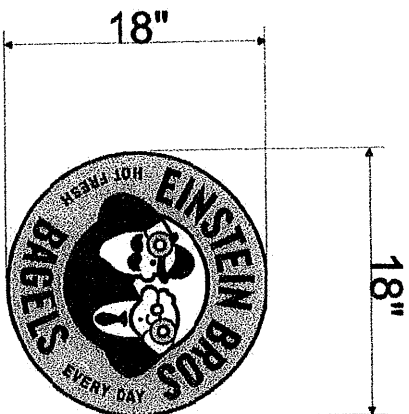
Scale: 1" = 1'-0"

225 SQ. FT.

NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION.

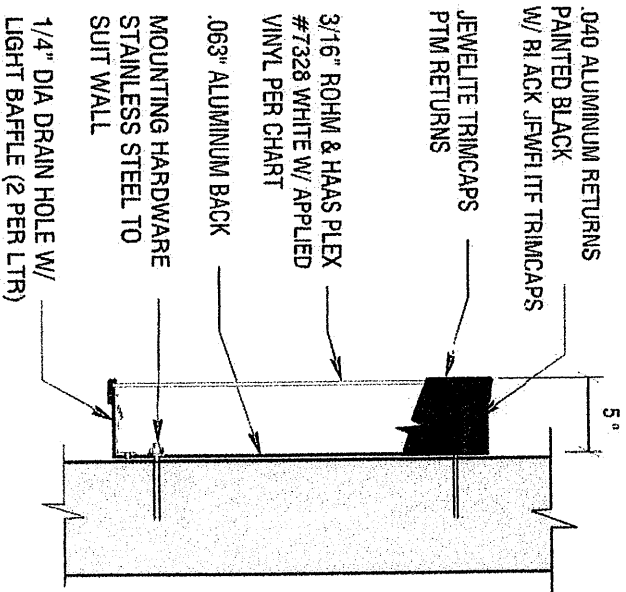
ALL BOLTS, CONNECTORS, SLEEVES, ELECTRICAL CONDUITS, ETC. TO BE STAINLESS STEEL. ALL PENETRATIONS THRU WALL TO BE WATER-TIGHT. LEDS ARE NOT TO BE VISIBLE ON SIGN. ALL ILLUMINATION TO BE EVEN LIGHTING WITH NO "HOTSPOTS" ON SURFACE.

|            |                                 |
|------------|---------------------------------|
| SIGN TYPE: | "LOGO" CHANNEL STYLE LETTER     |
| SIGN FACE: | 3/16" WHITE PLEXI               |
| VINYL:     | YELLOW PMS #124 & PROCESS BLACK |
| TRIM CAP:  | BLACK                           |
| RETURNS:   | PAINTED BLACK                   |
| LIGHTING:  | NON-ILLUMINATED                 |
| MOUNTING:  | FLUSH MOUNTED TO WALL           |



Approved 1/8/2014  
 Tenant responsible for cost of restoring  
 masonry by landlord for modifications  
 made for mounting items

*Armando Cesarini*  
 Armando Cesarini  
 Property Manager



Channel Logo

Scale: 1" = 1'-0"

STEIN BROS. BAGELS

DRAWINGS  
 PREPARED BY:

Awning and Sign  
 203 Wood Harcourt Road  
 Armonk, NY 10503

This is an unperfected drawing created by Stein Bros. Bagels. It is intended for your reference only. It is not to be taken as a contract or specification, nor is it to be used, reproduced, copied or exhibited in any manner. This drawing is the property of Stein Bros. Bagels.

REVISIONS

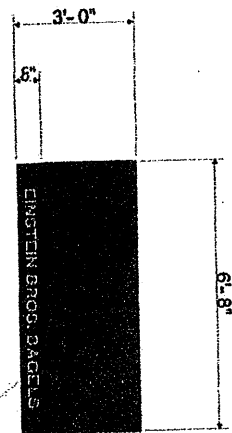
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

LOCATION  
 54 S WASHINGTON ST  
 HINSDALE IL 60521

|                |                 |
|----------------|-----------------|
| DRAWN BY: DC   | SCALE: AS NOTED |
| DATE: 01.03.13 | SALES: RZ       |
| FILE:          |                 |

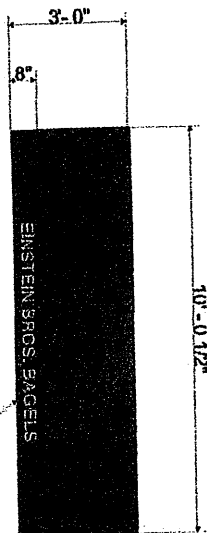


29



**Tenant responsible for cost of restoring masonry by landlord for modifications made for mounting items**

Q13



**Armando Cesarini**  
**Property Manager**

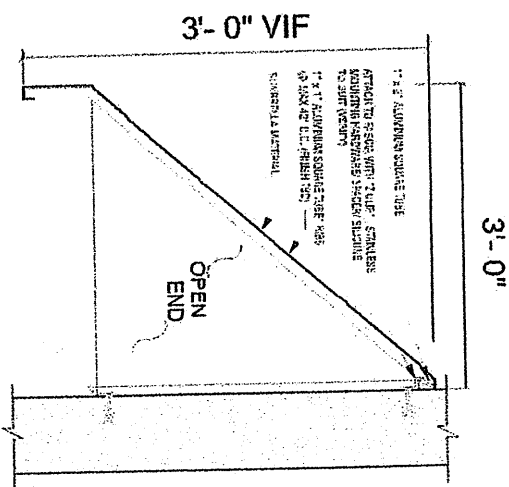
**NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION**

ALL BOLTS, CONNECTORS, SLEEVES, ELECTRICAL CONDUITS, ETC. TO BE STRAINLESS STEEL. ALL PENETRATIONS THRU WALL TO BE WATER-TIGHT. LEDS ARE NOT TO BE VISIBLE ON SIGHT. ALL ILLUMINATION TO BE EVEN LIGHTING WITH NO "HOT-SPOTS" ON SURFACE.

# AWNING ELEVATION DETAILS

SCALE: 1/4"=1'-0"

FABRIC AWNINGS  
TYPE: 'SUNBRELLA BLACK SHED STYLE'  
FRAMING: OPEN-END ALUMINUM  
MOUNTING: ATTACH TO FASCIA WITH "Z CLIP" . STAINLESS MOUNTING  
HARDWARE/ SPACER/ SILICONE TO SUIT (VERIFY)  
VINYL: 3M #3650-49 TAN VINYL GRAPHICS AT VALANCE



**SECTION @ AWNING**  
**SCALE: 1"=1'-0"**

**STEIN BROS. BAGELS**

DRAWINGS  
PREPARED BY:

# Awnings and Sign

This is an original and stylish dressing created by Antonio & Steve Constantino. It is designed for men with a slim, fit physique. It is perfect for the office or a formal event. It is made of high quality materials and is available in a variety of colors. It is a must-have for any man's wardrobe.

## REVISIONS


LOCATION

54 S WASHINGTON ST  
HINSDALE IL 60521

|                 |                |
|-----------------|----------------|
| DRAWN BY: DC    | SCALE AS NOTED |
| DRAWN: 01.07.13 | SALES: RZ      |
| FILE:           |                |

4c

# Memorandum

**To:** Chairman Saigh and Members of the Zoning and Public Safety Committee  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
Robert McGinnis, Director of Community Development/Building Commissioner  
**Date:** July 28, 2014  
**Re:** Request for Board Action  
112 S. Washington Street – Vistro – Exterior Appearance and Site Plan Review Approval for  
Façade Improvements.

## BACKGROUND

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### Application

The Village of Hinsdale has received an application from Glen Gardner of Hinsdale, Illinois on behalf of Vistro Restaurant, requesting approval of exterior appearance and site plans to allow for façade improvements to the existing office building at 112 S. Washington Street. The site is improved with a multi-story commercial building in the B-2, Central Business District.

### Process

The applicant, Vistro, is proposing facade improvements at 112 S. Washington Street. 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 the code was enacted unless careful consideration is given is given to critical design elements. As such, site plan review is required in this case due to the following provisions:

1. Section 11-604
2. Section 11-606

Due to the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Village Board has 90 days from receiving the recommendation of the Plan Commission to act on its recommendation. Failure by the Board to act within 90 days is considered a denial of the Plan Commission's recommendation. Section 11-604F of the Zoning Code details the standards for site plan approval. The applicant provides its response to the Site Plan Review criteria on pages 3 and 4 of its application.

### Description of property and existing use

The property is currently zoned B-2, which is the central business district intended to serve the entire Hinsdale suburban community with a wide variety of retail and service uses. It is intended to serve as the primary shopping area of the Village. This district is located in the center of the village, adjacent to commuter facilities,

and at the convergence of primary thoroughfares. The bulk standards are intended to reflect the generally more intense development of property in this area.

Section 5-102C(26) provides that eating places are a permitted use in the B-2 district.

The 112 S. Washington location is generally bordered in all directions by properties zoned B-2, Central Business District, but is also across the street from the Hinsdale Middle School, which is zoned IB, Institutional Buildings.

### **Request**

The applicant is requesting approval of exterior appearance and site plans to allow for building façade improvements. The site is improved with a two-story commercial building in the B-2 Central Business District.

The applicant is proposing improvements to the building elevations, which includes three new awnings and two new valance signs as depicted in the attached illustrations. As identified in the application, the two outside awnings would be 7'-8" wide and the center awning over the main entrance would be 5'-10" wide. In addition, the two valance signs are each 1.5 square feet (6" x 3'-0") and would be a cream colored text. Both signs would be a combined total of 3 square feet.

### **Property History**

A review of the zoning maps finds that the property has been zoned B-2 since at least 1989.

### **Plan Commission Action**

At the July 9, 2014 Plan Commission meeting the Commission reviewed the application submitted for 112 S. Washington Street regarding the proposed façade improvements. Following a motion to approve site plans and exterior appearance, the Plan Commission, on a 5-0 vote, recommended approval of site plans and exterior appearance. Plan Commission has the final authority on signage and as such, only the awnings require further consideration.

### **Motion**

**MOTION: Move that the request be forwarded to the Board of Trustees, to approve an "Ordinance Approving Site Plans and Exterior Appearance Plans for Façade Improvements at 112 S. Washington Street"**

### **Attach:**

Draft Ordinance

Draft Findings and Recommendations

VILLAGE OF HINSDALE

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

**AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE PLAN  
FOR FAÇADE IMPROVEMENTS TO A COMMERCIAL BUILDING AT  
112 S. WASHINGTON STREET**

**WHEREAS**, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review relative to façade improvements at an existing commercial building located at 112 S. Washington Street, Hinsdale, Illinois (the "Subject Property"), from applicant Glen Gardner, on behalf of Vistro Restaurant (the "Applicant"); and

**WHEREAS**, the Subject Property is located in the Village's B-2 Central Business Zoning District and is currently improved with a multi-story commercial building. The Applicant proposes to improve the building façade with three new awnings with charcoal grey canvas (the "Proposed Improvements"). The Proposed Improvements are depicted in the site plan and exterior appearance plans attached hereto as **Exhibit A** and made a part hereof. The two outside awnings will contain new valance signs done with cream-colored lettering, which signs have already been approved by the Plan Commission pursuant to the Commission's final authority over signage; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on July 9, 2014. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of five (5) in favor, zero (0) against, and two (2) absent, approval by the Board of Trustees of the Site Plan and Exterior Appearance Plan relative to the Proposed Improvements. 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 B** 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.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the site plan

and exterior appearance plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit A** (the "Approved Plans"), relative to the Proposed Improvements, 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 A**.
- 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: \_\_\_\_\_

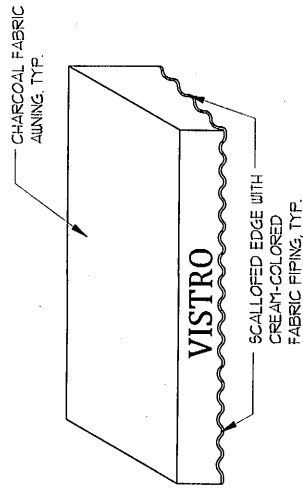
Date: \_\_\_\_\_, 2014

**EXHIBIT A**

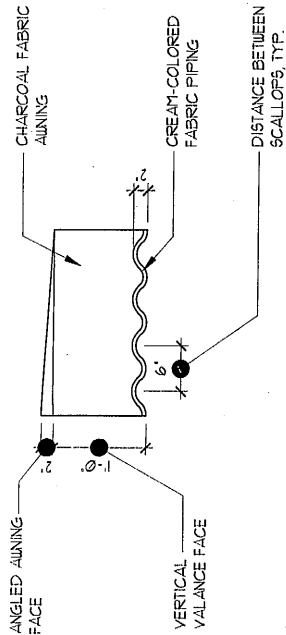
**APPROVED SITE PLAN AND EXTERIOR APPEARANCE PLAN  
(ATTACHED)**



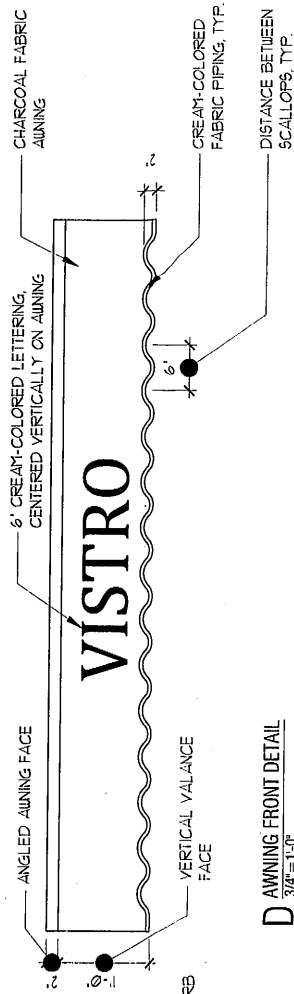




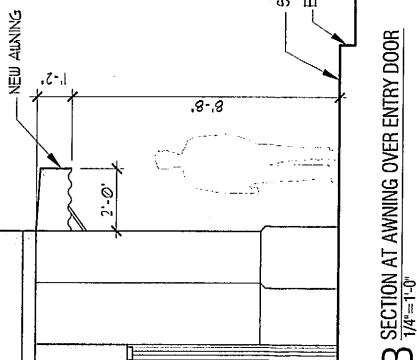
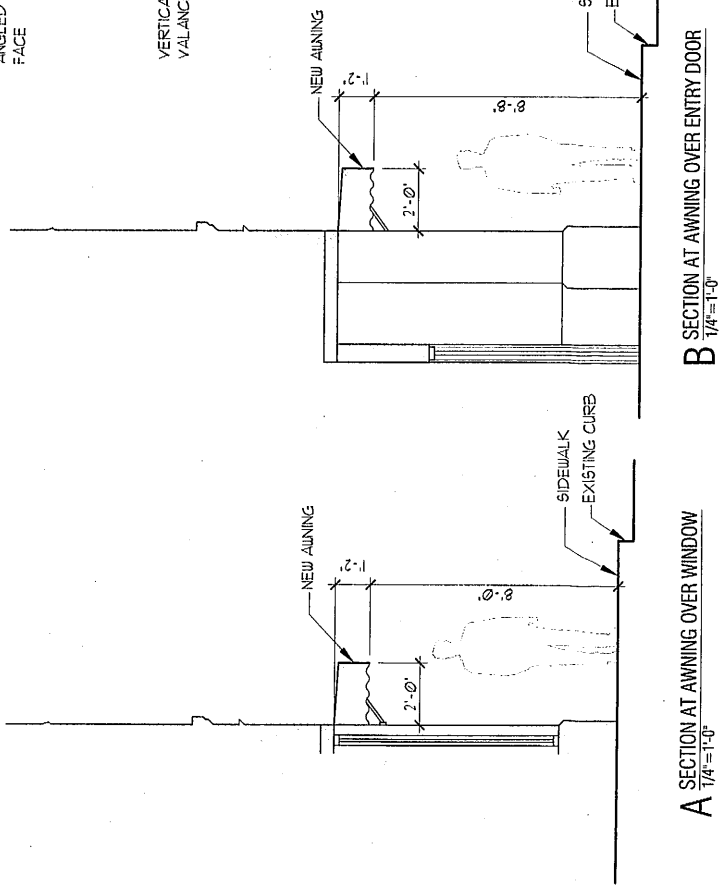
**E AWNING AXONOMETRIC**  
NOT TO SCALE



**C AWNING SIDE DETAIL**  
3/4"=1'-0"



**D AWNING FRONT DETAIL**  
3/4"=1'-0"



**dearborn architects**  
1006 S. MICHIGAN, SUITE 700  
CHICAGO, IL 60605  
P. 312-599-5339  
F. 888-712-5370  
PROFESSIONAL DESIGN FIRM #184-001977

PPG HINSDALE, LTD.  
112 S. WASHINGTON STREET  
HINSDALE, IL 60521  
P. 312-882-5662  
CONTACT: GLEN R. GARDNER

**VISTRO**  
112 S. WASHINGTON HINSDALE, IL 60521

| ISSUES                   | DATE     |
|--------------------------|----------|
| 1 ISSUED FOR SIGN PERMIT | 08/03/14 |
|                          |          |
|                          |          |
|                          |          |

SECTIONS & SIGNAGE  
DETAILS

A4

**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

**DRAFT**

EXHIBIT "D"

**HINSDALE PLAN COMMISSION**

**RE: 112 S. Washington Street – Vistro – Exterior Appearance/Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: July 9, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: July 28, 2014**

**FINDINGS AND RECOMMENDATION**

**I. FINDINGS**

1. Glen Gardner (the "Applicant") submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 112 S. Washington Street (the "Subject Property").
2. The Subject Property is located in the B-2 Central Business District and is improved with a multiple-story commercial building.
3. The applicant presented the proposed changes to the façade which included three new awnings with charcoal grey canvas. The two outside awnings will contain new valance signs done with cream colored lettering.
4. The Plan Commission was complimentary of the elevations and the proposed improvements.
5. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the June 9<sup>th</sup>, 2014, Plan Commission meeting.

**II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," zero (0) "Nays," and two (2) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 112 S. Washington Street – Einstein Bagels.

**THE HINSDALE PLAN COMMISSION**

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

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



VILLAGE  
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS

I. GENERAL INFORMATION

**Applicant**

Name: Glen Gardner  
Address: 112 S. Washington  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (312) 882-5662 /   
E-Mail: glengarder@gmail.com

**Owner**

Name: Midwest Property Group  
Address: 520 W. Erie  
City/Zip: Chicago, IL 60642  
Phone/Fax: (312) 337-3700 / (312) 337-3710  
E-Mail: JJJ@mpgre.net

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

Name: Homan Wong  
Title: Architect  
Address: 1006 S. Michigan Ave. Suite 700  
City/Zip: Chicago, IL 60605  
Phone/Fax: (312) 939-3838 / (888) 712-9370  
E-Mail: arch@panto-ulema.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) N/A
- 3) N/A

## II. SITE INFORMATION

Address of subject property: 112 S. Washington St.

Property identification number (P.I.N. or tax number): 0912 - 1220 - 12 - \_\_\_\_\_

Brief description of proposed project: Addition of 3 new awnings over existing storefront windows. No change to existing storefront or facade.

General description or characteristics of the site: Building site is an existing restaurant. Existing building storefront is painted with stone base and slate roofing.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: B-1

South: O-2

East: IB

West: B-1

Proposed zoning and land use: No change

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E  
Special Use Requested: \_\_\_\_\_

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 112 S. Washington St.

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

|                                          | Minimum Code Requirements |       |       | Proposed/Existing Development             |
|------------------------------------------|---------------------------|-------|-------|-------------------------------------------|
|                                          | B-1                       | B-2   | B-3   | B-2, no change                            |
| Minimum Lot Area                         | 6,250                     | 2,500 | 6,250 | 3,960, no change                          |
| Minimum Lot Depth                        | 125'                      | 125'  | 125'  | 165', no change                           |
| Minimum Lot Width                        | 50'                       | 20'   | 50'   | 24', no change                            |
| Building Height                          | 30'                       | 30'   | 30'   | 25', no change                            |
| Number of Stories                        | 2                         | 2     | 2     | 1 story, no change                        |
| Front Yard Setback                       | 25'                       | 0'    | 25'   | 0', no change                             |
| Corner Side Yard Setback                 | 25'                       | 0'    | 25'   | 0', no change                             |
| Interior Side Yard Setback               | 10'                       | 0'    | 10'   | 0', no change                             |
| Rear Yard Setback                        | 20'                       | 20'   | 20'   | 0', no change                             |
| Maximum Floor Area Ratio (F.A.R.)*       | .35                       | 2.5   | .50   | 1.12, no change                           |
| Maximum Total Building Coverage*         | N/A                       | 80%   | N/A   | Existing, 85%, 3389 SF, no change         |
| Maximum Total Lot Coverage*              | 90%                       | 100%  | 90%   | 85%, 3389 SF, no change                   |
| Parking Requirements                     |                           |       |       | No off-street parking required, no change |
| Parking front yard setback               |                           |       |       | N/A                                       |
| Parking corner side yard setback         |                           |       |       | N/A                                       |
| Parking interior side yard setback       |                           |       |       | N/A                                       |
| Parking rear yard setback                |                           |       |       | N/A                                       |
| Loading Requirements                     |                           |       |       | N/A                                       |
| Accessory Structure Information (height) | 15'                       | 15'   | 15'   | 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: N/A

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 2nd day of June, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

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

GLEN R. GARDNER  
Name of applicant or authorized agent

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

SUBSCRIBED AND SWORN  
to before me this 2nd day of  
June, 2014.

[Signature]  
Notary Public

OFFICIAL SEAL  
CHERRISSE MARCHESCHI  
Notary Public - State of Illinois  
My Commission Expires Jul 7, 2016

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
B-2 CENTRAL BUSINESS DISTRICT QUESTIONNAIRE**

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

**Address of proposed request:** 112 S. WASHINGTON ST.

**Questionnaire – B-2 Central Business District**

The Hinsdale Zoning Code intends, in part, "to protect, preserve and enhance the character and architectural heritage of the Village." Recognizing that the buildings in the B-2 Central Business District are significant, reasonable considerations may be prudent to provide minimum, compatible alterations to the existing exterior. Distinctive architectural features identify the buildings uniqueness and may enhance the overall streetscape.

The purpose of this questionnaire is to transmit information to the Village concerning the proposed plans to change the exterior of the building. The completion of this questionnaire is in no way intended to be determinative on the approval or denial of the application.

1. *Impact on Historic or Architectural Significant Area.* Will the historic and/or architectural significance of the B-2 Central Business District be affected by the proposed changes to the building under review? If so, please explain how. \_\_\_\_\_

N/A

\_\_\_\_\_

\_\_\_\_\_

2. *Impact on Significant Features of Buildings.* State the effects of the proposed changes on the historic and/or architectural significance of the building under review, including the extent to which the changes would cause the elimination, or masking, of distinguishing original architectural features. \_\_\_\_\_

N/A

\_\_\_\_\_

\_\_\_\_\_

3. *Replacement Rather than Restoration.* Will the changes proposed replace rather than restore deteriorated materials or features? If so, will the replacements be made with compatible materials and historically and architecturally accurate designs? \_\_\_\_\_

N/A

\_\_\_\_\_

\_\_\_\_\_



4. *Future Improvements.* Are the proposed improvements to the building designed so that the architectural integrity of the building under review will not be impaired if those improvements are removed in the future? Please explain. \_\_\_\_\_

Awnings and hardware are not permanent and can be removed in the future.

---

5. *Reduction of Amount of Demolition.* State the alternatives that were considered in the design to minimize the amount of demolition of the building under review.
- 

N/A

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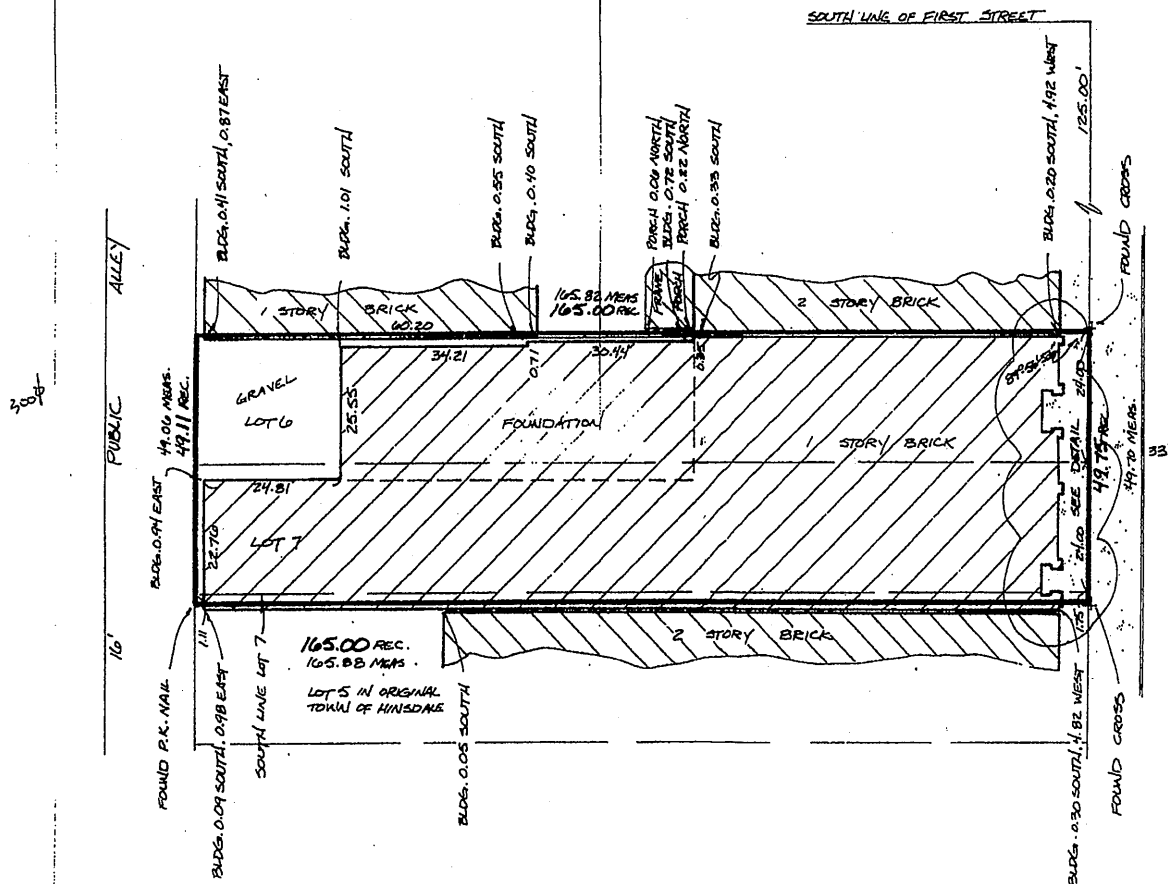
# SCHOMIG LAND SURVEYORS LTD. PLAT OF SURVEY

LOTS 6 AND 7 IN WRIGHT'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN BLOCK 4 IN THE ORIGINAL TOWN OF HINSDALE, IN THE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID WRIGHT'S SUBDIVISION RECORDED JUNE 8, 1892 IN BOOK 4 OF PLATS, PAGE 50, AS DOCUMENT NUMBER 50440,

ALSO

ALL THAT PART OF LOT 5 IN BLOCK 4 IN THE ORIGINAL TOWN OF HINSDALE, LYING SOUTH OF THE SOUTH LINE OF LOT 7 IN WRIGHT'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN SAID BLOCK 4 AND NORTH OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5 WHICH IS 1 FOOT 9 INCHES SOUTH OF THE SOUTH LINE OF LOT 7 IN WRIGHT'S SUBDIVISION AFORESAID AND RUNNING THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 5 WHICH IS 1 FOOT 1 3/8 INCHES SOUTH OF THE SOUTH LINE OF LOT 7 AFORESAID, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866, IN BOOK 32 OF DEEDS, PAGE 48, AS DOCUMENT NUMBER 7738, ALL IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 112 WASHINGTON STREET



112 S. WASHINGTON  
PROPERTY LEGAL DESCRIPTION

LOTS 6 AND 7 IN WRIGHT'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN BLOCK 4 IN THE ORIGINAL TOWN OF HINSDALE, IN THE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF ID WRIGHT'S SUBDIVISION RECORDED JUNE 8, 1892 IN BOOK 4 OF PLATS, PAGE 50, AS DOCUMENT NUMBER 50440,  
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112-114 South Washington, LLC  
c/oMidwest Property Group, Ltd.  
520 West Erie Street, Suite 430E  
Chicago, IL 60654

December 2, 2013

Mr. Sean Gascoigne  
Village Planner  
Department of Community Development  
Village of Hinsdale  
19 East Chicago Street  
Hinsdale, IL 60521

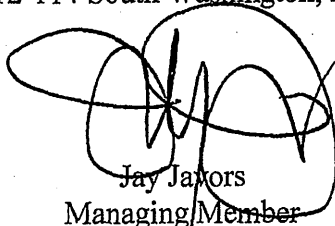
Ref: Letter of Authorization - 112 S. Washington, Hinsdale.

Dear Mr Gascoigne,

112-114 South Washington, LLC, the owner of the above referenced property, is aware that our tenant ~~Mr. Peter Burdi~~, Viestro Restaurant, intends to submit an application to the Plan Commission for signage and awnings.

We have no objections to the installation of signage and awnings or to the Plan Commission Application.

Sincerely,  
112-114 South Washington, LLC



Jay Jayors  
Managing Member



COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: 112 S. Washington

**REVIEW CRITERIA**

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

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

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

N/A

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

Exterior, water-repellent awning fabric is used to minimize dirt and stains. Similar exterior-grade material is used in adjacent awnings.

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

Standard scalloped valance design in cream and black is proposed. Design is similar to awning designs in the neighborhood and designed with colors coordinating with neighborhood facades and existing signage in the area.

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.

Proposed design meets minimum 8'-0" minimum awning height above grade, per zoning code 9-106.E.3.

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

Proposed design does not obstruct access-ways, easements, or rights-of-way per zoning code.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

N/A

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

N/A

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

N/A

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

Proposed site plan and exterior changes meet applicable zoning codes and are not detrimental to public well-being.

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

**Application for Certificate of Zoning Compliance**

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

**Applicant's name:** Glen Gardner

**Owner's name (if different):** Midwest Property Group

**Property address:** 112 S. Washington

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

**Present zoning classification:** B-2, Central Business District

**Square footage of property:** 3,960 SQ FT

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

**Lot dimensions:** 24' x 165'

**Current use of property:** Commercial

**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: No change- commercial restaurant use

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

**Brief description of request and proposal:**

Sign permit and exterior site plan review for installation of a new awning.

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

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

**Yards:**

|                         |               |               |
|-------------------------|---------------|---------------|
| <b>front:</b>           | <u>None</u>   | <u>None</u>   |
| <b>interior side(s)</b> | <u>None /</u> | <u>None /</u> |



Provided:

Required by Code:

|             |             |             |
|-------------|-------------|-------------|
| corner side | <u>None</u> | <u>None</u> |
| rear        | <u>None</u> | <u>None</u> |

**Setbacks (businesses and offices):**

|                    |               |               |
|--------------------|---------------|---------------|
| front:             | <u>None</u>   | <u>None</u>   |
| interior side(s)   | <u>None /</u> | <u>None /</u> |
| corner side        | <u>None</u>   | <u>None</u>   |
| rear               | <u>None</u>   | <u>None</u>   |
| others:            | <u>None</u>   | <u>None</u>   |
| Ogden Ave. Center: | <u>None</u>   | <u>None</u>   |
| York Rd. Center:   | <u>None</u>   | <u>None</u>   |
| Forest Preserve:   | <u>None</u>   | <u>None</u>   |

**Building heights:**

|                        |               |               |
|------------------------|---------------|---------------|
| principal building(s): | <u>25'-0"</u> | <u>35'-0"</u> |
| accessory building(s): | <u>N/A</u>    | <u>N/A</u>    |

**Maximum Elevations:**

|                        |               |            |
|------------------------|---------------|------------|
| principal building(s): | <u>25'-0"</u> | <u>N/A</u> |
| accessory building(s): | <u>N/A</u>    | <u>N/A</u> |

|                        |            |            |
|------------------------|------------|------------|
| Dwelling unit size(s): | <u>N/A</u> | <u>N/A</u> |
|------------------------|------------|------------|

|                          |                |            |
|--------------------------|----------------|------------|
| Total building coverage: | <u>3398 SF</u> | <u>N/A</u> |
|--------------------------|----------------|------------|

|                     |            |            |
|---------------------|------------|------------|
| Total lot coverage: | <u>85%</u> | <u>N/A</u> |
|---------------------|------------|------------|

|                   |             |            |
|-------------------|-------------|------------|
| Floor area ratio: | <u>1.12</u> | <u>2.5</u> |
|-------------------|-------------|------------|

|                        |             |
|------------------------|-------------|
| Accessory building(s): | <u>None</u> |
|------------------------|-------------|

Spacing between buildings: [depict on attached plans]

|                        |            |         |         |
|------------------------|------------|---------|---------|
| principal building(s): | <u>0</u>   | <u></u> | <u></u> |
| accessory building(s): | <u>N/A</u> | <u></u> | <u></u> |

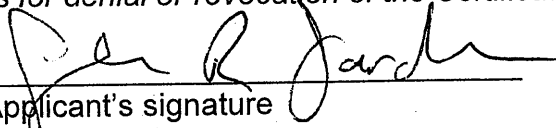
Number of off-street parking spaces required: 0

Number of loading spaces required: 0

**Statement of applicant:**

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

By:

  
Applicant's signature

GLEN R GARDNER  
Applicant's printed name

Dated: 5/31, 2014



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: GLEN GARDNER  
Address: 112 S. Washington  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (312) 882-5662 /  
E-Mail: glengardner@gmail.com  
glengardner@gmail.com  
Contact Name: Glen Gardner

**Contractor**

Name: Max Interior  
Address: 526 Queens Court  
City/Zip: Schaumburg, IL 60193  
Phone/Fax: (630) 802-3703 /  
E-Mail: max@maxinterior.com  
Contact Name: Max Lagowski

**ADDRESS OF SIGN LOCATION:**

**ZONING DISTRICT:** B-2 Central Business District

**SIGN TYPE:** Other

**ILLUMINATION** None

**Sign Information:**

Overall Size (Square Feet): 10 SQFT ( 6" x 20'0" )

Overall Height from Grade: 8'-0" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black charcoal
- ② Cream
- ③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 24'-0"

Building/Tenant Frontage: 24'-0"

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Signature of Applicant

Date

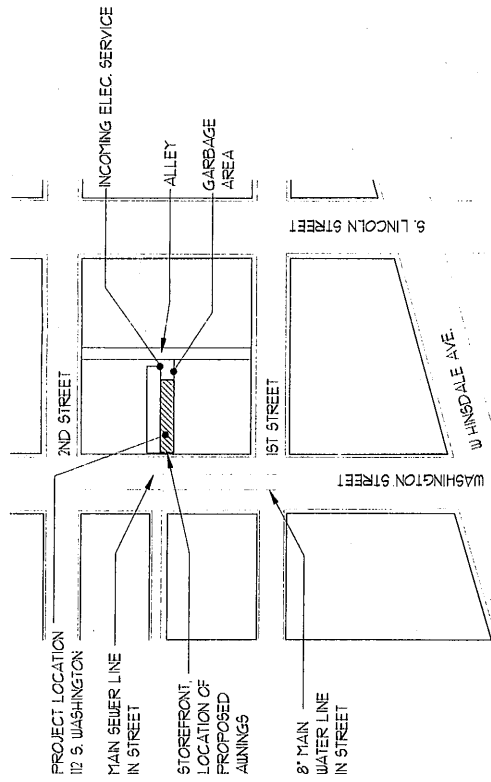
Signature of Building Owner

Date

**FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

Total square footage: 10 SQFT. x \$4.00 = 40 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_



DOWNTOWN HINSDALE

A SITE PLAN  
NOT TO SCALE

ARCHITECT: PANTOULENA INC. DBA DEARBORN ARCHITECTS

**dearborn**  
architects  
1006 S. MICHIGAN, SUITE 700  
CHICAGO, IL 60605  
P: 312-882-5662  
F: 312-882-5662  
PROFESSIONAL DESIGN FIRM #184-001977

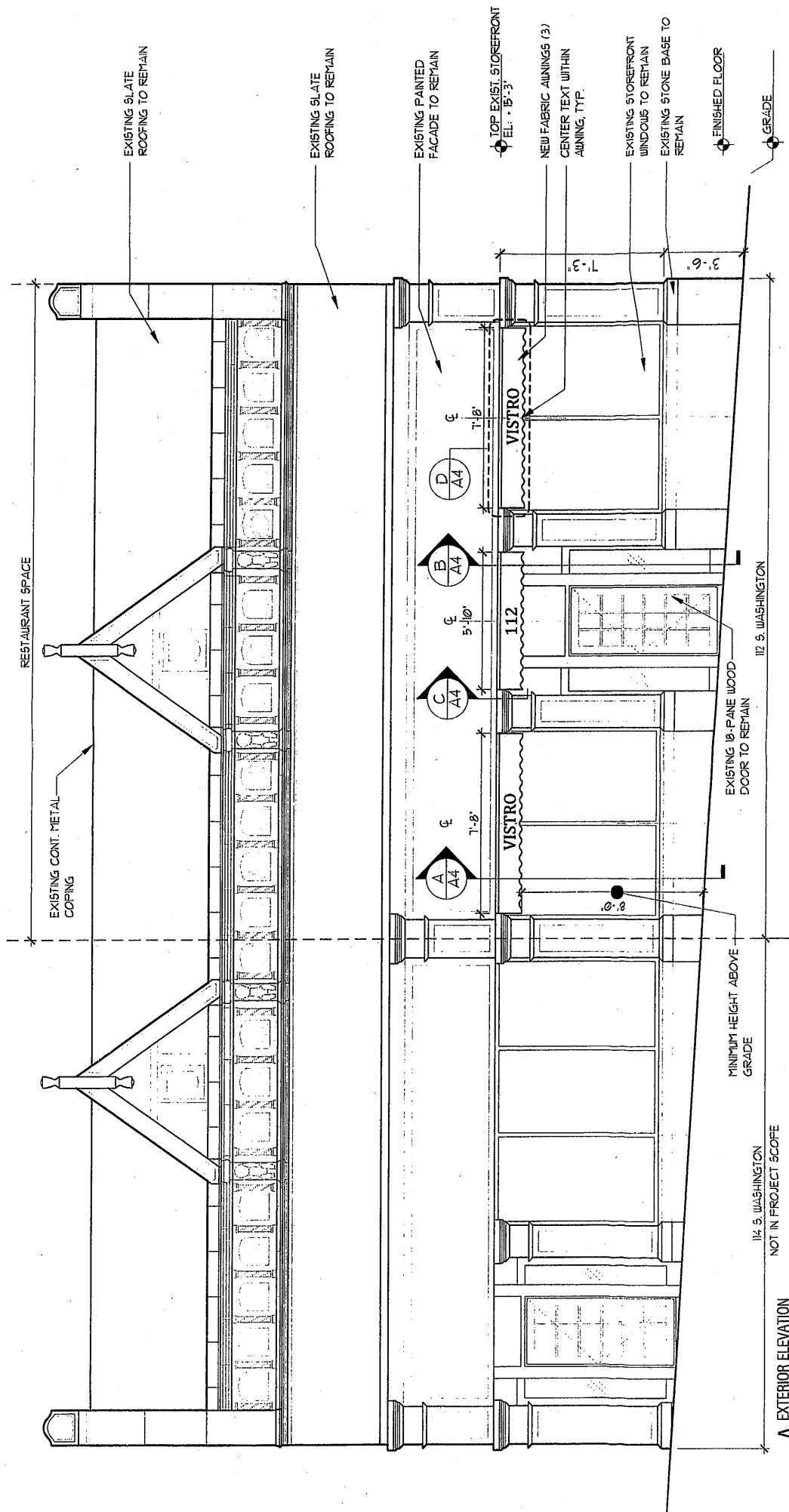
PPG HINSDALE, LTD.  
112 S. WASHINGTON STREET  
HINSDALE, IL 60521  
P: 312-882-5662  
CONTACT: GLEN R. GARDNER

**VISTRO**  
112 S. WASHINGTON HINSDALE, IL 60521

| ISSUES                    | DATE     |
|---------------------------|----------|
| 1. ISSUED FOR SIGN PERMIT | 08/03/14 |
|                           |          |
|                           |          |
|                           |          |

SITE PLAN

A1



A  
1/4" = 1'-0"

NOT IN PROJECT SCOPE

MINIMUM HEIGHT ABOVE GRADE

114 S. WASHINGTON

112 S. WASHINGTON

ARCHITECT: PAVO-ULEMA INC. dba DEARBORN ARCHITECTS

1006 S. MICHIGAN, SUITE 700  
CHICAGO, IL 60605  
P: 312-959-3838  
F: 888-712-5970  
PROFESSIONAL DESIGN FIRM #184-001977

**dearborn**  
Architects

PPG HINSDALE, LTD.  
112 S. WASHINGTON STREET  
HINSDALE, IL 60521  
P: 312-882-5662  
CONTACT: GLEN R. GARDNER

**VISTRO**

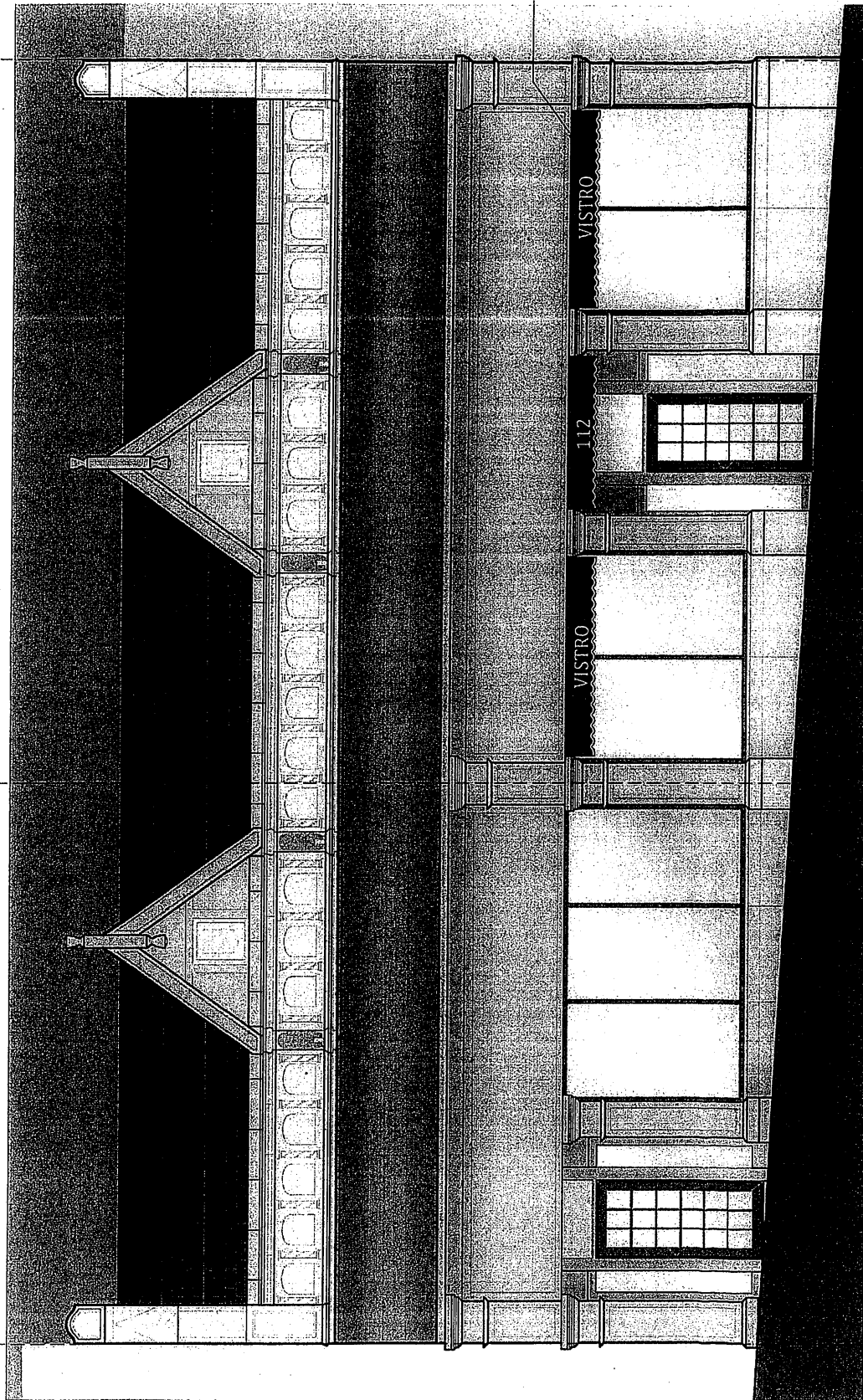
112 S. WASHINGTON HINSDALE, IL 60521

ISSUES

| ISSUES                   | DATE     |
|--------------------------|----------|
| 1 ISSUED FOR SIGN PERMIT | 08/03/14 |
|                          |          |
|                          |          |
|                          |          |

EXTERIOR ELEVATION

A2



A EXTERIOR ELEVATION  
1/4" = 1'-0"

ARCHITECT: PANTO-UEMA INC. dba DEARBORN ARCHITECTS

**dearborn**  
architects  
1005 S. MICHIGAN, SUITE 700  
CHICAGO, IL 60605  
P: 312-559-5338  
F: 888-712-5370  
PROFESSIONAL DESIGN FIRM #184-001977

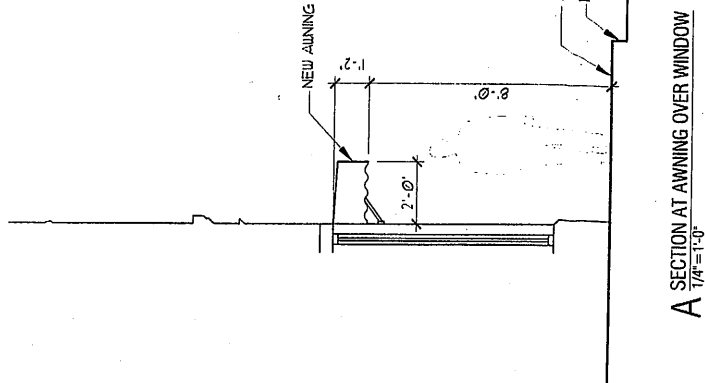
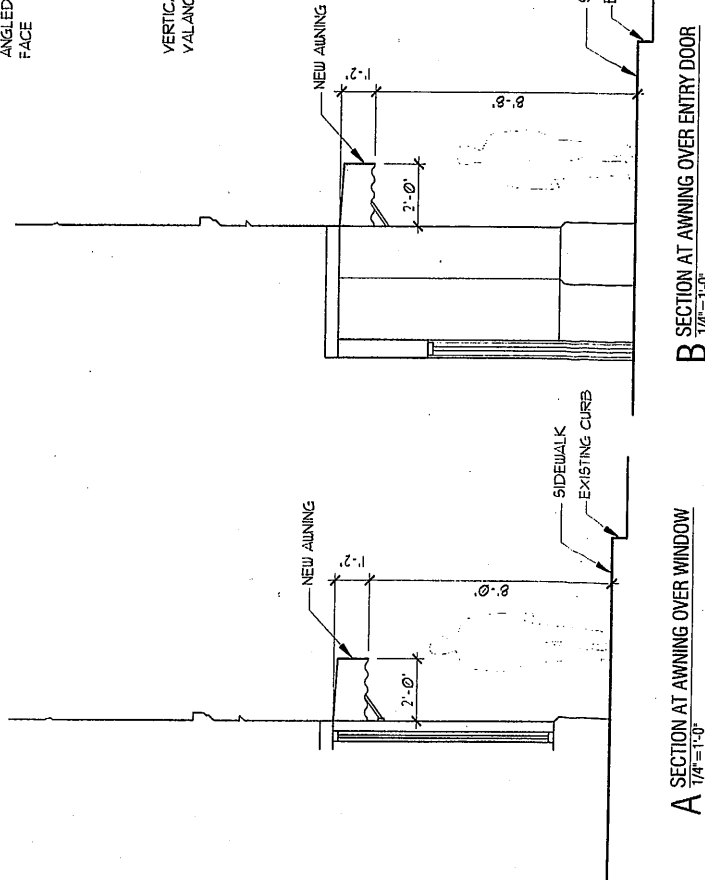
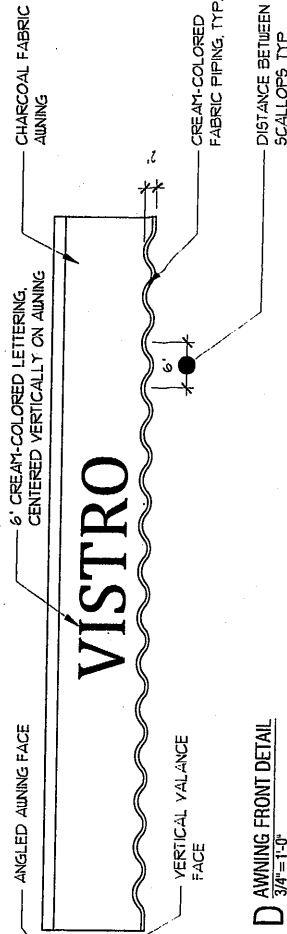
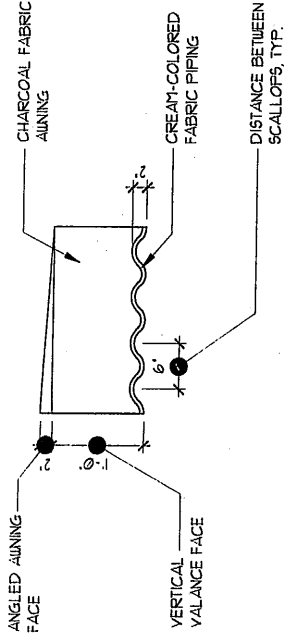
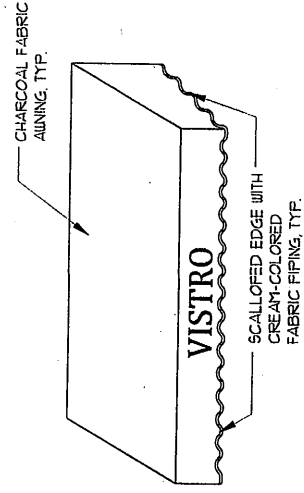
PPG HINSDALE, LTD.  
112 S. WASHINGTON STREET  
HINSDALE, IL 60521  
P: 312-882-5662  
CONTACT: GLEN R. GARDNER

**VISTRO**  
112 S. WASHINGTON HINSDALE, IL 60521

| ISSUES |                        | DATE     |
|--------|------------------------|----------|
| 1      | ISSUED FOR SIGN PERMIT | 08/03/14 |
|        |                        |          |
|        |                        |          |
|        |                        |          |

EXTERIOR ELEVATION

A3



ARCHITECT: PANTO-JULENA INC. DBA DEARBORN ARCHITECTS

**dearborn**  
architects

1006 S. MICHIGAN, SUITE 700  
CHICAGO, IL 60605  
P: 312-939-9335  
F: 888-772-5370  
PROFESSIONAL DESIGN FIRM #184-001977

PRG HINSDALE, LTD.  
112 S. WASHINGTON STREET  
HINSDALE, IL 60521  
P: 312-882-5682  
CONTACT: GLEN R. GARDNER

**VISTRO**  
112 S. WASHINGTON HINSDALE, IL 60521

ISSUES

DATE


|   |                        |          |
|---|------------------------|----------|
| 1 | ISSUED FOR SIGN PERMIT | 06/03/14 |
|   |                        |          |
|   |                        |          |
|   |                        |          |

SECTIONS & SIGNAGE  
DETAILS

A4

4d

# Memorandum

**To:** Chairman Saigh and Members of the Zoning and Public Safety Committee  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner  
**Date:** July 28, 2014  
**Re:** Request for Board Action for Case A-13-2014  
Applicant: Shred415  
Request: Special Use Permit for a Physical Fitness Facility at 230 E. Ogden Avenue

## BACKGROUND

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### Application

The Village of Hinsdale has received an application from Peter Coules of Hinsdale, Illinois on behalf of Shred415 Hinsdale, LLC., requesting a special use permit authorizing a physical fitness facility at 230 E. Ogden Avenue. The Village Board may grant special use permits authorizing the development of uses listed as special uses in the regulations applicable to the district in which the subject property is located. Section 5-105C(11), states that physical fitness/personal training facilities are a special uses in the B-3.

### Special Use Application

---

### Process

The Village Code sets forth the process for which an application for special use is to filed and considered in Sections 11-602D. Applications for special use permits shall be filed in accordance with the requirements of Section 11-301 of Article XI. Due to the nature of the request, this application would require a public hearing. Section 11-303C requires the Village Manager to refer every application for which the Code requires a hearing to the Plan Commission, Zoning Board of Appeals or the Historic Preservation Commission, whichever is applicable no later than 60 days following the submission of the application. The applicant filed its submission on March 10, 2014.

Section 11-602E(1) establishes the standards for special uses and as such, should be considered for this application. In addition, Section 11-602E(3) identifies considerations that the Commission, Committee and Board may consider when reviewing the standards set forth in 11-602E(1).

### **Description of property and existing use**

The site is located on the south side of Ogden Avenue, between York Street and Elm Street. The property is currently zoned B-3 which is a general business district intended to serve the Hinsdale suburban community with a full range of locally oriented business uses commonly located along established traffic routes.

Section 5-105C(11) provides that physical fitness/personal training facilities are a special uses in the B-3 District.

The surrounding zoning and land uses are as follows:

**North:** O-3, General Office District, R-5

**East:** B-3, General Business District

**South:** R-4, Single-Family Residential District

**West:** B-3, General Business District

### **Request**

Shred415 is proposing a physical fitness/personal training facility at 230 E. Ogden Avenue. According to the applicant's submittal, the facility will consist of a 1,500 square foot workout studio, as well as men's and women's locker rooms, a children's play area, a receptionist's area, a general office and a utility room. The remainder of the main level, as well as the lower level, is occupied by Molecular Imaging while the upper level is vacant and according to the building owner, is being marketed towards medical office uses. In addition to the workout area, the application also indicates that 5-10% of the facility would be devoted to retail sales.

The hours of operation vary, but are generally 5 a.m. to 9 p.m., Monday through Friday and 6 a.m. to 5 p.m., Saturdays and Sundays. The application also indicates that the business will employ a total of 24-36 employees, but only 4-6 employees will be present at one time. A break-down of both the actual class times and an explanation of the employee structure, as well as other components of the business plan, can be found in the attached summary provided by the applicant.

### **Property History**

A review of the zoning maps finds that the property has been zoned B-3 since at least 1989, however on June 16, 2009, the applicant successfully rezoned the rear parcel, containing the existing parking lot, from R-4, single-family residential to B-3, general business district, to match the zoning of the existing lot that the structure sits on.



### **Plan Commission Action**

At the July 9, 2014 Plan Commission meeting the Commission reviewed the application submitted for 230 E. Ogden Avenue and recommended, on a 4-1 vote, approval of the requests for a special use permit to allow for a physical fitness/personal training facility, subject to the following conditions:

- The applicant, prior to the July 28, 2014 Zoning and Public Safety Committee (ZPS) meeting, contact the two adjacent single-family residences to confirm that they are aware of the request and more importantly, the proposed hours of operation.
- No classes will take place prior to 6 a.m.
- There will be no parking within 20 feet of a single-family structure during the hours of 6 a.m. and 8 a.m.
- The applicant, prior to the July 28<sup>th</sup>, 2014 ZPS Committee meeting, submit to staff a parking exhibit which identifies the specific parking spaces that will be unavailable during the hours of 6 a.m. and 8 a.m. This document shall be included as an exhibit to any approving ordinance.

### **Motion**

**Move that the request be forwarded to the Board of Trustees to approve an "Ordinance Approving a Special Use Permit for a Personal Training/Fitness Facility, at the Property Located at 230 E. Ogden Avenue."**

### **Attach:**

Draft Ordinance

Draft Findings and Recommendations

## VILLAGE OF HINSDALE

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

### **AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE A PHYSICAL FITNESS FACILITY IN THE B-3 GENERAL BUSINESS ZONING DISTRICT AT 230 E. OGDEN AVENUE**

**WHEREAS**, an application seeking a special use permit to operate a physical fitness facility at 230 E. Ogden Avenue, Hinsdale, Illinois (the "Subject Property"), in the B-3 General Business Zoning District, was filed by Petitioner Shred415 Hinsdale, LLC (the "Applicant") with the Village of Hinsdale; and

**WHEREAS**, physical fitness facilities are permitted as special uses in the B-3 General Business Zoning District pursuant to Section 5-105(c)(11) of the Hinsdale Zoning Code ("Zoning Code"); and

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

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

**WHEREAS**, on July 9, 2014, the Plan Commission held a public hearing on the application pursuant to notice thereof properly published in *The Hinsdalean* on June 19, 2014, in accordance with Illinois law; and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of four (4) in favor, one (1) against and two (2) absent, subject to certain conditions, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-13-2014 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on July 28, 2014, considered the application and the Findings and Recommendation of the Plan Commission and made its recommendation to the Board of Trustees. The Zoning and Public Safety Committee also confirmed that the Applicant had contacted the two adjacent single-family residences to confirm that they were aware of the request for the special use and the proposed hours of operation, as directed by the Plan Commission. The Zoning and Public Safety Committee also received and reviewed a parking exhibit submitted by the Applicant prior to the July 28 meeting, again as directed by the Plan Commission, identifying the specific parking

spaces that will be unavailable during the hours of 6:00 a.m. and 8:00 a.m. due to their proximity to adjacent single-family residential uses. A copy of the parking exhibit is attached hereto as **Exhibit C** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee and all of the materials, facts and circumstances affecting the Application, and find that the Application, with the conditions specified below, satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

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

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

**Section 2: Approval of Special Use for a Physical Fitness Facility.** The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves a special use permit for a Physical Fitness Facility in the B-3 Central Business Zoning District on the Subject Property located at 230 E. Ogden Avenue, Hinsdale, Illinois, legally described in **Exhibit A**, subject to the following conditions:

1. No classes shall take place prior to 6:00 a.m. on any day;
2. There will be no parking within twenty (20) feet of a single-family structure prior to 8:00 a.m. on any day;
3. Conformance by Applicant and patrons with the parking exhibit identifying the specific parking spaces that will be unavailable prior to 8:00 a.m. on any day, a copy of which is attached hereto as **Exhibit C**.

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

**Section 4: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other

than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

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

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

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

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

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

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

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

ATTEST:

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

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

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

Its: \_\_\_\_\_

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

**EXHIBIT A**

**LOT 22 AND THE NORTH HALF OF LOT 23 IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922, AS DOCUMENT NO. 155000, IN DUPAGE COUNTY, ILLINOIS.**

**PINS: 09-01-209-004-0000 AND 09-01-209-014-0000**

**COMMONLY KNOWN AS: 230 E. OGDEN AVENUE, HINSDALE, ILLINOIS**

**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

## HINSDALE PLAN COMMISSION

**RE: Case A-13-2014 – 230 E. Ogden Avenue – Special Use Permit to Allow a Physical Fitness/Personal Training Facility.**

**DATE OF PLAN COMMISSION REVIEW: July 9, 2014**

**DATE OF COMMITTEE REVIEW: July 28, 2014**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. Peter Coules, representing Shred415, (the "applicant"), submitted an application to the Village of Hinsdale for the property located at 230 E. Ogden Avenue (the "subject property").
2. The subject property is located within the B-3, General Business District in which physical fitness and personal training facilities are special uses.
3. The applicant proposes to operate a 1,500 square foot physical fitness/personal training facility, with a retail component, on the main level of the subject property.
4. The applicant made a presentation and identified their other facilities around the Chicagoland area.
5. The applicant indicated that the intended class sizes would be anywhere from one-on-one instruction to classes of 26 and would be open from 5 a.m. to 9 p.m., Monday through Friday, as well as 6 a.m. to 5 p.m., Saturdays and Sundays.
6. While most Commissioners agreed that this was a great use for the Village in general, certain Commissioners expressed concerns with the 5 a.m. start time, identifying the main concern being noise produced by car doors and remote locking devices so early in the morning, given the proximity of the adjacent residential homes.
7. Other Commissioners acknowledged those concerns but also recognized the proximity to Ogden Avenue and identified other uses in the B-3 District that would have similar hours of operation, present similar concerns, and would be permitted as of right, without special uses.
8. As a result of the concerns, the applicant indicated that they would be willing to delay start times until 6 a.m. and would willing to place additional parking restrictions on available parking for those members attending classes between 6 a.m. and 8 a.m.
9. While the applicant confirmed they had sent out the required notifications to everyone within 250 feet of the subject property, certain Commissioners also expressed an interest in having the applicant again reach out to the two homes immediately adjacent to the parking lot again, to make certain they were fully aware of the proposal.
10. Given the applicant's willingness to acknowledge and agree to the conditions set forth in discussions, the Plan Commission generally finds that the Application, as a whole, satisfies

the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit. Among the evidence relied upon by the Plan Commission was the testimony given by the applicant, as well as the applications and various plans submitted and considered for the June 9<sup>th</sup>, Plan Commission meeting.

## **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of 4 "Ayes," 1 "Nay," and 2 "Absent" recommends that the President and Board of Trustees approve the Application for a Special Use permit to allow a personal training/fitness facility at 230 E. Ogden Avenue, subject to the following conditions:

- The applicant, prior to the July 28, 2014 Zoning and Public Safety Committee (ZPS) meeting, contact the two adjacent single-family residences to confirm that they are aware of the request and more importantly, the proposed hours of operation.
- No classes will take place prior to 6 a.m.
- There will be no parking within 20 feet of a single-family structure during the hours of 6 a.m. and 8 a.m.
- The applicant, prior to the July 28<sup>th</sup>, 2014 ZPS, submit to staff a parking exhibit which identifies the specific parking spaces that will be unavailable during the hours of 6 a.m. and 8 a.m. This document shall be included as an exhibit to any approving ordinance.

### **THE HINSDALE PLAN COMMISSION**

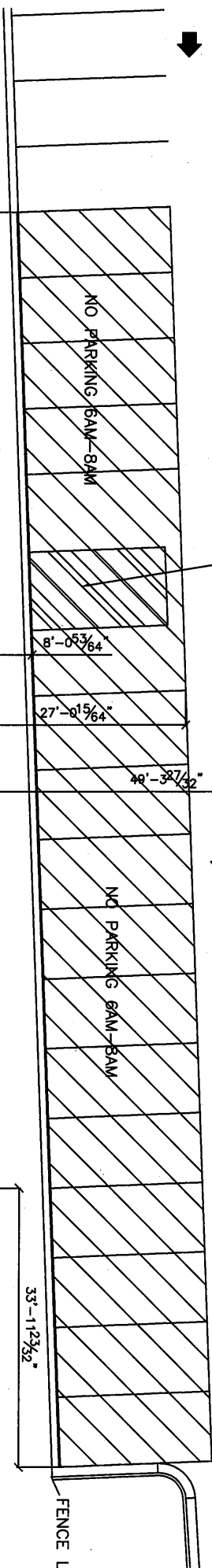
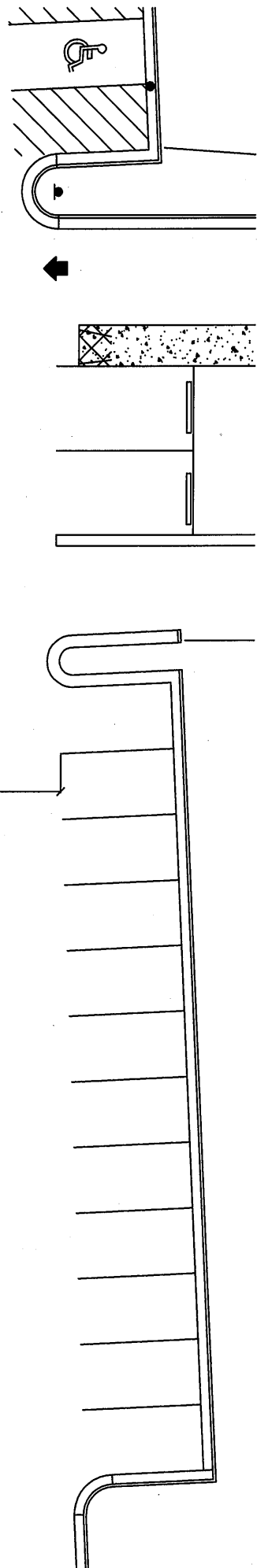
By: \_\_\_\_\_  
Chairman

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



**EXHIBIT C**

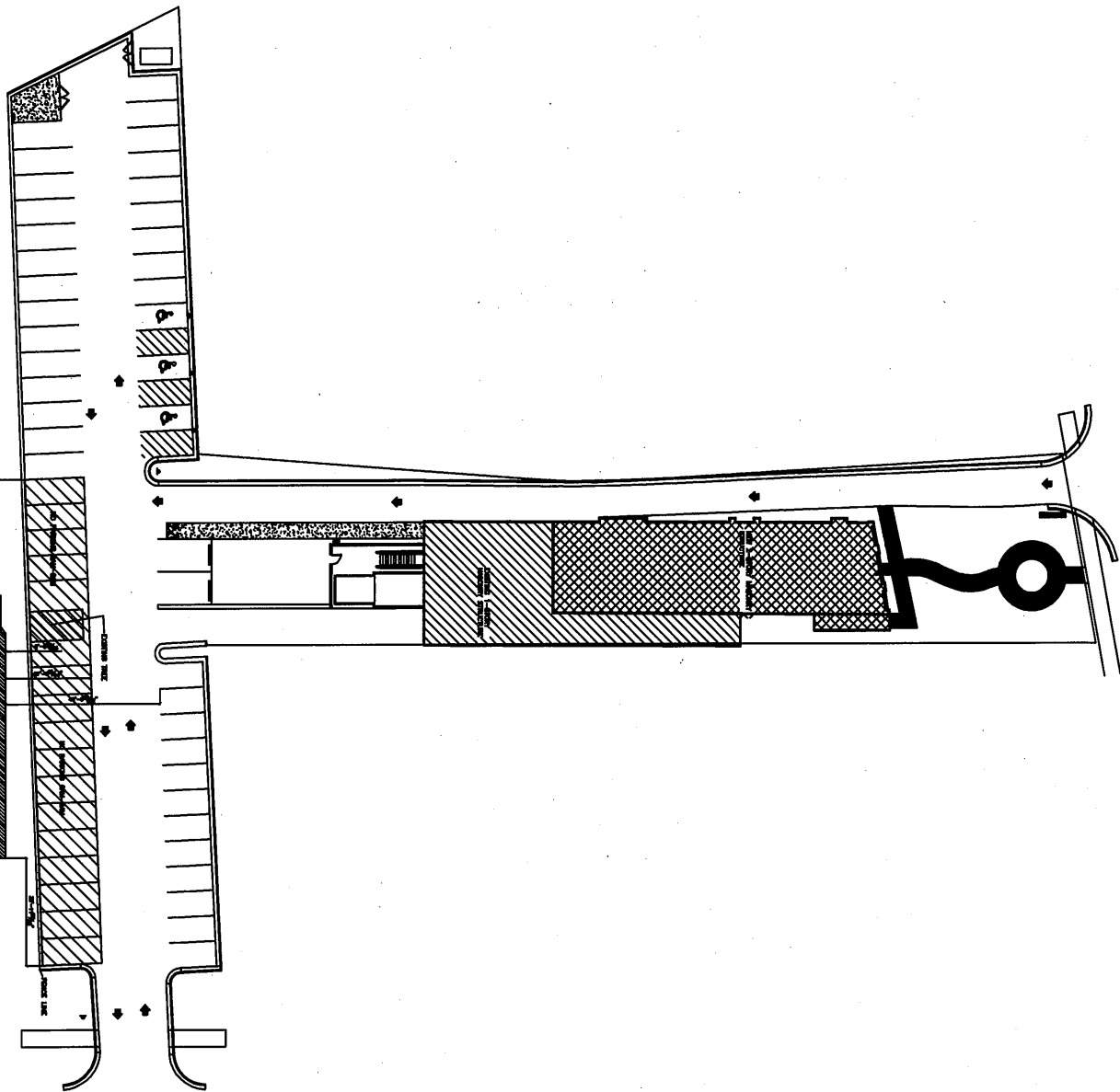
**PARKING EXHIBIT  
(ATTACHED)**



EX. 2-STORY HOUSE

GEOMETRIC S

OGDEN AVENUE

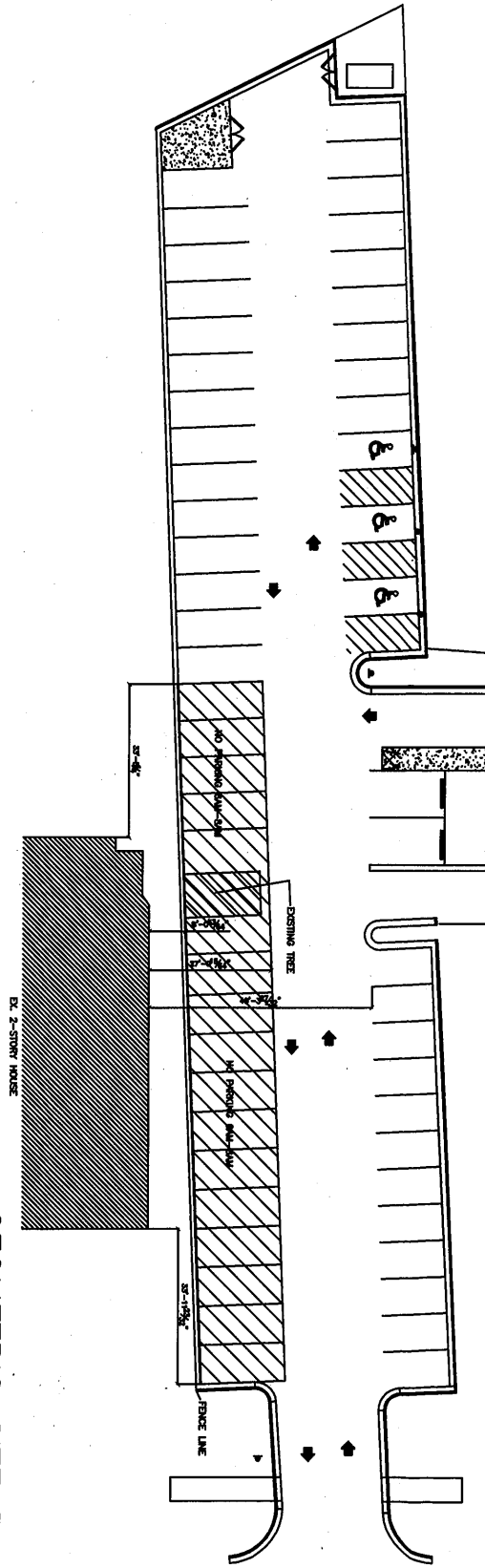


ELM STREET

GEOMETRIC SITE PLAN

NORTH





# GEOMETRIC SITE PLAN

NORTH



## Sean Gascoigne

---

**From:** Nancy Fong <nancyfong@comcast.net>  
**Sent:** Friday, July 18, 2014 11:25 AM  
**To:** peter@donatellcoules.com  
**Cc:** Sean Gascoigne  
**Subject:** Re: Shred-415 Hinsdale LLC

Hi Peter,

My husband makes a good point I didn't address below. There is potential liability that when we have bad weather that the fence could fall over on cars that are parked along the fence. Another reason to have the fence replaced. Thanks.

Nancy

---

**From:** "Nancy Fong" <nancyfong@comcast.net>  
**To:** peter@donatellcoules.com  
**Cc:** sgascoigne@villageofhinsdale.org  
**Sent:** Friday, July 18, 2014 11:16:04 AM  
**Subject:** Shred-415 Hinsdale LLC

Hi Peter,

It was a pleasure talking with you regarding Shred 415 Hinsdale. We look forward to meeting our new neighbors, Shred 415.

As discussed, we are concerned about the fence that separates our property and the commercial parking lot that the Shred 415 and their clients will be using. We bought the residential parcel in 2001 with the existing fence already in place. The fence was not new when we bought the property so it is over 13 years old. The fence is owned and maintained by the owners of 230 E. Ogden.

Here are some of our concerns:

- Because the fence is old, we have had many issues with the fence being broken when there is bad weather or when Land Rover had their overflow cars a couple of years ago. The drivers for the Land Rover cars would hit the fence and sections of the fence would fall. Our concern is that with over 30 cars that could park along the fence, there is a high potential that the fence would be broken.
- The landlord has not been responsive to fix the fence right away. The Village Code Enforcer had to threaten to fine the Owner before the Owner will get the fence fixed. The last couple of times, the response time from the time the fence went down to the time it was fixed was over a month. When it was finally fixed, we had a bad storm and the same section went down again in two days. It took another month to have the fence fixed again - a total of over two months for the same fence section to be fixed. My husband was called the Code

Enforcement at the Village of Hinsdale on a weekly basis and it wasn't until she threatened to fine the Owner that someone came out.

- The fence is old and not well maintained. This will be the fence that clients of Shred 415 will be seeing when they park in the parking lot. Please see attached pictures. If Shred 415 say that they want the best physical facility in Hinsdale, shouldn't that include where their clients park?
- We have two small kids and a puppy and we do not want there to be any potential liability of the fence going down when they are outside playing.

If your clients plan on being in the Hinsale facility for the long term, I would recommend that they require a new fence. It will save us all future problems especially since the fence has clearly reached its useful life and would also add value to the Landlord's investment. If a new fence it put up, our only request would be that it be a privacy fence.

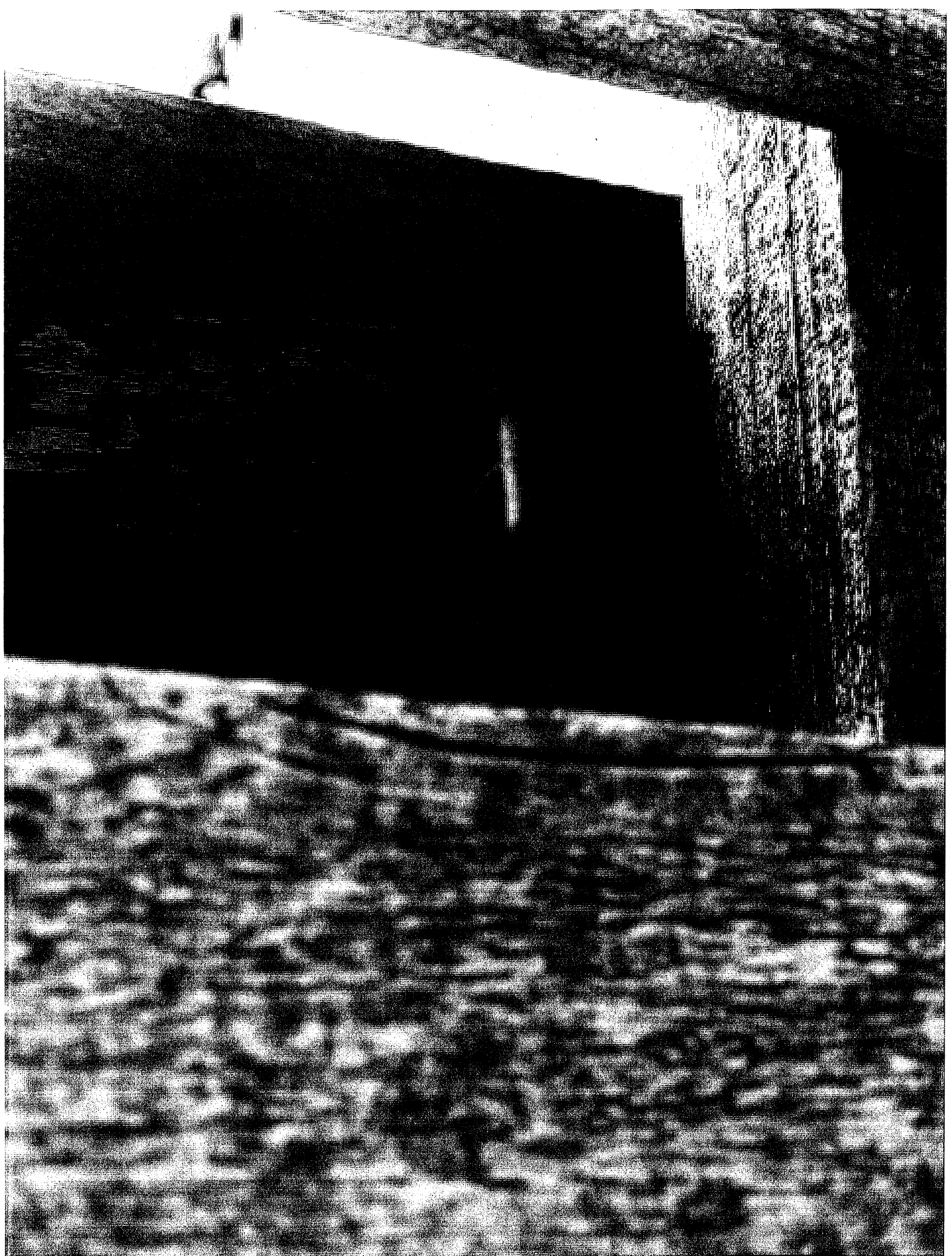
We look forward to meeting you and Shred 415 at the Village Zoning meeting on July 28. Thanks.

Nancy Fong-Breyer & Dave Breyer

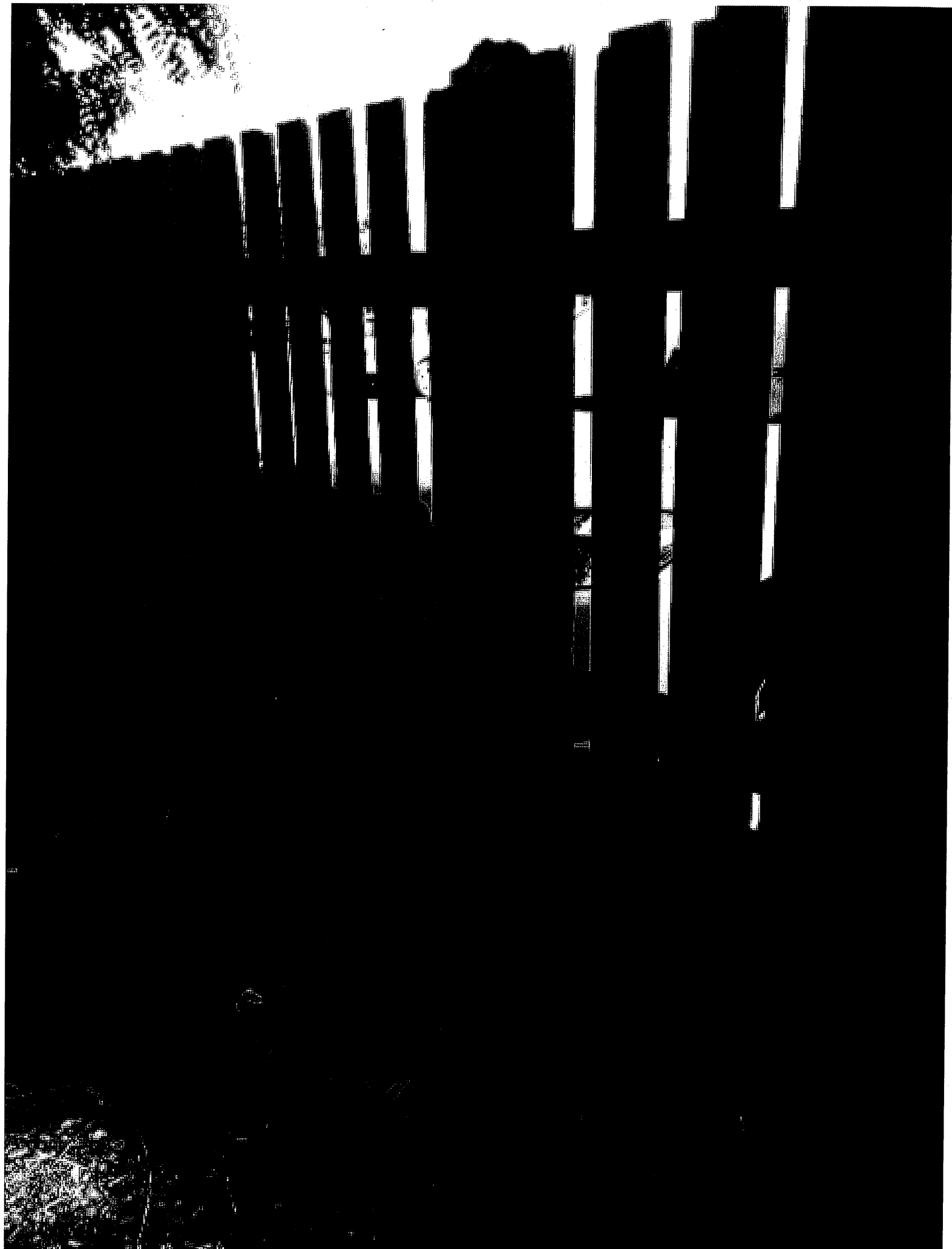


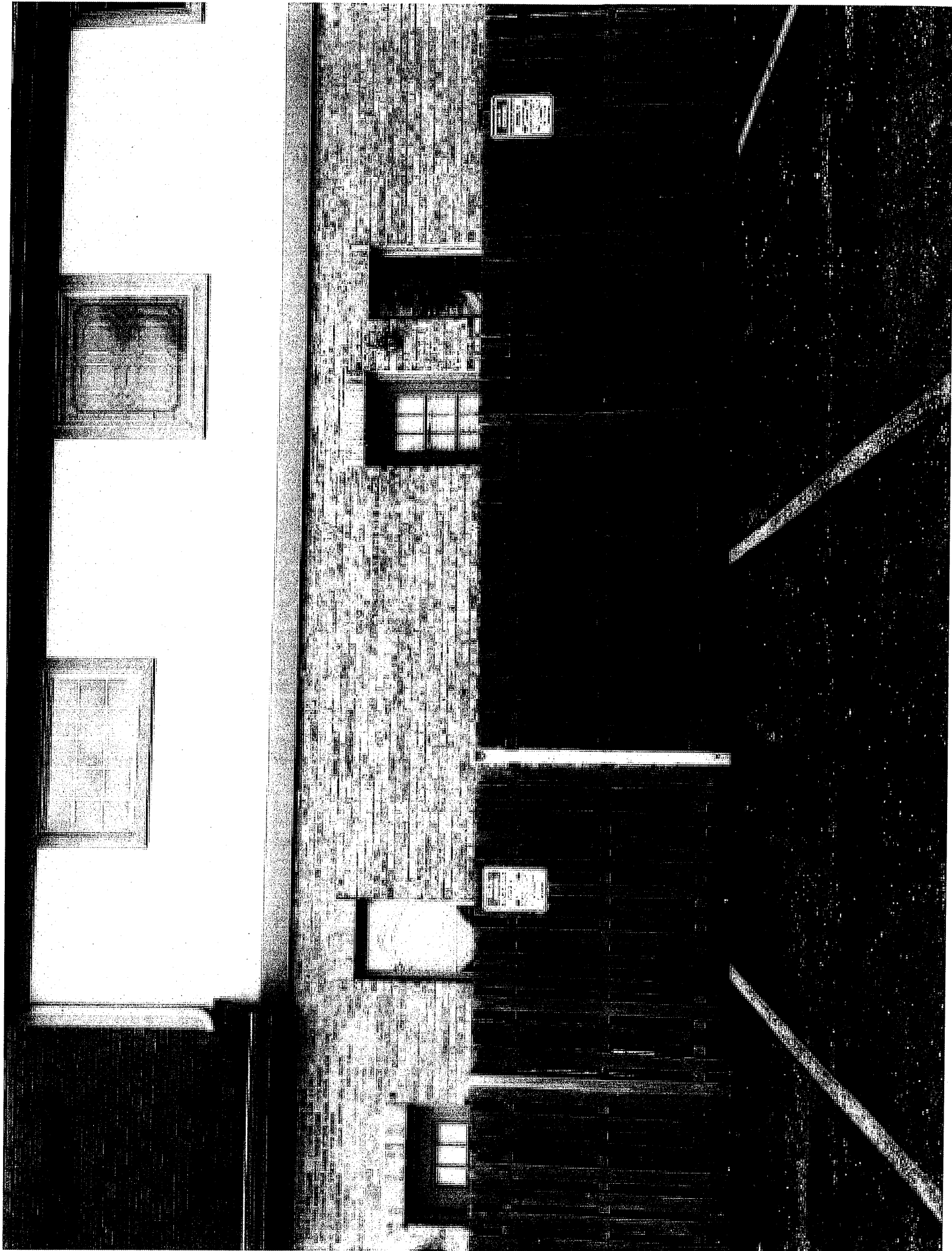








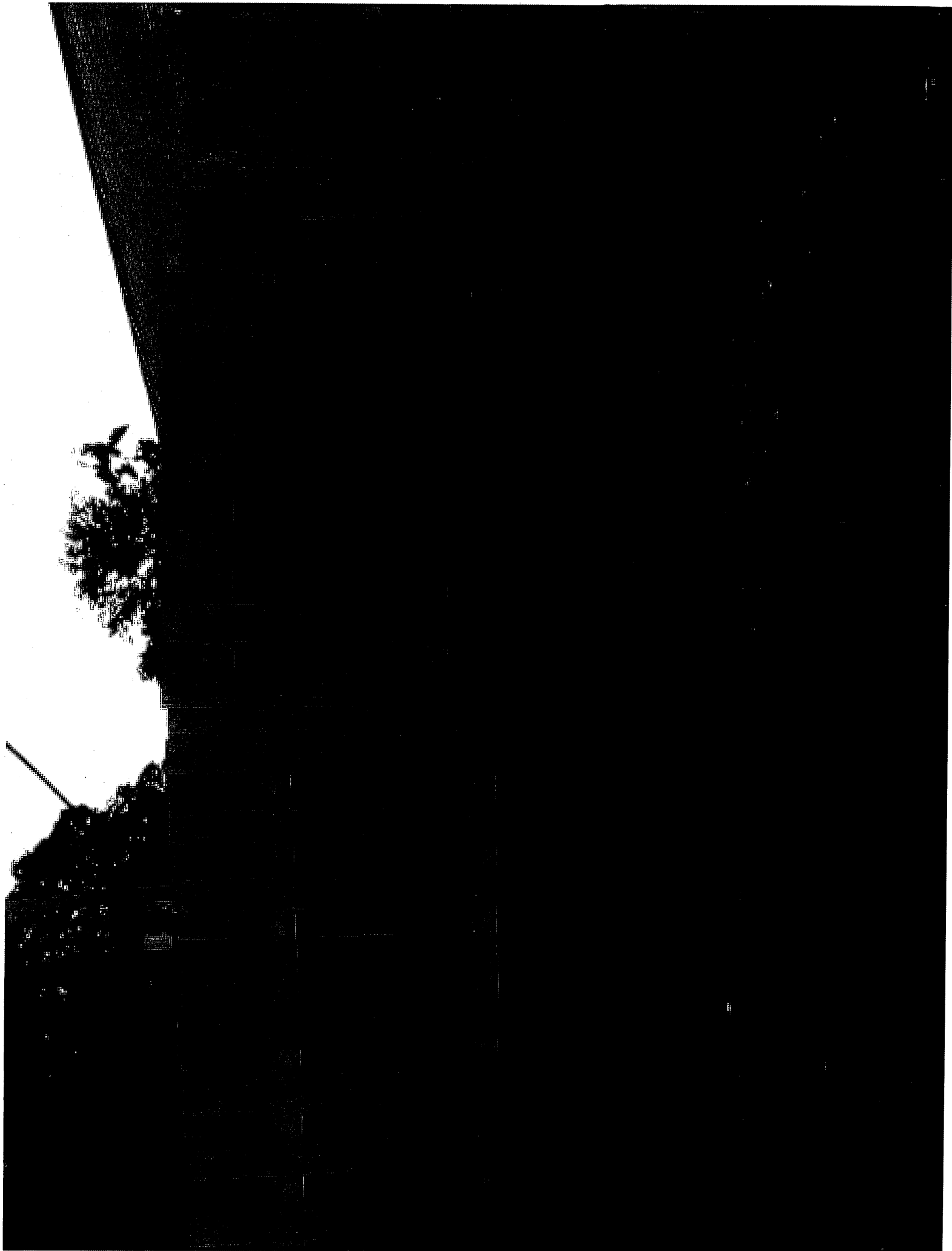


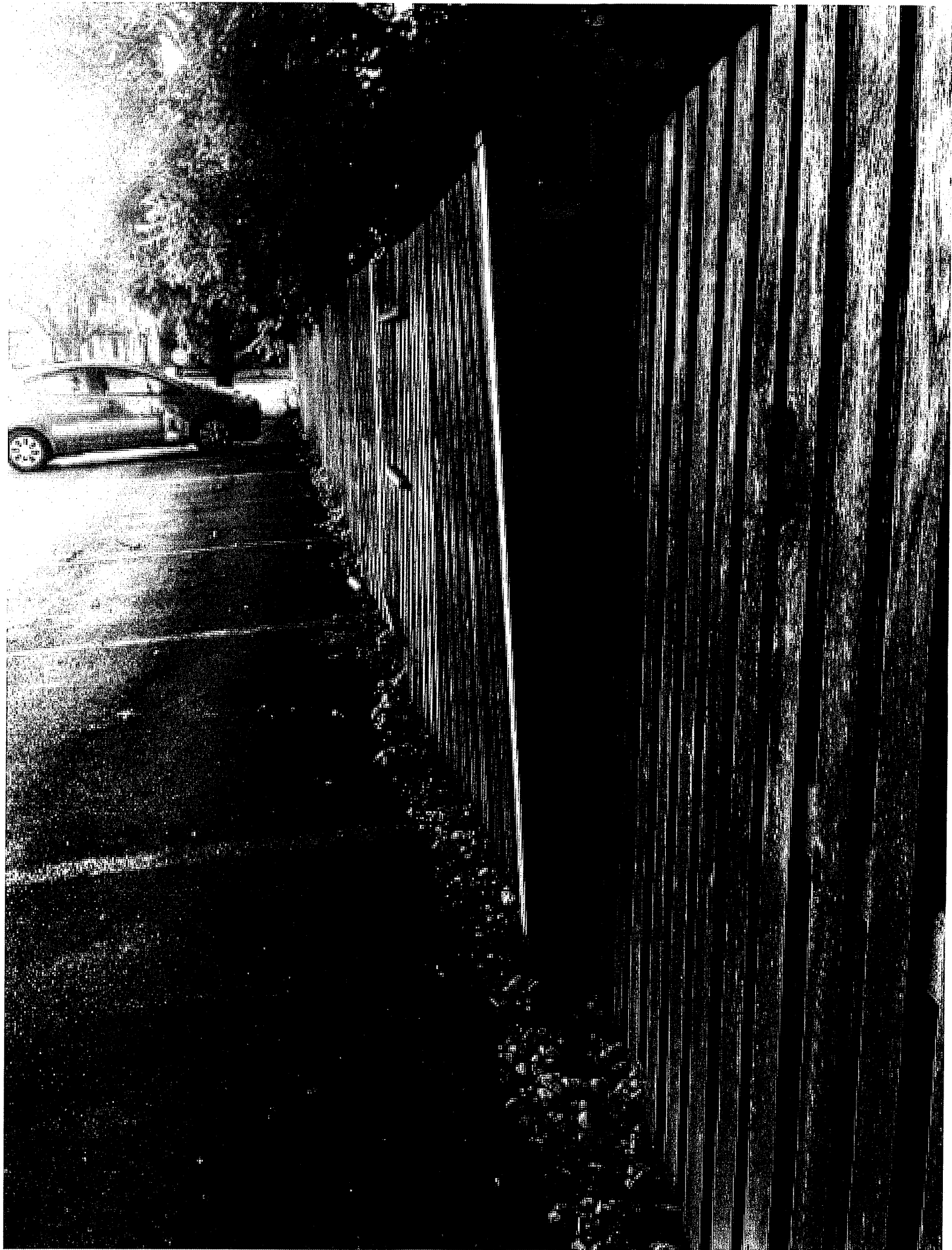














# DONATELLI & COULES, LTD.

ATTORNEYS AT LAW

15 SALT CREEK LANE, SUITE 312  
HINSDALE, ILLINOIS 60521

MARK R. DONATELLI \*  
PETER COULES, JR.

TELEPHONE (630) 920-0406  
FACSIMILE (630) 920-1338

\*Certified Public Accountant

July 11, 2014

Joshua Frank and Carol Frank  
805 N. Elm Street  
Hinsdale, IL 60521

Re: Shred- 415 Hinsdale LLC  
Application for Special Use Permit to Allow a Physical Fitness Facility at 230 East Ogden Avenue.

Dear Mr and Mrs. Frank:

As you may recall, I represent Shred 415 Hinsdale LLC. I sent you notice, via certified mail, on June 18, 2014 regarding a Public Hearing on the above before the Village of Hinsdale Plan Commission on July 9, 2014. The Public Hearing was held, and with consent of Shred 415 Hinsdale LLC, I agreed to send you this correspondence. I can meet with you at my office (just a few blocks from your house) next week, or the week after to discuss any concerns you may have with my clients' request.

Shred- 415 Hinsdale LLC, will operate a boutique fitness studio offering group classes at the proposed location. The Hinsdale facility will be the sixth opened by the Owners. They are a great neighbor at all facilities and will continue to be one here. The Plan Commission recommended approval of the "Special Use to Operate a Physical Fitness Facility" with the following conditions agreed to (by Shred- 415):

- 1) The hours of operation will be from 6:00 a.m. to 9:00 p.m., Monday through Friday and 6:00 a.m. to 5:00 p.m. Saturday And Sunday; and
- 2) That any parking spot within twenty (20) feet of a residential structure shall be restricted (No Parking) between 6:00 a.m. and 8:00 a.m. Also that the restriction will be marked with signage or other restrictions required by the Village.

Enclosed please find a map of the parking and the spots marked in blue will be the restricted spots. The number of people per class is a maximum of twenty-six (26) and each client will also be reminded of the parking restriction when they receive confirmation for any class scheduled during the restricted parking times.

DONATELLI & COULES, LTD.

The Owners are dedicated to running the best physical facility in Hinsdale and have been featured in *Crains*, *Vogue*, *Chicago Magazine*, by Maria Shriver, and Fox News. This week they were chosen as one of the top ten (10) entrepreneurs of 2014. The facility has been designed by an architect and engineer to insure that no sound emits from the facility. They are requesting no variances, as the Property is zoned B-3, and the building meets all parking requirements.

As stated, my clients will be great neighbors and I look forward to hearing from you (via telephone, email, or call my office to set up a meeting). This is a great use for the property and my clients are looking forward to hopefully opening at this site. They will be before the Zoning and Public Safety Committee, of the Village Board of Trustees, on July 28, 2014 at 7:30 p.m. Also, if you have any questions for the Village of Hinsdale, please contact Sean Gascoigne, Village Planner, at 630-789-7035.

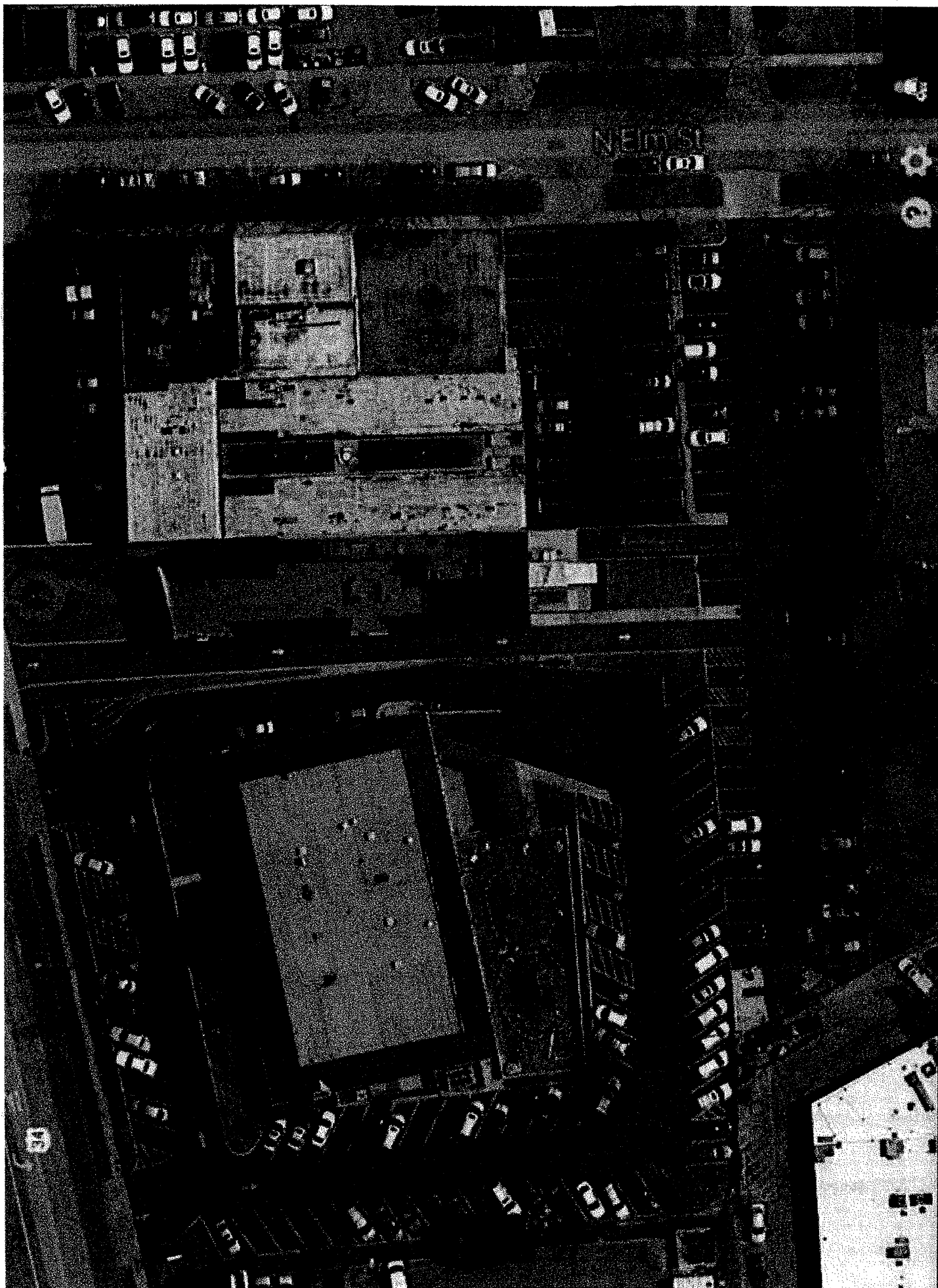
Very truly yours,  
DONATELLI & COULES, LTD.



Peter Coules, Jr.

CC: Matt Micheli, Shred 415 Hinsdale LLC  
Sean Gascoigne, Village of Hinsdale Planner

PC/sam  
Enclosures



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ATTORNEYS AT LAW

15 SALT CREEK LANE, SUITE 312  
HINSDALE, ILLINOIS 60521

MARK R. DONATELLI \*  
PETER COULES, JR.

TELEPHONE (630) 920-0406  
FACSIMILE (630) 920-1338

\*Certified Public Accountant

July 11, 2014

Nancy Fong  
804 Elm Street  
Hinsdale, IL 60521

Re: Shred- 415 Hinsdale LLC

Application for Special Use Permit to Allow a Physical Fitness Facility at 230 East Ogden Avenue.

Dear Ms. Fong:

As you may recall, I represent Shred 415 Hinsdale LLC. I sent you notice, via certified mail, on June 18, 2014 regarding a Public Hearing on the above before the Village of Hinsdale Plan Commission on July 9, 2014. The Public Hearing was held, and with consent of Shred 415 Hinsdale LLC, I agreed to send you this correspondence. I can meet with you at my office (just a few blocks from your house) next week, or the week after to discuss any concerns you may have with my clients' request.

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DONATELLI & COULES, LTD.

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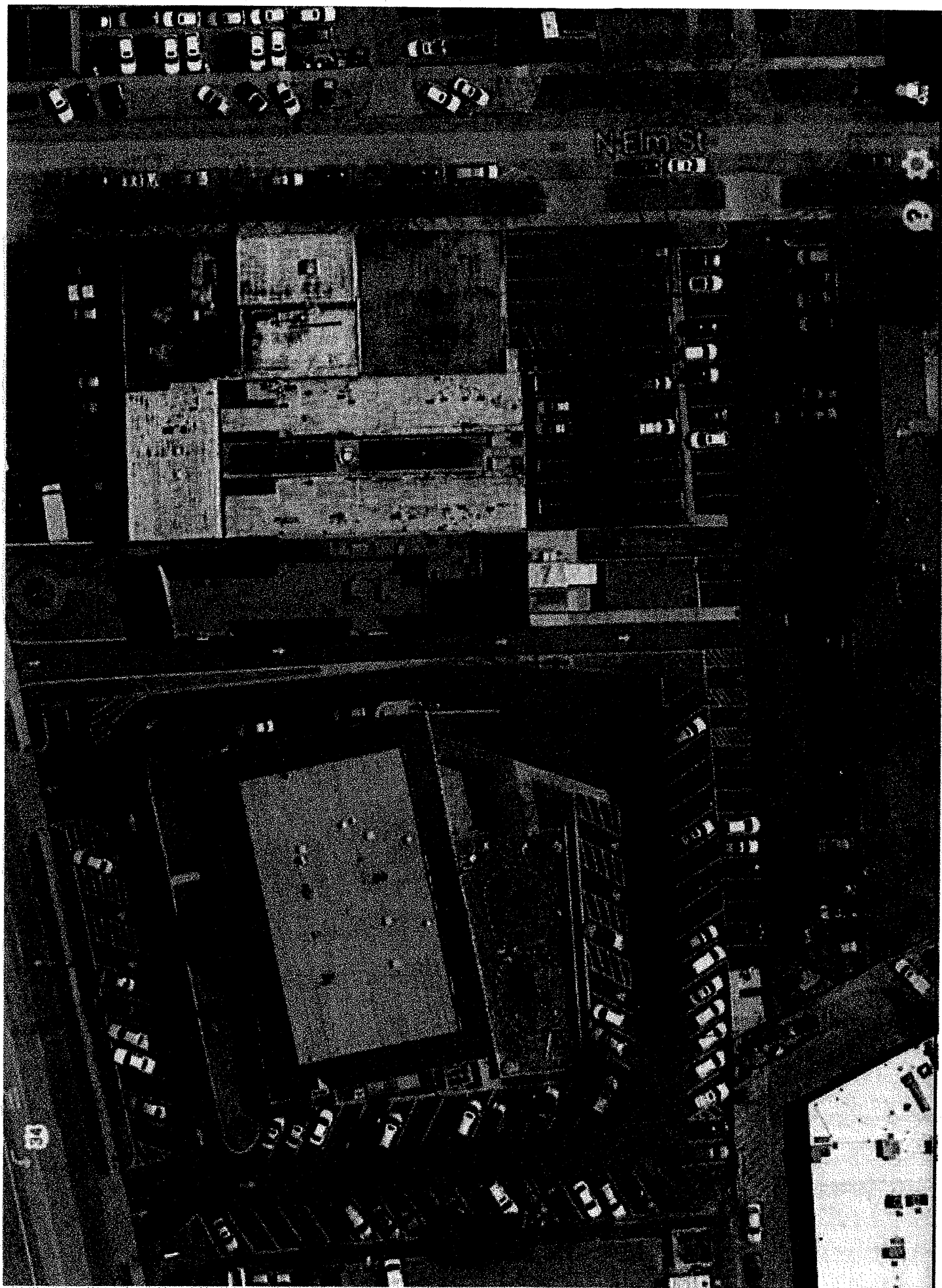
Very truly yours,  
DONATELLI & COULES, LTD.



Peter Coules, Jr.

CC: Matt Micheli, Shred 415 Hinsdale LLC  
Sean Gascoigne, Village of Hinsdale Planner

PC/sam  
Enclosures





June 20, 2014

Village of Hinsdale  
Attn: Sean Gascoigne, Village Planner  
19 E. Chicago Ave.  
Hinsdale, IL 60521

Re: Shred415 Hinsdale LLC, Application for Special Use  
for a Physical Fitness Facility, 230 E. Ogden Ave.

Dear Mr. Gascoigne:

Since Shred415 opened its doors more than 3 years ago, it has been Chicago's most effective total body workout. Shred415 is a group fitness class offering high intensity interval training that alternates between treadmill work and strength exercises. Clients can burn between 500 - 1200 calories per class and achieve amazing results in short periods of time. Shred415 is designed and taught for all fitness levels.

The Hinsdale facility will have a maximum class size of 26 clients per class. The studio will be run by a manager and assistant manager. During class times, the studio will be staffed by 4-6 people, comprised of the manager and/or assistant manager, a front desk clerk, a childcare provider, an instructor and one or two cleaning staff. In total, the studio will have approximately 4-6 full time employees and 10-15 part time employees and 10-15 instructors.

Standard classes are 60 minutes with a 15-minute break between consecutive classes (the 5:00 a.m. class is 45 minutes in length). Once the studio is fully operational, class times will be as follows:


- Monday through Friday: 5:00 a.m., 6:00 a.m., 7:15 a.m., 8:30 a.m., 9:45 a.m., 11:00 a.m., 12:15 p.m., 4:15 p.m., 5:30 p.m., 6:45 p.m. and depending on demand, we offer 8p.m. class on certain evenings.
- Saturday: 6:00 a.m., 7:15 a.m., 8:30 a.m., 9:45 a.m., 11:00 a.m., 12:15 p.m. and 4:15 p.m.
- Sunday: 7:15 a.m., 8:30 a.m., 9:45 a.m., 11:00 a.m., 12:15 p.m. and 4:15 p.m..

Shred415 also offers childcare for parents that remain on the premises to take a Shred415 class. Childcare services are offered during select class times based on demand, including, the 8:30 a.m., 9:45 a.m., 11:00 a.m., 12:00 p.m. and 4:15 p.m. class times. The childcare is staffed

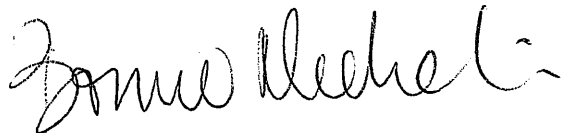
by at least one dedicated childcare supervisor. Typically there are 1 to 4 children ranging in age from toddlers to seven years old. The room in which the childcare services are provided is fully equipped with age appropriate furniture, toys and learning materials.

The Shred415 studio will also offer select retail goods for sale. In terms of Shred415's retail operations, approximately 5-10% of the facility will be devoted to retail sales.

Shred415 attracts a high-end clientele that can create vibrancy to surrounding businesses. Approximately, 55% of clients will attend Shred415 classes on an average of 3-5 times per week. The following information about our client's consumer habits before and after Shred415 classes is based on a survey of a cross-section of our clients: (i) 82% of Shredders stop at the grocery store on their way to/from Shred415; (ii) 67% of Shredders go to a Starbucks or other coffee shop after their workout; (iii) 33% of Shred415 clients will lunch with friends after class; (iv) 59% of Shredders bring their children to Shred415's Kids' Corner and frequent kid friendly businesses after Shred415.



Bonnie Micheli and Tracy Roemer  
Co-Founders of Shred415







**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT  
SPECIAL USE PERMIT CRITERIA**

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

**Address of proposed request:** 230 East Ogden Avenue, Hinsdale, IL 60521

**Proposed Special Use request:** A physical fitness facility (7791) on a B-3 zoned property

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

**REVIEW CRITERIA**

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

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

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

The use is an allowable use in the B-3 Zoning District, as a Special Use. The B-3 District is a general business district that is intended to serve the Hinsdale suburban community with a full range of locally oriented business uses commonly located along established traffic routes. Shred415 Hinsdale, a fitness studio on Ogden Avenue, meets this criteria.

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

A fitness studio located on Ogden Avenue is a relatively low intensity of use for the property, and will therefore not have an adverse impact on the adjacent properties nor on the public health, safety, or general welfare of the area (see attached plan for space, as it shows there is no outside use for the property except for parking spaces).

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

The work out studio will be sound proof so as not to disturb the other tenants in the building located above, below and to the south of Shred415 Hinsdale's space. It will not interfere in any way with the use and development of the neighboring property.

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

No changes to any public facilities are necessary. The use of the property as a fitness studio has no negative impact on any public services.

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

The property will be utilizing Ogden Avenue for access and will therefore cause no congestion on residential streets.

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

There will be no impact or destruction of significant features, as the only work performed to the property will be inside the existing structure.

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

That is a correct statement.

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

This is not applicable as there are no standards regarding the adaptation of the existing empty space into a fitness studio. Shred415 Hinsdale will be a first class fitness studio. They currently exist with three other facilities located in Chicago and Northfield.

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

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

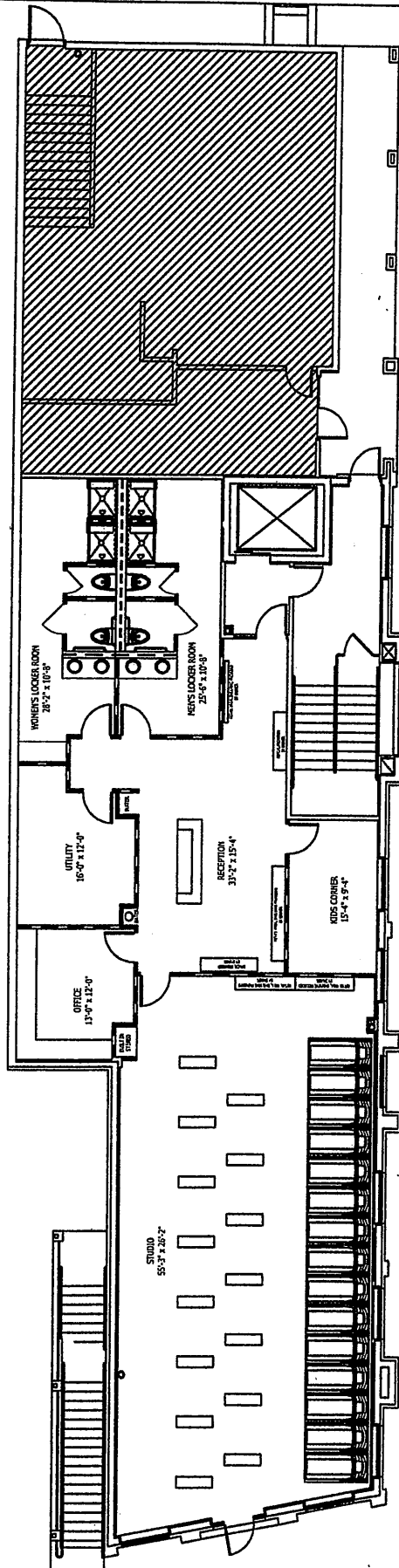
A fitness studio along Ogden Avenue is convenient for users, will not impact residential areas, and will lead Clients of the fitness studio to utilize other businesses along Ogden Avenue and York Road in Hinsdale.

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

Being along Ogden Avenue and in the B- 3 Zoned Property, this is the best location for a fitness studio. Further, the subject property has plenty of on-site parking for the requested use.

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

The design of the fitness studio is well thought out in that the studio is the furthest point from any Residential Structure and the studio will also be sound proof.



SHEET TITLE:  
SPACE PLAN

|           |          |        |
|-----------|----------|--------|
| JOB NO.:  | DATE:    | SCALE: |
|           | 12.04.13 | NTS    |
| DRAWN BY: |          |        |
| SD        |          |        |

SHRED  
HINSDALE, IL

**TECHNO LTD.**

ARCHITECTURE • INTERIOR DESIGN • FACILITY MANAGEMENT  
67 EAST MADISON STREET, SUITE 1405  
CHICAGO, ILLINOIS 60603  
TELEPHONE 312.920.0060. FAX 312.920.0061



First American Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual

123  
FIRST AMERICAN TITLE  
ORDER # 1713393



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
DEC.06,2007 RHSP 11:33 AM  
DEED 09-01-209-004  
003 PAGES R2007-215579

THE GRANTOR(S) Santo Albanese, of the City of Hinsdale, County of , State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to 230 East Ogden, LLC, an Illinois Limited Liability Corporation of 230 E. Ogden Ave., Hinsdale, IL of the County of , all interest in the following described Real Estate situated in the County of DuPage in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

THIS IS NOT HOMESTEAD PROPERTY


SUBJECT TO:

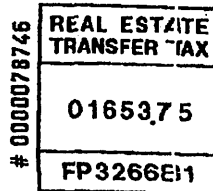
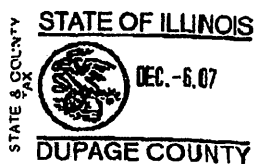
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-01-209-014-0000, 09-01-209-004-0000

Address(es) of Real Estate: 230 E. Ogden Ave., Hinsdale, IL

Dated this 26<sup>th</sup> day of November, 20 01

  
Santo Albanese



Warranty Deed - Individual

FASTDoc 09/2005

FRED BUCHOLZ R2007-215579 DUPAGE COUNTY RECORDER

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Santo Albanese, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26<sup>th</sup> day of November, 20 07.



Ernest J. Maurizi (Notary Public)

Prepared by:  
Ernest J. Maurizi, Jr.  
Law Office of Ernest J. Maurizi  
1025 Ogden Ave Suite 205  
Lisle, IL 60565

Mail to:

Paul Chawla  
15 Spinning Wheel Road, Suite 126  
Hinsdale, IL 60521

Name and Address of Taxpayer:  
230 E. Ogden, LLC

945 S. Vine  
Hinsdale, IL 60521

Warranty Deed - Individual

FASTDoc 09/2005

FRED BUCHOLZ

R2007-215579

DUPAGE COUNTY RECORDER

**Exhibit "A" – Legal Description**

Lot 22 and the North half of Lot 23 in Hinsdale Highlands, being a subdivision of part of the Northeast quarter of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 8, 1922 as document No. ~~15000~~, in DuPage County, Illinois

155000

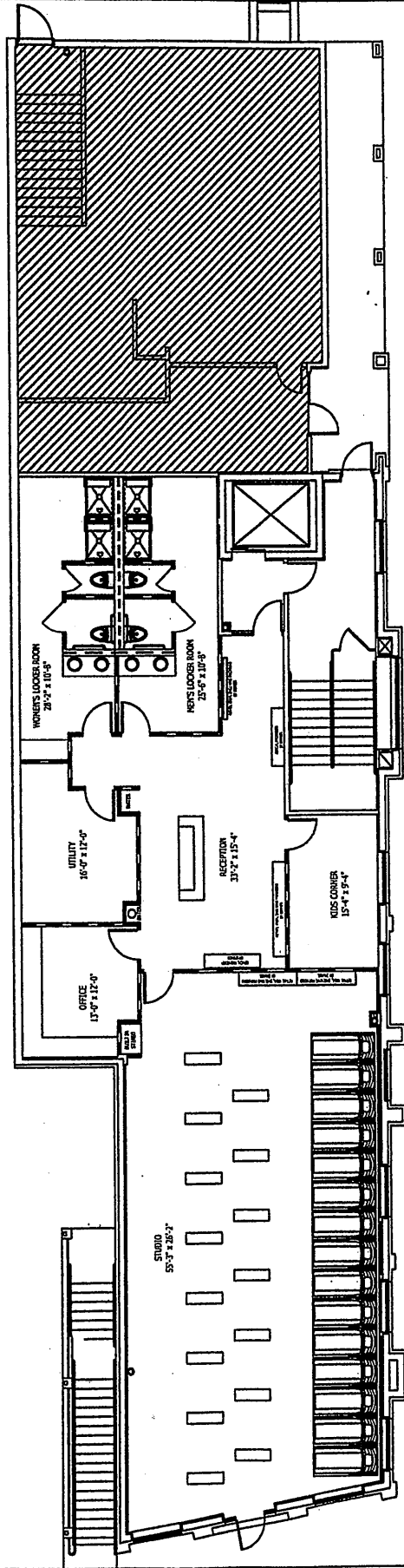
Warranty Deed - Individual

FASTDoc 09/2005

FRED BUCHOLZ

R2007-215579

DUPAGE COUNTY RECORDER



SHEET TITLE:  
SPACE PLAN

SHRED  
HINSDALE, IL

**TECHNO LTD.**

ARCHITECTURE • INTERIOR DESIGN • FACILITY MANAGEMENT  
67 EAST MADISON STREET, SUITE 1405  
CHICAGO, ILLINOIS 60603  
TELEPHONE 312.920.0060. FAX 312.920.0061

JOB NO.:  
DATE:  
12.04.13  
SCALE:  
NTS

DRAWN BY:  
SD





**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

|                                                   |
|---------------------------------------------------|
| <b>Applicant</b>                                  |
| Name: <u>Shred415 Hinsdale, LLC</u>               |
| Address: <u>230 E Ogden Avenue, First Floor</u>   |
| City/Zip: <u>Hinsdale, IL 60521</u>               |
| Phone/Fax: <u>(773) 230-5336 / (312) 583-2508</u> |
| E-Mail: <u>matt@shred415.com</u>                  |

|                                       |
|---------------------------------------|
| <b>Owner</b>                          |
| Name: <u>230 East Ogden, LLC</u>      |
| Address: <u>945 South Vine Street</u> |
| City/Zip: <u>Hinsdale, IL 60521</u>   |
| Phone/Fax: <u>(630) 258-2384 /</u>    |
| E-Mail: <u>RAJ@phsol.com</u>          |

|                                                                                     |
|-------------------------------------------------------------------------------------|
| <b>Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)</b> |
|-------------------------------------------------------------------------------------|

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

|                                                   |
|---------------------------------------------------|
| Name: <u>Jeff Leven, Techno Ltd.</u>              |
| Title: <u>Architect</u>                           |
| Address: <u>67 E. Madison Ste 1405</u>            |
| City/Zip: <u>Chicago, IL 60603</u>                |
| Phone/Fax: <u>(312) 920-0600 / (312) 920 0061</u> |
| E-Mail: <u>jeff1@technoltd.com</u>                |

|                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Disclosure of Village Personnel:</b> (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) <u>None</u>                                                                                                                                                                                                                                                                             |
| 2) _____                                                                                                                                                                                                                                                                                   |
| 3) _____                                                                                                                                                                                                                                                                                   |

## II. SITE INFORMATION

Address of subject property: 230 E. Ogden Avenue, First Floor, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 01 - 20 - 9033

Brief description of proposed project: operation of a physical fitness studio

General description or characteristics of the site: Present building is a conforming B-3 property

Existing zoning and land use: B - 3

Surrounding zoning and existing land uses:

North: 0 - 3

South: R - 4 and B - 1

East: B - 3

West: B - 3

Proposed zoning and land use: B - 3 with a special use of a physical fitness facility

**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: Physical Fitness  
Facility (7991)

☐ 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: 230 East Ogden Avenue, Hinsdale, IL 60521

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

|                                          | Minimum Code Requirements |       |       | Proposed/Existing Development |
|------------------------------------------|---------------------------|-------|-------|-------------------------------|
|                                          | B-1                       | B-2   | B-3   | N/A                           |
| Minimum Lot Area                         | 6,250                     | 2,500 | 6,250 | N/A                           |
| Minimum Lot Depth                        | 125'                      | 125'  | 125'  | N/A                           |
| Minimum Lot Width                        | 50'                       | 20'   | 50'   | N/A                           |
| Building Height                          | 30'                       | 30'   | 30'   | N/A                           |
| Number of Stories                        | 2                         | 2     | 2     | N/A                           |
| Front Yard Setback                       | 25'                       | 0'    | 25'   | N/A                           |
| Corner Side Yard Setback                 | 25'                       | 0'    | 25'   | N/A                           |
| Interior Side Yard Setback               | 10'                       | 0'    | 10'   | N/A                           |
| Rear Yard Setback                        | 20'                       | 20'   | 20'   | N/A                           |
| Maximum Floor Area Ratio (F.A.R.)*       | .35                       | 2.5   | .50   | N/A                           |
| Maximum Total Building Coverage*         | N/A                       | 80%   | N/A   | N/A                           |
| Maximum Total Lot Coverage*              | 90%                       | 100%  | 90%   | N/A                           |
| Parking Requirements                     |                           |       |       |                               |
| Parking front yard setback               |                           |       |       | N/A                           |
| Parking corner side yard setback         |                           |       |       | N/A                           |
| Parking interior side yard setback       |                           |       |       | N/A                           |
| Parking rear yard setback                |                           |       |       | N/A                           |
| Loading Requirements                     |                           |       |       | N/A                           |
| Accessory Structure Information (height) | 15'                       | 15'   | 15'   | 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: None.

## 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 4th day of March, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

Matthew J. Micheli  
Name of applicant or authorized agent

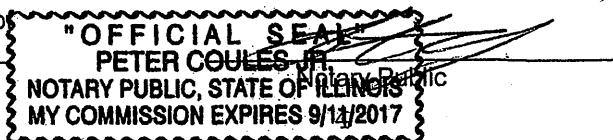
[Signature]  
Signature of applicant or authorized agent

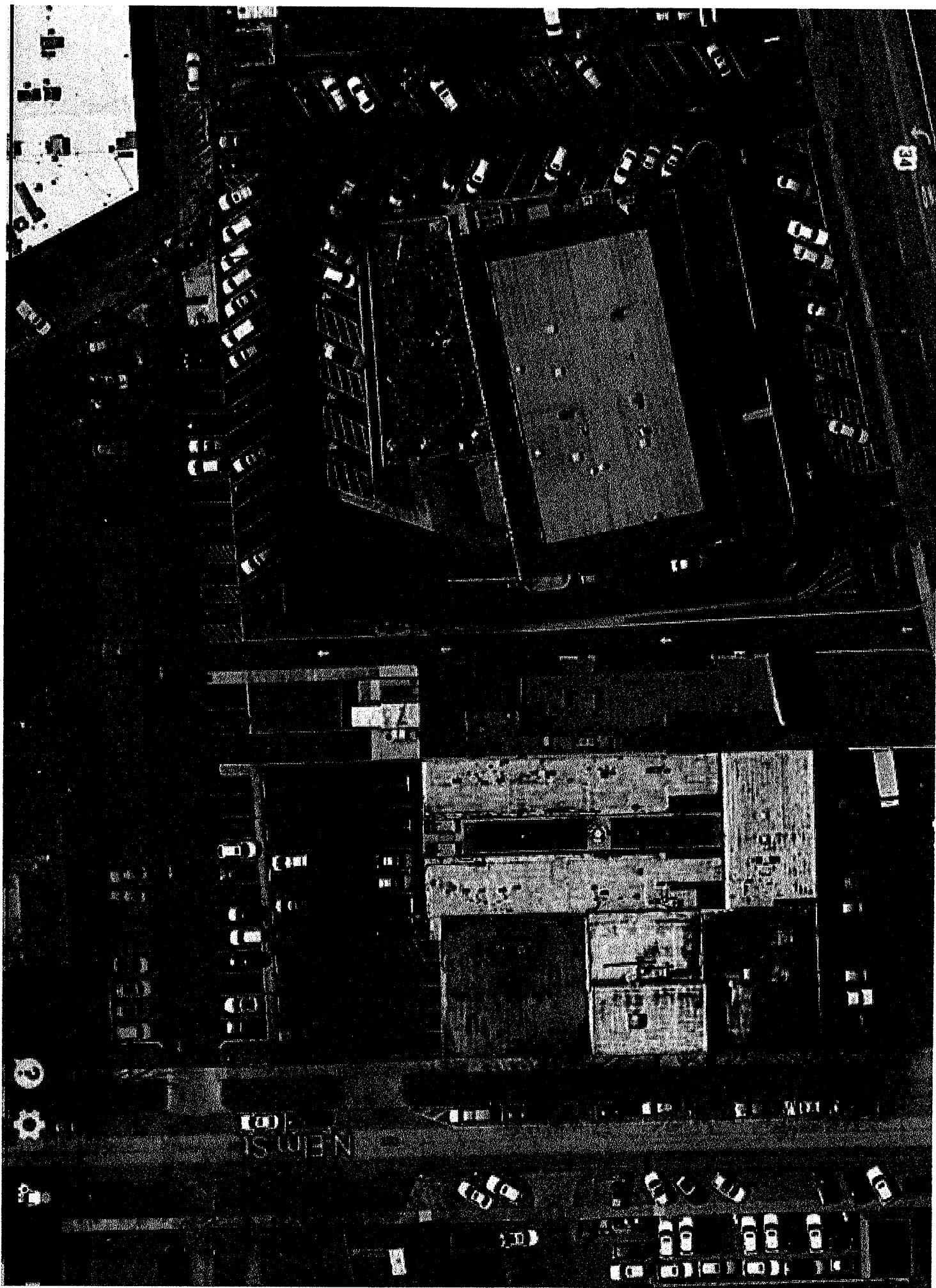
[Signature]  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 4th day of

March, 2014

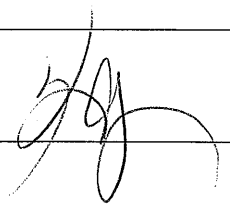




4e

July 10, 2014

**REQUEST FOR BOARD ACTION**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |                                   |                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>AGENDA<br/>SECTION NUMBER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Zoning &amp; Public<br/>Safety</b> | <b>ORIGINATING<br/>DEPARTMENT</b> | <b>Fire</b>                                                                                                         |
| <b>ITEM NUMBER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Fire Hydrant Flow Testing</b>      | <b>APPROVED</b>                   | <b>Chief Rick Ronovsky</b>                                                                                          |
| <p><b>SUMMARY OF REQUESTED ACTION</b></p> <p>The Fire Department instituted a Fire Hydrant Testing and Maintenance Program to conduct annual maintenance and required fire flow testing to the Village fire hydrants. There are currently about 850 fire hydrants on the Village's Water Distribution System. According to industry standards and ISO requirements, Village fire hydrants require annual maintenance to evaluate their operational status. Fire hydrants also need to be flow tested every five (5) years. Annually, the Fire Department personnel conduct annual maintenance to approximately 636 of the fire hydrants. The remaining 212 fire hydrants are flow tested. Over a four year period, all Village fire hydrants will be flow tested. We recommend flow testing be conducted by an outside service.</p> <p>Fire Department personnel have contacted three outside services to obtain pricing to conduct flow testing of the 212 fire hydrants. It is anticipated that flow testing of the 212 fire hydrants will take place in the late summer/early fall. Once they begin it will take about two weeks to complete. Results will be available both in report form and electronically.</p> <p>After review, we are recommending that ME Simpson Company of Dyer, IN. conduct fire hydrant flow testing at a cost of \$43 per fire hydrant. ME Simpson is well known in this field as well as this area. They have previously conducted leak detection services to the Village. References have been checked. ME Simpson has indicated that they will hold this price per hydrant for the next four years.</p> <p>The current FY Budget 2014-15 has \$9,150 outlined for fire hydrant flow testing. With Simpson performing these services to about 212 hydrants this year, the cost totals \$9,116.</p> <p>This has been reviewed by both the Finance Department and our Village Attorney.</p> <p><b>MOTION:</b> To recommend that the Village Board enter into an agreement with ME Simpson Company to conduct fire hydrant flow testing through December 31, 2017 at a cost of \$43 per fire hydrant.</p> |                                       |                                   |                                                                                                                     |
| <b>STAFF APPROVALS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                       |                                   |                                                                                                                     |
| <b>APPROVAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>APPROVAL</b>                       | <b>APPROVAL</b>                   | <b>MANAGER'S<br/>APPROVAL</b>  |
| <b>COMMITTEE ACTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       |                                   |                                                                                                                     |
| <b>BOARD ACTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                                   |                                                                                                                     |

## PROPOSAL FEE

M.E. Simpson Co., Inc. is pleased to present our "Proposal" for a Fire Hydrant Maintenance Program for the Village of Hinsdale. The Fire Hydrant Maintenance and Flow Testing Program will be conducted on approximately **848** fire hydrants in the Utility's water distribution system. M.E. Simpson Co., Inc. will perform this service with one of our two man teams, with all necessary equipment, described within this document, furnished by M.E. Simpson Co., Inc. All procedures will be followed as described within this document. All travel, lodging and meals are included in the proposal price. The program will also include a complete individual hydrant flow test report, contained in our Polcon® Pro-Hydrant-Lite database available on line and a final comprehensive report.

---

2014:

Flow Test 25% (Approx. 212) of the system at \$43 each ----- (\$9,116.00\*)

2015:

Flow Test 25% (Approx. 212) of the system at \$43 each ----- (\$9,116.00\*)

2016:

Flow Test 25% (Approx. 212) of the system at \$43 each ----- (\$9,116.00\*)

2017:

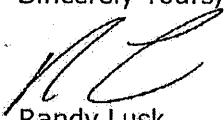
Flow Test 25% (Approx. 212) of the system at \$43 each ----- (\$9,116.00\*)

\* Door tagging is not included. If door tagging is chosen a fee of \$4.00 per hydrant will be added to the Flow Testing fees.

---

We thank you for this opportunity to acquaint you with our Fire Hydrant Maintenance services and offer this proposal. If you have further inquiries or you wish to discuss our service in more detail, do not hesitate to call us.

Sincerely Yours,



Randy Lusk  
Regional Manager - Dyer  
RL/jph

John H. Van Arsdale Vice Pres  
Accepted: M.E. Simpson Co., Inc. Representative, Title

7.10.14  
Date

\_\_\_\_\_  
Accepted: Village of Hinsdale, IL Representative, Title

\_\_\_\_\_  
Date

## **AGREEMENT**

**INDEPENDENT CONTRACTOR AGREEMENT** (the "Agreement") made this \_\_\_\_\_ day of \_\_\_\_\_, 2014 (the "Effective Date"), by and between the VILLAGE OF HINSDALE (the "Village"), an Illinois municipal corporation, with offices at 19 E. Chicago Avenue, Hinsdale, Illinois 60521, and M.E. Simpson, Co., Inc., an Indiana corporation (the "Contractor"); and

**WHEREAS**, the Village has determined that the Contractor can provide a service desired by its residents by conducting fire hydrant testing and maintenance; and

**WHEREAS**, the Contractor is qualified and desires to provide said service based on the terms set forth below; and

**WHEREAS**, the Village finds that the health, safety, and welfare of the citizens of the Village of Hinsdale will be benefited by the services provided by Contractor.

### **NOW, THEREFORE, BE IT AGREED THAT:**

1. **INDEPENDENT CONTRACTOR**: The Village agrees to retain the Contractor as an independent contractor to provide the services described herein, and the Contractor agrees to provide such services.

2. **TERM**: That term of the Agreement shall be from the Effective Date through December 31, 2017, subject to the Village's sole and absolute authority to decline to appropriate funds to pay the amounts owed by the Village under this Agreement. The Village's obligations under this Agreement are made subject to the appropriation of funds sufficient to pay the amounts owed by the Village under this Agreement, and should the Village not appropriate funds sufficient to pay the amounts owed by the Village under this Agreement, the Agreement shall be terminated with no liability to the Village.

3. **CONTRACTOR RESPONSIBILITIES**: The Contractor agrees to perform the services set forth in **EXHIBIT A** attached hereto and made a part hereof.

4. **VILLAGE RESPONSIBILITIES**: The Village agrees to agrees to the payment terms set forth in **EXHIBIT A** attached hereto made a part hereof.

5. **INSURANCE**: As part of the indemnification required by this Agreement, but without limiting the same, the Contractor agrees to carry, during the life of this Agreement, at its expense, public liability insurance, including, but not limited to coverage for bodily injury, death, and property damage written on the comprehensive form, in the amount of \$1,000,000.00 per occurrence and \$3,000,000.00 aggregate. The Contractor shall furnish evidence of such insurance prior to the effective date of this Agreement, and then on an annual basis thereafter, in the form of a Certificate of Insurance that names the Village and its officers, trustees, agents and



employees as additional insureds. The Village shall have the right to approve the coverage and carrier, which approval shall not be unreasonably withheld. The Contractor shall also carry during the life of this Agreement, a Worker's Compensation Insurance Policy with coverage in the statutory amount conforming to the current laws of the State of Illinois and shall furnish the Village a Certificate of Insurance evidencing such coverage.

The Contractor's policy or policies of insurance shall specifically recognize and cover the Contractor's indemnification obligations under this Agreement, and shall contain cross-liability endorsements. Said insurance shall provide that the insurance provided by the Contractor shall be primary and that any provision of any contract of insurance or other risk protection benefit or self-insurance policy purchased or in effect or enacted by the Village and any other insurance or benefit of the Village shall be in excess of the Contractor's insurance.

All Certificate(s) of Insurance shall contain the following endorsement:

"Should any of the above-described policies be canceled before the expiration date thereof, the issuing company shall serve 30 days prior written notice to the Village."

In the event of the cancellation of any insurance policy required herein, or upon the Contractor's failure to procure said insurance, the Village shall have the right to terminate this Agreement.

6. **DEFAULT:** In the event that either party fails to perform under this Agreement, the other party shall notify the non-performing party of the default, in writing, setting forth the nature of the default. The party that has failed to perform shall have fifteen (15) days after receipt of the notice to correct such failure or take substantial steps toward correcting the failure. If, after fifteen (15) days, the default has not been corrected, or substantial steps taken to correct the default, the party serving the notice may then declare the Agreement terminated.

7. **INDEPENDENT CONTRACTOR:** The Contractor is retained by the Village only for the purposes and to the extent set forth in this Agreement, and its relation to the Village shall, during the term of this Agreement and period of its services hereunder, be that of an independent contractor. The Contractor shall not be considered as having an employee status, nor shall the Village withhold any sums for the payment of income taxes, or FICA taxes, nor shall the Contractor be entitled to participate in any plans, arrangements, or distributions by the Village pertaining to or in connection with any pension or retirement plans, or any other benefits for the regular employees of the Village.

8. **NOTICE:** All notices, demands, elections, and other instruments required or permitted to be given or made by any party upon one or more of the others under the terms of this Agreement or any statute shall be in writing. Such communications shall be deemed to have been sufficiently served if sent by messenger delivery, overnight delivery courier, certified or registered mail with proper postage prepaid, with proof of successful transmission sent by regular mail by the sending party at the respective addresses shown below or to such other party

or address as either party may from time to time furnish to the other in writing. Service on the legal counsel for either party is sufficient notice to the party.

- (a) Notice to Village of Hinsdale  
shall be sent to:

Village Manager  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

With a copy to:

Klein, Thorpe & Jenkins, Ltd.  
Attn: Lance C. Malina  
20 N. Wacker Dr., Suite 1660  
Chicago, Illinois 60606

- (b) Notices to Contractor  
shall be sent to:

Regional Manager  
3406 Enterprise Avenue  
Valparaiso, Indiana 46383

With a copy to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. **INDEMNIFICATION:** As a material inducement for the Village to enter into this Agreement, the Contractor agrees to defend, indemnify and hold harmless the Village, its representatives, officers, trustees, agents, and employees from and against any and all claims, actions, suits, damages, costs, expenses and liabilities, including the reasonable fees and expenses of their attorneys, expert witnesses and consultants, court costs and fines, asserted against them or sought to be imposed upon them, individually, jointly or severally, and which arise directly or indirectly out of or in connection in any way with the Contractor's operation of the program or performance of the terms of this Agreement, except to the extent that those claims, actions, suits, damages, costs, expenses and liabilities arise from the sole negligence of the Village, its representatives, officers, trustees, agents and employees.

The scope of the Contractor's indemnification shall include, but is not limited to:

- (1) Any negligent, tortious or wrongful act or omission of the Contractor, its officers, agents, employees, contractors or subcontractors, resulting in personal injury, bodily injury, sickness or death to any person, loss or damage of any kind to the property of any person, including the Contractor, its officers, agents employees, licensees and invitees, or damage to or loss of other intangible property rights or personal rights, including but not limited to libel, slander and invasion of privacy; and
- (2) loss or damage of any kind resulting from the Contractor's failure to comply with any provision of this Agreement, or of any federal, state or local law or regulation applicable to the Contractor.

10. **CORPORATE CONTRACTOR:** The Village is entering into this Agreement with the Contractor, an Indiana Corporation, based upon the individual representations and assurances of the Corporation's individual shareholders and officers that they will cause the Corporation to perform under this Agreement. If, during the life of this Agreement, the individual or individuals who now own and operate the Contractor sell any part of the business, or their shares of stock of the Corporation, this Agreement shall, at the sole option of the Village, terminate unless prior approval of sale to the purchasers by the Village shall be obtained.

11. **MUTUAL COOPERATION:** The Village and the Contractor, agree to fully cooperate, consult and inform each other regarding any and all decisions and activities associated with or having a significant impact on the Contractor's program, to achieve the mutual goals and purposes of operating a high quality recreation program for the Village, its residents and other users of the program.

12. **PERMITS:** Contractor shall obtain all necessary permits, licenses, consents and other approvals to complete the work.

13. **ASSIGNMENT:** Contractor shall not assign, sublet, transfer, or convey this Agreement to any person or entity without the prior written consent of the Village.

14. **EXECUTION:** This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed an original, and such counterparts together shall constitute one and the same Agreement.

15. **ENTIRETY OF AGREEMENT:** This Agreement, together with the Exhibit attached hereto, contains the entire understanding between the parties and supersedes any prior understanding or written or oral agreements between them with respect to the subject matter of this Agreement. There are no representations, agreements, arrangements or understandings, oral or written, between and among the parties hereto relating to the subject matter of this Agreement which are not fully expressed herein. No oral modification, amendment, or change shall be

allowed to this Agreement. Any modification, amendment, or change hereto shall be in writing and approved by the corporate authorities of the Village.

16. **AUTHORITY**: This Agreement shall be in full force and effect, and legally binding, after it is signed by the duly authorized officer of each party. Each of the signatories to this Agreement are the duly authorized representatives of their respective entity and each such person has signed this Agreement pursuant to the authority duly granted to him or her by the corporate authorities of said entity, who have acted by motion or approved a resolution (in the Village's case, at an open public meeting) that authorized and directed the representatives to sign this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the parties agreeing hereto and to their successor corporations, officers, officials, trustees, successors in office, heirs, representatives, and assigns.

17. **ENFORCEABILITY**: If any provision of this Agreement, or any paragraph, sentence, clause, phrase or word or the application thereof is held invalid, the remainder of this Agreement shall be construed as if such invalid part were never included and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law provided that the Agreement, in its entirety as so reconstituted, does not represent a material change to the rights or obligations of the parties. In the event of any conflict or inconsistency between the terms set forth in the body of this Agreement and the terms set forth in any Exhibit hereto, the terms set forth in such Exhibit shall govern and control.

18. **CHANGE IN LAWS**: Contractor shall immediately notify the Village of any change in conditions or change in federal, state or local law, or of any other event, which may significantly affect its ability to perform its obligations in accordance with the provisions of this Agreement.

19. **COMPLIANCE WITH LAWS**: Contractor certifies as follows:

- a. That any work to be performed by it or its contractors on Village-owned property shall be in a good and workmanlike manner and in accordance with all applicable federal, state, and county laws and regulations and the Village codes, ordinances, and regulations, including but not limited to all local zoning ordinances and regulations, and other applicable codes.
- b. That it is not barred from contracting with any unit of State or local government as a result of violating Section 33E-3 or 33E-4 of the Illinois Criminal Code (720 ILCS 5/33E-3 and 33E-4).
- c. That it shall comply with the Illinois Drug Free Work Place Act (30 ILCS 580/1, *et seq.*).
- d. In the performance of its obligations pursuant to this Agreement and in the operation of its program, it shall comply with all applicable provisions of federal, state and local law, including those regulations in regard to all applicable equal employment opportunity requirements, the Equal Opportunity Clause of the Illinois Human Rights Act (775 ILCS 5/1-101, *et seq.*) and the Rules and Regulations of the Illinois Department of Human Rights and the Americans with

Disability Act (42 U.S.C. 12101, *et seq.*), and all rules and regulations issued pursuant to those Acts. There shall be no discrimination on the basis of disabilities (as defined in the Acts) in the operation of the services and programs provided by the Contractor hereunder. Any complaint of such discrimination received by the Contractor shall be immediately forwarded to the Village.

- e. That it shall comply with all applicable federal and state laws and regulations including, but not limited to, such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. Contractor agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and federal and state statutes, and Contractor further agrees to make all required withholdings and deposits therefore. Such requirements shall be included by Contractor in all its contracts and agreements with contractors and subcontractors for this program. Any contracts entered into by Contractor relating to its use of Village-owned property shall require the contractor and its subcontractors to comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01, *et seq.*).

20. **JURISDICTION AND VENUE**: This Agreement provides for services to be performed within the State of Illinois. Accordingly, this Agreement, and all questions of interpretation, construction and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of DuPage County, Illinois and the parties consent to the *in personam* jurisdiction of said Court for any such action or proceeding.

21. **CAPTIONS**: The captions at the beginning of the several paragraphs, respectively, are for convenience in locating the context, but are not part of the context.

22. **EXHIBITS**: True and correct copies of the attached Exhibits are incorporated herein and made a part of this Agreement and are identified as follows:

**EXHIBIT A** – Contractor Responsibilities and Payment Terms

23. **EFFECTIVE DATE**: After this Agreement has been signed by the Contractor, this Agreement shall be deemed dated and become effective on the date that the Village President and Village Clerk sign this Agreement which date shall be the date stated on the first page of this Agreement.

**THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.**

**SIGNATURE PAGE AND EXHIBITS TO FOLLOW.**

**IN WITNESS WHEREOF**, the Village President and Village Clerk have, pursuant to the authority given by the Board of Trustees of the Village of Hinsdale, and the Contractor have signed this Agreement on the \_\_ day of \_\_\_\_, 2014.

**VILLAGE OF HINSDALE,**  
an Illinois Municipal Corporation

**M.E. SIMPSON, CO., INC.,**  
an Indiana corporation

**BY:** \_\_\_\_\_  
Village President

**BY:** \_\_\_\_\_  
Authorized Corporate Officer

Dated: \_\_\_\_\_

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

**ATTEST:** \_\_\_\_\_  
Village Clerk

**ATTEST:** \_\_\_\_\_  
Secretary

Dated: \_\_\_\_\_


Dated: \_\_\_\_\_

**EXHIBIT A**

**CONTRACTOR RESPONSIBILITIES AND PAYMENT TERMS**

**DATE:** July 22, 2014

**TO:** Chairman Saigh and the Zoning & Public Safety Committee

**FROM:** Robert McGinnis MCP, Director of Community Development/Building Commissioner 

**RE:** **Bracing/Shoring Plan Requirement for Historic Home Renovations**

---

As a result of the incident and subsequent decision to demolish 206 N. Washington, the Historic Preservation Commission discussed what controls were in place, if any, to minimize the chances of something similar from happening again. Staff was asked to look into this and bring any suggestions forward.

Given that the code is silent in this regard, staff gave consideration to what requirements might be put in place in order to ensure that a structural engineer was retained in order to design a bracing/shoring plan and that someone other than the Village went out and inspected it once complete in order to avoid direct involvement in this regard. The rationale was that at least if we forced an applicant to involve a structural engineer from the outset, that deliberate consideration would be given to this aspect of a project. We also needed to ensure that whatever controls we put in place did not force an undue burden on either the applicant or village staff.

We came up with a proposal that we feel meets this test detailed as follows;

- The requirement would fall under Title 9, Chapter 3 of the Building Code.
- The requirement would only apply to structures constructed prior to 1930 (This date is used as a trigger for other issues in the zoning code. It seemed a logical date to use here and keeps things consistent).
- The requirement would apply only in the case of extensive renovations when if in the opinion of the Building Commissioner, there is a significant risk of structure failure.
- When required, an Illinois licensed Structural Engineer would prepare a bracing/shoring plan for submission with the balance of plans for a project.
- Prior to the commencement of demolition, the contractor would be required to furnish a report from a qualified third party inspector or the structural engineer himself/herself attesting to the installation.

Although staff does not feel this ordinance will be cited often, the fact that we have it available in the event we need it may help us avoid another incident moving forward.

Should Committee feel that adding this provision to the Code has merit; staff will bring it back with an Ordinance for consideration.

Cc: Kathleen A. Gargano, Village Manager



## Sean Gascoigne

---

**From:** Jean Follett <jafollett@comcast.net>  
**Sent:** Wednesday, July 23, 2014 3:43 PM  
**To:** Sean Gascoigne  
**Subject:** Bracing & Shoring

Dear Sean,

I see that bracing and shoring is on the agenda for next week. I will be out of town, but would like to weigh in on this issue.

It seems to me that this is an over-reaction to an unfortunate accident. What happened at the Fox house has never happened before in Hinsdale, despite many other homes that have experienced radical demolition to make way for an addition. If bracing and shoring becomes a requirement, it will simply be another time and money obstacle for people trying to do the right thing by remodeling and/or adding on to their older home.

I would suggest that the ZPS Committee pause and reconsider this step before throwing up another roadblock for owners of historic homes.

Thanks,

Jean

(Only gone from Hinsdale a week, so I hope no one minds that I weigh in on this.)

Jean A. Follett, Ph.D.  
*Historic Preservation Consulting*  
629 W. Elm Street  
Wheaton, IL 60189-6352  
630-653-8435  
[jafollett@comcast.net](mailto:jafollett@comcast.net)

## MEMORANDUM

**To:** Chairman Saigh and Members of the Zoning and Public Safety (ZPS) Committee

**From:** Chief Bradley Bloom and Tim Scott, Director of Econ. Development & Urban Design

**Date:** July 22, 2014

**Re:** Implementation of CMAP Parking Recommendations

---

In follow-up to the Chicago Metropolitan Agency for Planning (CMAP) parking study recommendations presented to the Village Board on July 7, 2014, Staff has begun taking steps toward implementing some of the recommendations based on the direction we received from the Board.

**Simplified Parking Maps:** Staff has been working with CMAP to develop new, simplified parking maps for employees and shoppers. We will have finalized maps for review at the next ZPS meeting.

**Escalating Fee Schedule:** The CMAP study recommended an escalating fee schedule where the longer someone was parked the more it would cost. Staff supported this recommendation theorizing that escalating fees would deter commuters from parking in spaces that accommodate longer durations. In working to further develop this concept Staff has found implementation costly and enforcement time consuming due to the fact that vehicles would have to be tracked by license plate. For example, if an employee parked in a space for two hours and paid a lower rate they could simply move their car to a different space and take advantage of the initial two-hour fee rather than the escalating fee purchased for four hours. Therefore, at this time, Staff is recommending a static fee per hour.

**Parking Meter Duration:** The CMAP study recommended offering longer duration parking options. Currently, the highest demand parking meters have a two-hour maximum limit. Staff recommends a six-hour maximum limit. The six-hour limit would dissuade commuters from using metered spots and still offer extended parking time for shoppers and diners.

**Parking Pay Box in the Garfield Lot:** Currently, the Garfield Lot contains 42 parking spaces, each individually metered with a maximum parking duration of two hours. We had budgeted \$45,000 to install a gate controlled parking lot, but upon further research have found that gate systems can be problematic. We are therefore recommending that a pay-by-space parking box be used. This would require that parking meters be removed and parking spaces individually numbered. We contacted our current pay box vendor and were quoted a price of \$9,950 (coin and card) or \$11,750 (coin, card and bill). As with our other pay boxes, "WebOffice" online monitoring has an on-going cost of \$960 annually. Maintenance cost for the first year is included and thereafter is \$840 annually. Therefore, the total first year cost would be \$12,710 and thereafter the total annual cost would be \$1,800. Additional expenses will be incurred in providing a unique parking space number to each pay box space. A pay box could be delivered and installed by September 1, 2014 following approval.

**Additional Employee Free Parking:** The CMAP study cited a lack of free employee parking permits for the eastern half of the Central Business District. Staff is currently evaluating and monitoring the use of approximately 15 diagonal spaces located on the south side of Symonds Drive just east of Park Street for conversion to free parking spaces (purple parking permit). We will finalize recommendations for the next ZPS meeting.

**Parking App:** The CMAP study recommended that shoppers have the option of purchasing parking through the use of a smart phone application rather than using the pay box and adding time on a metered spot. We are also looking for additional functionality, which could include sending a text message when time is expiring or perhaps alerting a prospective shopper to available parking spaces. We currently allow the use of a parking app in our Highland, West Hinsdale and Chestnut Commuter lots. Approximately 40% of the daily pay box users utilize this parking app, which carries a \$0.75 service fee per transaction (of which the Village receives \$0.375). Increased consumer acceptance and use of the parking app could result in the need for less pay boxes. We will finalize recommendations for the next ZPS meeting.

**Setting the Initial Fee:** Our current fee per hour is \$0.25. In staff discussions with CMAP, and taking into consideration the cost of a merchant parking permit (\$180 per six months or \$1.32 per day permits are required), we recommend starting with a fee of \$1.00 per hour and allowing purchases in 15-minute increments (\$0.25).

**Setting the Initial Fine:** The current fine for a meter violation is \$5.00, and the first meter violation is a warning. Currently, a meter with a duration longer than nine hours carries a fine of \$25. Staff is recommending a fine of \$25 dollars be implemented in the Garfield Lot only and that the practice of a first violation warning be continued.

**On-going Monitoring of Parking:** Staff plans on closely monitoring the use of the Garfield Lot before and after the implementation of the pay box and new fee schedule. It will be important for us to track where users park following implementation.

**Segregation of Increased Meter Fees:** The CMAP study recommended that meter fees collected resulting from the increased fee structure be segregated and put back into the Central Business District. Staff supports this concept and believes that the increased fees will be more widely accepted by shoppers if not viewed as a way to increase Village revenues. Staff is looking for direction as to how to proceed. Would the ZPS Committee like staff, the Economic Development Commission or the Finance Commission to develop this concept and make recommendations to the ZPS Committee?

**Discussion:** The purpose of the CMAP study was to determine best practices for managing our current parking supply. The CMAP study identified that 15%-30% of the cars using the most in demand on-street metered parking spaces are employees. Higher parking fees coupled with increased fines will dissuade employees from parking at metered spots and encourage them to find long term, less expensive solutions that include free permit parking and merchant permits.

Staff will carefully evaluate each component change implemented in the Garfield Lot and review that applicability and functionality in a wider application if it proves successful.


Staff believes that implementing an increased fee and fine structure for the Garfield Lot will not result in increased employee demand for permits and that employees will simply relocate to adjacent parking meters that have the current fee and fine structure. However, the proposed changes in the Garfield Lot will allow shoppers to stay longer, gain familiarity with the use of the pay box and parking apps, and increase the likelihood that a shopper may be able to find an available parking space in a designated area. The purchase of the pay box can be completed under the Village Manager's authority and the temporary parking changes can be implemented on a temporary basis for a 90-day period.

Staff will continue to work through the recommendations made within the CMAP study each month. If the Committee wishes to prioritize or provide additional direction, please let us know.

cc: Village President and Board of Trustees  
Kathleen Gargano, Village Manager

**DATE:** July 22, 2014

**TO:** Chairman Saigh and the Zoning & Public Safety Committee

**FROM:** Robert McGinnis MCP, Director of Community Development/Building Commissioner 

**RE:** **Bracing/Shoring Plan Requirement for Historic Home Renovations**

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