



MEETING AGENDA

**MEETING OF THE
VILLAGE BOARD OF TRUSTEES
Tuesday, February 5, 2019
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
(Tentative & Subject to Change)**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

- a) Regular meeting of January 22, 2019

4. SWEARING IN OF POLICE OFFICERS

5. CITIZENS' PETITIONS (Pertaining to items appearing on this agenda)*

6. VILLAGE PRESIDENT'S REPORT

7. FIRST READINGS – INTRODUCTION**

*Items included for First Reading - Introduction may be disposed of in any one of the following ways: (1) moved to Consent Agenda for the subsequent meeting of the Board of Trustees; (2) moved to Second Reading/Non-Consent Agenda for consideration at a future meeting of the Board of Trustees; or (3) referred to Committee of the Whole or appropriate Board or Commission. (Note that zoning matters will not be included on any Consent Agenda; all zoning matters will be afforded a First and a Second Reading. Zoning matters indicated below by **.)*

Zoning and Public Safety (Chair Stifflear)

- a) Approve an Ordinance approving a second major adjustment to a site plan and exterior appearance plan for property located at 330 Chestnut – Hinsdale Land Restoration and Preservation, LLC**
- b) Approve an Ordinance approving a Design Review Permit for Illuminated Ground Sign and Wall Sign on Property located at 718 N. York Road – Kouris MD Cosmetic Plastic Surgery**
- c) Approve a Referral to the Plan Commission for Review and Consideration of the Second Major Adjustment to a site plan/exterior appearance plan request at 10 N. Washington Street – 10 N. Washington Properties, LLC (Eve Assisted Living)

8. CONSENT AGENDA

*All items listed below have previously had a First Reading of the Board or are considered Routine*** and will be moved forward by one motion. There will be no separate discussion of these items unless a member of the Village Board or citizen so request, in which event the item will be removed from the Consent Agenda.*

Administration & Community Affairs (Chair Hughes)

- a) Approval and payment of the accounts payable for the period of January 23, 2019 to February 5, 2019, in the aggregate amount of \$445,190.84 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk***

9. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

*These items require action of the Board. Typically, items appearing for Second Reading have been referred for further discussion/clarification or are zoning cases that require two readings. In limited instances, items may be included on the Non-Consent Agenda that have not had the benefit of a First Reading due to emergency nature or time sensitivity. *****

Administration & Community Affairs (Chair Hughes)

- a) Approve the FY2019-20 through FY2023-24 Capital Improvement Plan (CIP) (*First Reading – Committee of the Whole January 22, 2019*)

10. DISCUSSION ITEMS

11. DEPARTMENT AND STAFF REPORTS

- a) Parks & Recreation
- b) Economic Development

12. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

13. OTHER BUSINESS

14. NEW BUSINESS

15. CITIZENS' PETITIONS (Pertaining to any Village issue)*

16. TRUSTEE COMMENTS

17. CLOSED SESSION– 5 ILCS 120/2(c) (1)/(2)/(3)/(5)/(8)/(11)/(21)

18. ADJOURNMENT

*The opportunity to speak to the Village Board pursuant to the Citizens' Petitions portions of a Village Board meeting agenda is provided for those who wish to comment on an agenda item or Village of Hinsdale issue. The Village Board appreciates hearing from our residents and your thoughts and questions are valued. The Village Board strives to make the best decisions for the Village and public input is very helpful. Please use the podium as the proceedings are videotaped. Please announce your name and address before commenting.

*****The Village Board reserves the right to take final action on an Item listed as a First Reading if, pursuant to motion, the Board acts to waive the two reading policy.***

******Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously-budgeted items that fall within budgetary limitations and have a total dollar amount of less than \$500,000.***

*******Items included on the Non-Consent Agenda due to “emergency nature or time sensitivity” are intended to be critical business items rather than policy or procedural changes. Examples might include a bid that must be awarded prior to a significant price increase or documentation required by another government agency to complete essential infrastructure work.***

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to promptly contact Darrell Langlois, ADA Coordinator, at 630-789-7014 **or by TDD at 630-789-7022** to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Website <http://villageofhinsdale.org>

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
January 22, 2019**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, January 22, 2019 at 7:30 p.m., roll call was taken.

Present: Trustees Christopher Elder, Michael Ripani, Luke Stifflear, Gerald J. Hughes, Matthew Posthuma, Neale Byrnes and President Tom Cauley

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Assistant Village Manager/Finance Director Darrell Langlois Police Chief Brian King, Fire Chief John Giannelli, Director of Community Development/Building Commissioner Robb McGinnis, and Village Clerk Christine Bruton

PLEDGE OF ALLEGIANCE

President Cauley led those in attendance in the Pledge of Allegiance.

APPROVAL OF MINUTES

a) **Regular meeting of January 8, 2019**

There being no changes to the draft minutes, Trustee Elder moved to **approve the draft minutes of the regular meeting of January 8, 2019, as presented.** Trustee Posthuma seconded the motion.

AYES: Trustees Elder, Ripani, Stifflear, Posthuma, Byrnes

NAYS: None

ABSTAIN: Trustee Hughes

ABSENT: None

Motion carried.

CITIZENS' PETITIONS

None.

VILLAGE PRESIDENT'S REPORT

President Cauley reported on the status of the parking deck at the middle school. Since his last report, the Village has continued to meet with school district representatives discussing almost exclusively, people on the deck in emergencies. Additionally, there was concern about heavier ambulances and buses on the deck, which would require an additional \$625,000 of

reinforcement. The Fire Department has said there would never be a need for an ambulance on the deck, as there is a dedicated place on south side of the building for emergency vehicles; they can access the deck in an emergency without being on the deck. There are three points off Garfield with direct access to the gymnasium. With respect to special needs buses, the Village will pay for an inlet area by their classrooms, which is more convenient than the roof. There have been numerous meetings regarding an emergency evacuation onto or impromptu gathering on the deck. The Village has contracted with two highly recommended and experienced companies for design and construction of the deck that will be built in 100% compliance to building codes. The bulk of the deck is built to the recommended 50 lbs. per square foot, and some sections are already built to 100 lbs. per square foot, to accommodate snow. He explained that the deck will not collapse because of the post system that supports it, but if it were overstressed, cracks would develop and reduce the usable life of the deck. He said if the deck were filled with cars and there were 800 people on the deck, it would not be overstressed. That is the capacity of the student body and faculty. The Village believes this deck, as designed, is entirely appropriate. President Cauley said the Village is recommending mediation, not to fight with another public body, but to expedite resolutions; delays will cost money. The school has expressed concern with a transitional area, and various other what if's, so the Village met with the designer again, and will reinforce these area to 100 lbs. per square inch at an additional cost of \$100,000. This seems like a viable alternative; the Village is hopeful the school district will agree this meets their concerns, and the Village can go out to bid. If not, mediation will still be required.

FIRST READINGS – INTRODUCTION

None.

CONSENT AGENDA

Administration & Community Affairs (Chair Hughes)

- a) Trustee Stifflear moved **Approval and payment of the accounts payable for the period of January 9, 2019 to January 22, 2019, in the aggregate amount of \$1,216,586.19 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Hughes seconded the motion

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma, Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Environment & Public Services (Chair Byrnes)

- b) **Approve Phase 2 of Veeck CSO Facility SCADA Improvements to Concentric Integration in the amount not to exceed \$37,200** (*First Reading – January 8, 2019*)
Trustee Byrnes moved to **Approve Phase 2 of Veeck CSO Facility SCADA Improvements to Concentric Integration in the amount not to exceed \$37,200.**
Trustee Elder seconded the motion.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma, Byrnes
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Zoning and Public Safety (Chair Stifflear)

- a) **Approve an Ordinance Approving a Design Review Permit for Illuminated Ground Sign on Property Located at 724 North York Road – Hinsdale Animal Hospital** (*First Reading – January 8, 2019*)

Trustee Stifflear introduced the item noting this is before the Village Board because the property is located in a design review overlay district. The sign is code compliant and has been unanimously approved by the Plan Commission.

Trustee Stifflear moved to **Approve an Ordinance Approving a Design Review Permit for Illuminated Ground Sign on Property Located at 724 North York Road – Hinsdale Animal Hospital**. Trustee Elder seconded the motion.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma, Byrnes
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

- b) **Approve an Ordinance Amending Title 9 (Building Regulations), Chapter 1 (Administrative Provisions), Section 9-1-4 (Permit Fees) Relative to Permit Fees** (*First Reading – January 8, 2019*)

Trustee Stifflear introduced the item that will increase specified permit fees annually on May 1 as tied to the Consumer Price Index (CPI). The ordinance before the Board has been revised per the instruction of the Board at their first reading of the item, to include rounding the amount to the nearest penny, and if the CPI is negative fees do not decrease.

Trustee Stifflear moved to **Approve an Ordinance Amending Title 9 (Building Regulations), Chapter 1 (Administrative Provisions), Section 9-1-4 (Permit Fees) Relative to Permit Fees**. Trustee Elder seconded the motion.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma, Byrnes
NAYS: None
ABSTAIN: None
ABSENT: None

Motion carried.

DISCUSSION ITEMS

a) **District 86 referendum**

President Cauley began discussion stating this issue is best addressed by the District 86 Board, and that there are laws as to what an elected official can do with respect to an election or referendum. He referenced the Election Interference Prohibition Act, and summarized the Village Attorney's legal opinion. In short, elected officials should not engage in activities concerning a referendum while 'on duty', or in their official capacity. However, Trustees as individuals can take a position.

President Cauley said there are two concerns that have been brought to his attention regarding the referendum. First, that there are other municipal governments where elected officials are taking strong stands, and some residents think the Hinsdale Board should do the same. Secondly, there is concern regarding the impact on property values. He noted an implicit responsibility of the Trustees is to the zoning code and public safety and therefore to maintain the property values of the Village. He added that he understands these concerns, but there are statutes that govern the conduct of the Board.

Ms. Kari Galassi of 610 W. Hickory, representing the YES campaign, addressed the Board regarding Mr. Zack Mottl, interim Mayor of Burr Ridge who has actively campaigned against the referendum, and is raising money to defeat the proposal. She is asking our Village representatives to fight this negative campaign, by endorsing the YES campaign and providing whatever assistance is allowed.

Ms. Beth Burtt of 37 S. Thurlow stated she owned Brush Hill Realtors for 37 years and spoke to the negative impact of the current and possible future permanent elimination of sports and programs in the high school on real estate values. She said healthy schools are a keystone item for people purchasing homes.

Mr. Jeff Waters of 18 N. Bruner spoke about the education efforts at town hall meetings, and said he is in charge of fundraising and outreach. He said of the \$139 million asked for in the referendum, \$45 million will go toward life safety improvements due to failing buildings and those items mandated to be fixed by the State. Additionally, he reported a correlation between teenage anxiety and no sports or extracurricular activities.

Mr. Jason Bier of 721 S. Grant told the Board the life safety issues are very important to him, and he believes Village Police and Fire Departments should get involved. They should attend the town hall meetings, and he invited them to come and educate the public on these matters which include security doors, ADA compliance, and a public address system that is no longer up to code.

Mr. Dave Risinger of 635 S. Park asked what cuts have already occurred. Ms. Galassi said when the November referendum failed, there was a deficit of \$5.68 million that had be covered from the operating budget, resulting in cuts in activities and sports.

Ms. Laurie Thompson, a resident from Clarendon Hills, reported that her eighth grader is concerned about these issues, and there is a 900+ student Instagram account which demonstrates that students are concerned.

Ms. Heidi Novotney of 32 S. Monroe said she moved from the city, and ended up in Hinsdale for their kids and their education.

Ms. Lisa Lundgrun of 415 S. Washington stated she grew up in Hinsdale and moved back. She asked the Board to work to make this a better community, she believes the high school is the heart of this community.

Mr. Jay Novotney of 32 S. Monroe said a failed referendum will decimate the downtown; vendors and business will feel a pinch. He said he has run Falcon football for seven years, and although football is declining, they are holding out a good program. These kids look forward to Red Devils, and morale is already declining.

Mr. Jeff Lange of 732 W. Hickory St. reported that when his family came back to the Chicagoland area they looked all around, and would not have considered Hinsdale with this issue before us.

Trustee Ripani stated this is a matter of respect no matter whether a person is for or against the referendum. He said a resident sent him an email stating that their children were being threatened because of their parent's position on the D86 referendum. He asked people on both sides of this issue not to engage in this type of conduct, and demonstrate respect for opposing views. Name calling is unproductive and untrue.

Trustee Stifflear said his nine years of service on the Board and Plan Commission have been to maintain property values. These arguments have hit close to home, but he must heed the advice of counsel. President Cauley said he has to figure out what the Board can do legally. Trustee Elder added he has been a lifelong resident of Hinsdale, and as an individual, he agrees with the arguments presented this evening.

DEPARTMENT AND STAFF REPORTS

- a) Treasurer's Report
- b) Fire
- c) Police
- d) Public Services
- e) Engineering
- f) Community Development

The report(s) listed above were provided to the Board. There were no additional questions or discussion regarding the content of the department and staff reports.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

None.

OTHER BUSINESS

None.

NEW BUSINESS

None.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Elder moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of January 22, 2019**. Trustee Hughes seconded the motion.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma, Byrnes

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Meeting adjourned at 8:37 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk



AGENDA SECTION: First Reading – ZPS

SUBJECT: Major Adjustment to Exterior Appearance and Site Plan for Construction of a new Accessory Structure at 330 Chestnut Street B-3 General Business District - Case A-54-18

MEETING DATE: February 5, 2019

FROM: Chan Yu, Village Planner

Recommended Motion

Approve an Ordinance approving a second major adjustment to a site plan and exterior appearance plan for property located at 330 Chestnut – Hinsdale Land Restoration and Preservation, LLC.

Background

On August 5, 2014, the Board of Trustees (BOT) approved Ordinance O2014-26, approving a site plan and exterior appearance plan to construct a new two-story commercial building at 330 Chestnut Street in the B-3 General Business District. On April 21, 2015, the BOT approved Ordinance O2015-14, approving a major adjustment to the site plan and exterior appearance plan for various changes to the building façade and site plan.

This major adjustment request is to construct a new two-story accessory structure in the south west corner of the lot. The reason for the accessory structure is based on the demand for more storage space by the primary office building at near full occupancy. The applicant also plans to store things typically found in a garage, for example, cars, snow blower, garbage cans, and tools.

The request was reviewed by the Zoning Board of Appeals (ZBA) on October 17, 2018, for six (6) variations, including, for not meeting minimum side yard setback, rear yard setback and landscape buffer distances. The variations were unanimously approved by the ZBA, 5-0 (2 absent).

Per the applicant, the proposed two-story accessory structure will utilize materials that match the existing principal building, along with taking materials inspired from historical train side structures. The building façade and roof pitch were also designed to match the principal building, as well as relate to historical train side structures. The subject property is immediately north of the BNSF railway. The surrounding zoning districts include O-2 Limited Office to the north, B-3 General Business to the west, IB Institutional Buildings to the east and R-4 Single Family Residential to the south (south of the BNSF railway).

Discussion & Recommendation

On January 16, 2019, the Plan Commission reviewed the proposed major adjustment to exterior appearance and site plan and unanimously recommended the Village Board approve the application, as submitted, six (6) ayes and three (3) absent. There were no comments



from the audience at the PC meeting, however, 2 emails from neighbors were submitted to the PC, 1 in favor and 1 opposed to the request (Attachment 7).

Village Board and/or Committee Action

On December 18, 2018, the Village Board referred this major adjustment request to the Plan Commission for further hearing and review.

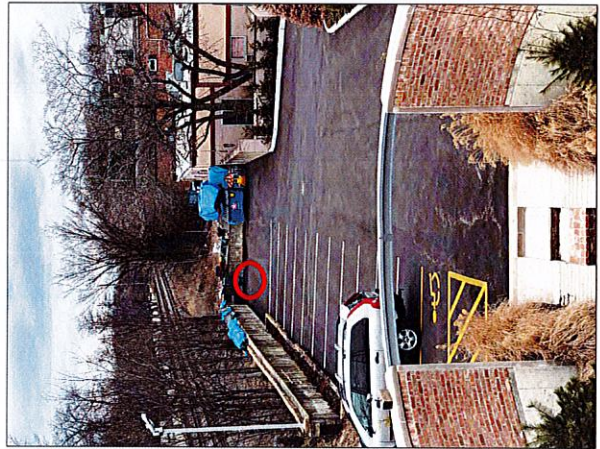
Documents Attached

1. Major Adjustment Application and Exhibits
2. Zoning Map and Project Location
3. 1st Major Adjustment Approved Ordinance O2015-14 (April 21, 2015)
4. Approved Site Plans/Exterior Plans at 330 Chestnut Ordinance O2014-26 (Aug. 5, 2014)
5. Aerial View of 330 Chestnut Street
6. Street View of 330 Chestnut Street
7. Neighbor Letters: 1 in favor and 1 opposed

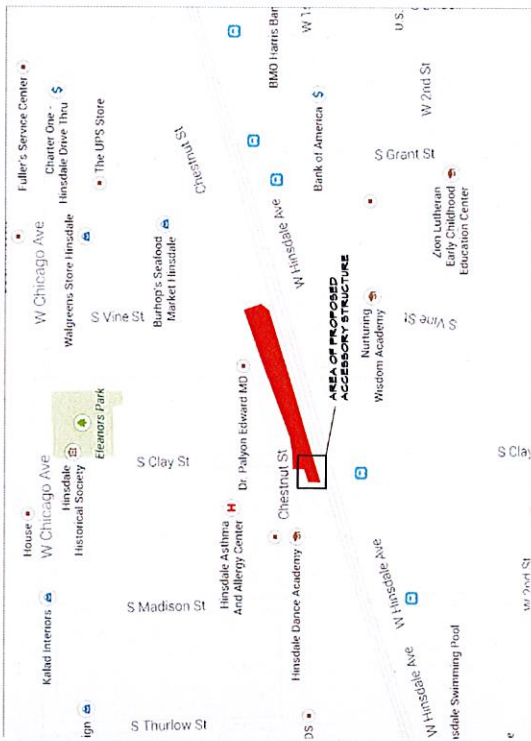
AERIAL IMAGE (VIEW FROM WEST)



AERIAL IMAGE (VIEW FROM EAST)



VICINITY MAP



AREA MAP



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- 4 PROPOSED PLAN
- 5 PROPOSED ELEVATIONS

ZONING INFORMATION

TABLE OF COMPLIANCE B-9 DISTRICT		CURRENT OFFICE BUILDING	
MINIMUM LOT AREA	10,000 SQ FT	MINIMUM LOT AREA	20,000 SQ FT
MINIMUM LOT DEPTH	125 FT	MINIMUM LOT DEPTH	125 FT
MINIMUM LOT WIDTH	50 FT	MINIMUM LOT WIDTH	50 FT
BUILDING HEIGHT	35 FT	BUILDING HEIGHT	35 FT
NUMBER OF STORES	2	NUMBER OF STORES	2
FRONT YARD BUILDING SETBACK	5'-0" PER GRANTED ZONING VARIANCE	FRONT YARD BUILDING SETBACK	5'-0" TO BUILD 5'-0"; GARDEN WALL
REAR YARD BUILDING SETBACK	N/A	REAR YARD BUILDING SETBACK	N/A
INTERIOR SIDE YARD BUILDING SETBACK	10 FT	INTERIOR SIDE YARD BUILDING SETBACK	10 FT
REAR YARD BUILDING SETBACK	10 FT PER GRANTED ZONING VARIANCE	REAR YARD BUILDING SETBACK	21'-11"
LOT AREA RATIO	50% OF LOT AREA = 5,000 SQ FT	LOT AREA RATIO	12.5% TO 25%
MAXIMUM LOT COVERAGE	40% OF LOT AREA = 4,000 SQ FT	MAXIMUM LOT COVERAGE	10% TO 15%
FRONT YARD SETBACK	2'-1" PER GRANTED ZONING VARIANCE	FRONT YARD SETBACK	5'-0" TO GARDEN WALL 8'-0" PARKING
REAR YARD SETBACK	N/A	REAR YARD SETBACK	N/A
LANDSCAPE BUFFER (FRONT YARD)	0 FT PER GRANTED ZONING VARIANCE	LANDSCAPE BUFFER (FRONT YARD)	10 FT
LANDSCAPE BUFFER (REAR YARD)	5'-1" PER GRANTED ZONING VARIANCE	LANDSCAPE BUFFER (REAR YARD)	8'-0"
LOADING REQUIREMENTS	0 PER GRANTED ZONING VARIANCE	LOADING REQUIREMENTS	10 FT
ACCESSORY STRUCTURE	10 FT GRANTED VARIATION	ACCESSORY STRUCTURE	PROPOSED
INTERIOR SIDE BUILDING SETBACK	2'-0" GRANTED VARIATION	INTERIOR SIDE BUILDING SETBACK	VARIABLES B-11-14
REAR YARD SETBACK	0'-0" GRANTED VARIATION	REAR YARD SETBACK	1'-2"
FRONT YARD SETBACK	2'-0" GRANTED VARIATION	FRONT YARD SETBACK	VARIABLES B-11-14
LANDSCAPE BUFFER (REAR)	0'-0" GRANTED VARIATION	LANDSCAPE BUFFER (REAR)	1'-2"
LANDSCAPE BUFFER (FRONT)	2'-0" GRANTED VARIATION	LANDSCAPE BUFFER (FRONT)	VARIABLES B-11-14
HEIGHT	15'-0"	HEIGHT	14'-0" TO 15'-0" (ACCESSORY STRUCTURE AND EXISTING BUILDINGS)
LOT COVERAGE	40% OF LOT AREA = 4,000 SQ FT	LOT COVERAGE	15-0"
NON-OCCUPABLE ACCESSORY STRUCTURE DOES NOT ADD TO EXISTING PARK		NON-OCCUPABLE ACCESSORY STRUCTURE DOES NOT ADD TO EXISTING PARK	

Plan and Existing Site Images

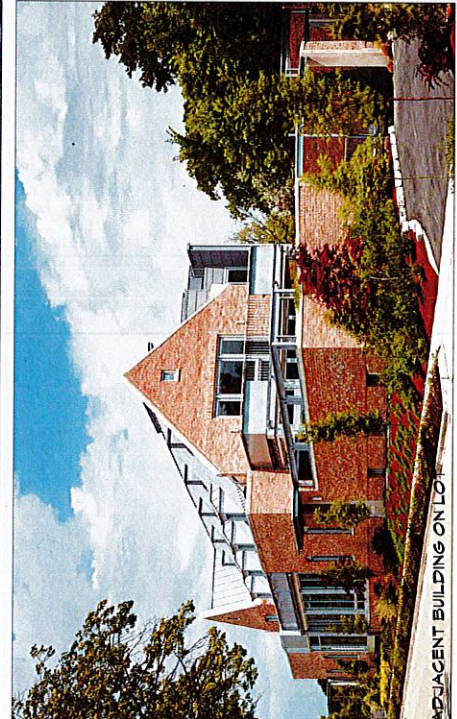
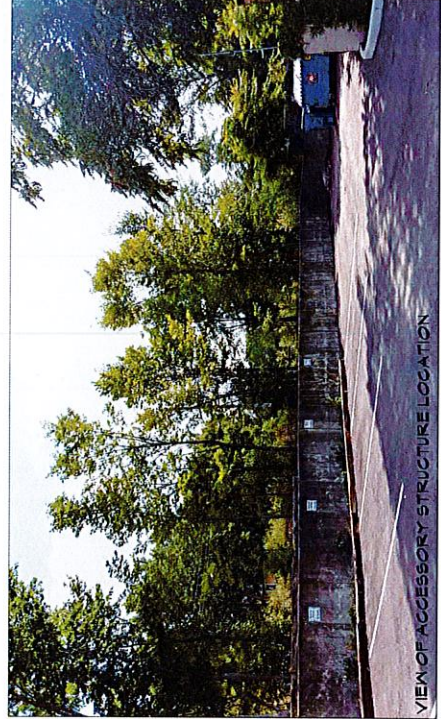
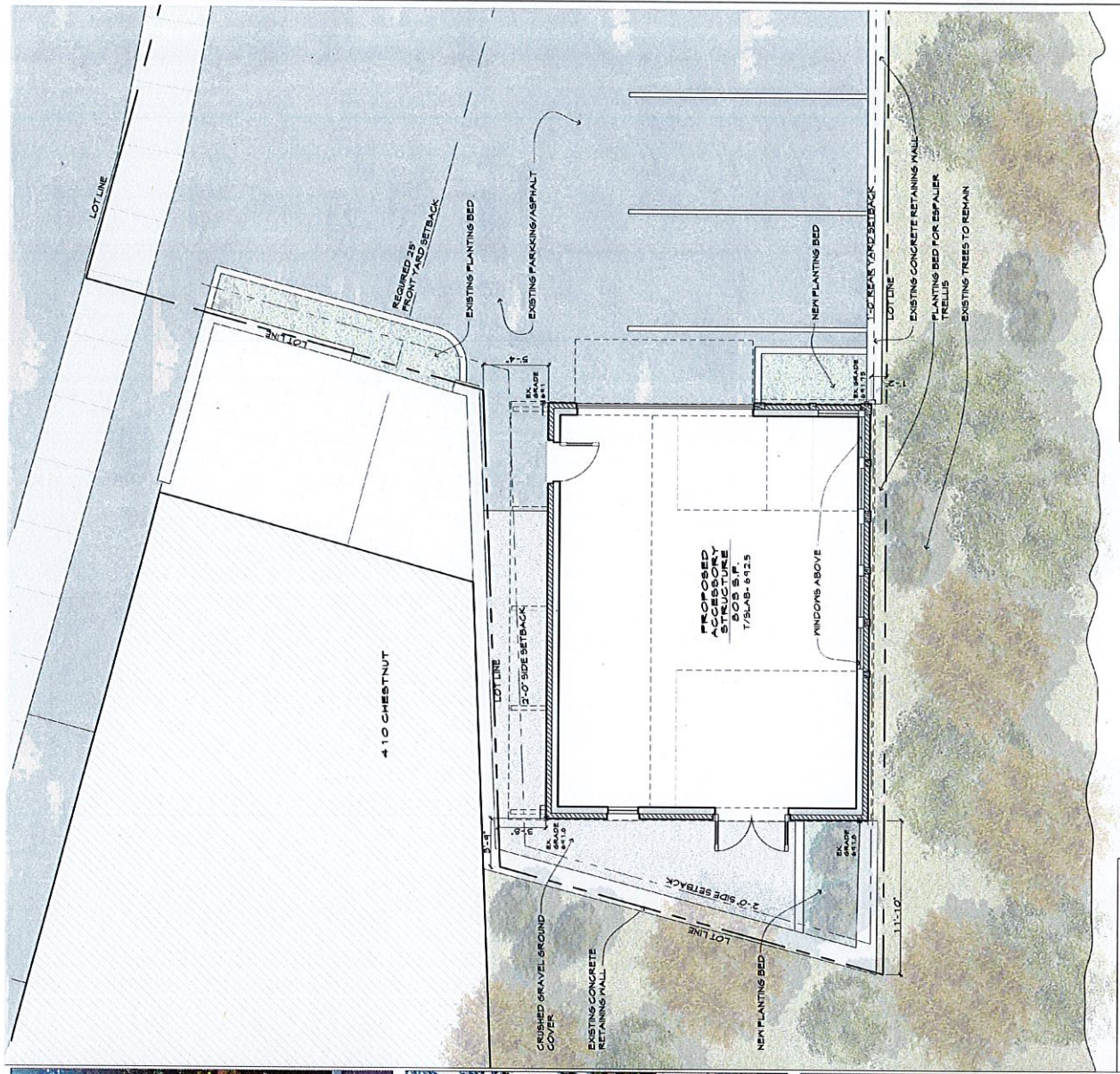
DRAWN BY: BB
CHECKED: MA

DOCUMENT: Issued for Plan Commission 11.16.18

Hinsdale Land Restoration
and Preservation LLC
330 Chestnut Streete Hinsdale, Illinois

MICHAEL ABRAHAM
ARCHITECTURE

148 BURLINGTON AVENUE
CRAWFORD HILLS, ILLINOIS 60514
P 630.655.9417
MICHAEL.ABRAHAM.COM





VILLAGE OF HINSDALE FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	
Name:	Sharon Habiger
Address:	133 North Washington St.
City/Zip:	Hinsdale, IL 60521
Phone/Fax:	(415 830-0649 /
E-Mail:	forestbeach@gmail.com

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

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

Name:	Bernie Bartell
Title:	Architect
Address:	148 BURLINGTON AVE
City/Zip:	CLARENDON Hills, 60514
Phone/Fax:	() 630 308 4969
E-Mail:	bb@michael-abraham.com

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

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

1) _____

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: 330 CHESTNUT

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

Brief description of proposed project: NEW ACCESSORY STRUCTURE
IN WEST CORNER OF LOT

General description or characteristics of the site: LOT HAS AN EXISTING
OFFICE BUILDING, AREA OF PROPOSED STRUCTURE IS
ASPHALT

Existing zoning and land use: B-3

Surrounding zoning and existing land uses:

North: O-2 South: R-4

East: IB West: B-3

Proposed zoning and land use: B-3

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

<input checked="" type="checkbox"/> Site Plan Approval 11-604	<input type="checkbox"/> Map and Text Amendments 11-601E Amendment Requested: _____
<input type="checkbox"/> Design Review Permit 11-605E	_____
<input checked="" type="checkbox"/> Exterior Appearance 11-606E	<input type="checkbox"/> Planned Development 11-603E
<input type="checkbox"/> Special Use Permit 11-602E Special Use Requested: _____	<input type="checkbox"/> Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 330 Chestnut Street

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development (new accessory structure)
Lot Area (SF)	6,250 sf	24,090 sf	24,090 sf
Lot Depth	125'	~67.59	~67.59
Lot Width	50'	~479.24'	~479.24'
Building Height	30' (building) 15' (access.)	28.3' median, 29.6' parapet	14'-11" proposed accessory
Number of Stories	2	2	1 proposed accessory
Front Yard Setback	5' (previous variance), 25'	6'-4.5"	38' for accessory
Corner Side Yard Setback	na		
Interior Side Yard Setback	2'-0" (current variance)	142'-0.5"	3'-8"
Rear Yard Setback	1'-0" (current variance)	2'-11"	1'-2"
Maximum Floor Area Ratio (F.A.R.)*	12,045 SF	7,243 SF	8,046 SF
Maximum Total Building Coverage*	na		
Maximum Total Lot Coverage*	21,681 SF	14,563 SF	14,486 SF
Parking Requirements	14.4	15	15
Parking front yard setback	na		
Parking corner side yard setback	na		
Parking interior side yard setback	na		
Parking rear yard setback	na		
Loading Requirements	0	0	0
Accessory Structure Information	15'-0" Max Height		14'-11" Actual height

* 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 29TH day of JANUARY, 2019, 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

BERNARD BARTELL
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 29 day of

January, 2019

[Signature]
Notary Public





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

Address of proposed request: 330 West Chestnut St.

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

**SEE ATTACHED FOR
RESPONSES**

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

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

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

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

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

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

REVIEW CRITERIA – Site Plan Review

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

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

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

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

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

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

**MICHAEL ABRAHAM
ARCHITECTURE**
148 BURLINGTON AVENUE
CLARENDON HILLS, ILLINOIS 60514
PHONE (630) 655.9417
MICHAEL-ABRAHAM.COM

November 16, 2018

**RE: 330 Chestnut
Standards for Approval Review Criteria Responses**

Exterior Appearance

1. Additional planting beds and landscaped areas are being provided as a buffer around new proposed structure.
2. The proposed accessory structure's materials match the lot's main building along with taking building material inspiration from historical train side structures.
3. The proposed accessory structure's general design is in keeping with the recently constructed main office building's quality of design and enhances the general character of the neighborhood.
4. The proposed accessory building utilizes a part of the site that does not impede the current site development. Vehicular and pedestrian access is unaffected. The existing trees are to be preserved.
5. Careful consideration has been given to the proposed height of the building. The side of the proposed accessory structure that is closest to the neighboring lot is designed to be in scale with that property's structure.
6. The front facade of the accessory structure is in keeping with the proportion of the neighboring building and also the primary structure on the lot. This is achieved by roof lines that relate to the height of adjacent structures and with materials that match the existing office building.
7. The size of the openings for the proposed accessory building complement the neighboring buildings as well as the existing office building.
8. The front facade of the proposed accessory structure utilizes glass and metal for the openings. These openings relate to the existing main structure on the lot in material and scale.
9. Proposed location on site keeps the proposed accessory structure out of direct view from the street.
10. The entrance to proposed accessory structure lends itself to the site and public ways with its location on the northeast corner
11. The proposed structure's materials match the existing main structure and borrows materials from historical railroad buildings. This helps relates the proposed structure to the existing building and pays homage to the site's proximity to the railroad tracks.
12. Roof pitch and material relates to the existing office building.
13. Building facades and walls for the proposed structure are designed to relate to the existing structure and historical train side structures.
14. The size and mass of proposed accessory structure takes into account the height of the neighboring property's building and also the existing main structure on site.

15. The front elevation of the proposed accessory structure complements the opposite side elevation of the main structure.
16. New proposed accessory structure borrows heavily from the existing main building's material and detailing.

Site Plan

1. The plan adheres to the setbacks and regulations outlined in the Zoning Code and granted variances.
2. The proposed accessory structure will not interfere with easements or right of ways.
3. The proposed structure will take the place of existing paving and will not be detrimental to the existing conditions.
4. Located in the back corner of the site, the proposed development will not be unreasonably injurious or detrimental to the enjoyment of the surrounding property.
5. The new structure is sited on an existing paved area that is not subject to pedestrian and vehicular traffic. Further, the accessory structure is a non-occupancy building.
6. The new accessory structure will provide adequate screening for the existing dumpsters as well as shield the vacant area to the west from view.
7. The planters on the south, east and west sides of the accessory structure will be in keeping with planing beds along the existing office building, the site and 410 Chestnut.
8. NA
9. The proposed structure will take the place of existing paving and will not increase drainage or erosion problems.
10. The new accessory structure is a non-occupancy structure and will not unreasonably tax utility systems
11. The site plan is not a required public use.
12. The small scale and non-occupied nature of the structure does not adversely affect public health or safety.

Sincerely,

Bernie Bartelli
Michael Abraham Architecture
bb@michael-abraham.com

LEGAL DESCRIPTION

LOTS 4, 5, 6 AND 7 IN CHESTNUT STREET COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 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 SEPTEMBER 25, 2001 AS DOCUMENT NO. R2001-203762, EXCEPTING THEREFROM THAT PART OF LOT 4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 15 DEGREES 09 MINUTES 55 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 60.29 FEET TO THE SOUTHERLY LINE OF LOT 4; THENCE SOUTH 74 DEGREES 50 MINUTES 05 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 27.50 FEET; THENCE NORTH 34 DEGREES 38 MINUTES 48 SECONDS EAST, A DISTANCE OF 24.22 FEET TO A POINT; THENCE NORTH 15 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 44.29 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 72 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



MAJOR ADJUSTMENT TO SITE PLAN
/ EXTERIOR APPEARANCE
COMMUNITY DEVELOPMENT DEPARTMENT

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

Address of proposed request: **330 CHESTNUT**

Proposed Site Plan / Exterior Appearance request:

Amendment to Adopting Ordinance Number:

REVIEW CRITERIA:

Paragraph 11-604(l)(2) of the Hinsdale Zoning Code regulates: any adjustment to a site plan approved by the board of trustees that is not authorized by subsection 11 of this section shall be considered to be a major adjustment and shall be granted only upon application to and approval by the board of trustees. The board of trustees, by ordinance duly adopted, may grant approval for a major adjustment without referral to the plan commission upon finding that any changes in the site plan as approved will be in substantial conformity with said site plan. If the board of trustees determines that a major adjustment is not in substantial conformity with the site plan as approved, then the board of trustees shall refer the request to the plan commission for further consideration and review as provided in subsection E of this section.

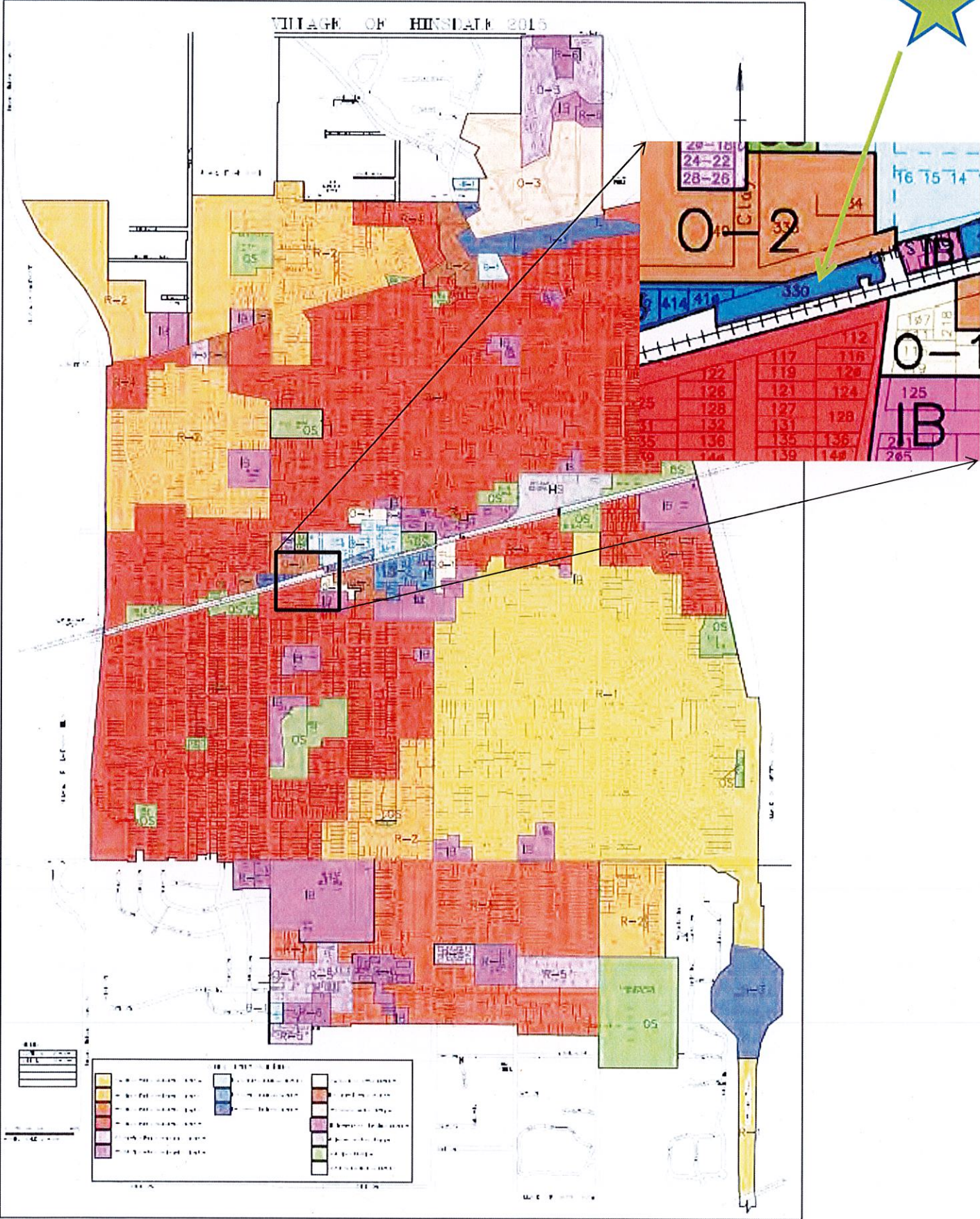
1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

THE NEW ACCESSORY STRUCTURE WILL HAVE A MINIMAL FOOTPRINT AND COMPLEMENT THE EXISTING OFFICE BUILDING IN FORM AND MATERIALS.

2. Explain the reason for the proposed major adjustment.

AT NEAR FULL OCCUPANCY MORE STORAGE IS NEEDED FOR THE EXISTING OFFICE BUILDING

Attachment 2: Village of Hinsdale Zoning Map and Project Location



VILLAGE OF HINSDALE

ORDINANCE NO. O2015-14

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN AT 330 CHESTNUT STREET –
HINSDALE LAND RESTORATION AND PRESERVATION, LLC**

WHEREAS, the Village has previously, through adoption of an ordinance on August 5, 2014 (the "Original Ordinance"), approved a Site Plan/Exterior Appearance Plan for a structure located on property at 330 Chestnut Street, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, Bernie Bartelli of Michael Abraham Architecture (the "Applicant"), on behalf of the legal owner of the Subject Property, has submitted an application seeking a major adjustment to the final approved Site Plan/Exterior Appearance Plan for the structure on the Subject Property; and

WHEREAS, the changes at issue concern modifications that were made following approval of the original approved Site Plan/Exterior Appearance Plan as a result complications to zoning, easements, code interpretations and the unique aspects of the Subject Property. The modifications include, but are not limited to, to adjusting the parking lot to meet code requirements, and the removal and/or replacement of windows on the north, south, east and west elevations. The specific changes are identified in more detail in the plans and letter from the Applicant dated March 24, 2015 attached hereto as **Group Exhibit A** and made a part hereof; and

WHEREAS, pursuant to Article 11, Section 11-604(l)(2) of the Village of Hinsdale Zoning Ordinance, the Board of Trustees may grant approval of a major adjustment upon finding that the changes are in substantial compliance with the approved final plan.

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

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

SECTION 2: Approval of a Major Adjustment to the Site Plan/Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-604(l)(2) of the Hinsdale Zoning Code, find that the modifications are in substantial compliance with the approved final plans. The Board of Trustees hereby approves the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the structure on the Subject Property at 330 Chestnut Street, including but not limited to adjusting the parking lot to meet code requirements, and the removal and/or replacement of windows on the north,

south, east and west elevations, as well as additional modifications as noted on the plans and in the letter from the Applicant dated March 24, 2015 and attached hereto as Group Exhibit A and made a part hereof.

Said major adjustment is approved subject to the conditions set forth in Section 3 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

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

- A. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance, or the Original Ordinance, precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Plans. All development work on the Subject Property shall be undertaken only in strict compliance with the approval granted herein, and the approved plans and specifications, including the depictions of the proposed improvements attached hereto as Group Exhibit A and made a part hereof.
- C. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance and the Original Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

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

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid

for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

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

PASSED this 21st day of April, 2015.

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

NAYS: None

ABSENT: None

APPROVED by me this 21st day of April, 2015, and attested to by the Village Clerk this same day.



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

ATTEST:
Christine M. Bruton
Christine M. Bruton, Village Clerk

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

By: *Ben J. B...*

Its: PROJECT ARCHITECT HINSDALE LAND RESTORATION

Date: APRIL 20, 2015 AND PRESERVATION, LLC

GROUP EXHIBIT A

**SITE PLAN/EXTERIOR APPEARANCE PLAN MODIFICATIONS
& EXPLANATORY LETTER DATED MARCH 24, 2015**

(ATTACHED)

343845_1

**MICHAEL ABRAHAM
ARCHITECTURE**

148 BURLINGTON AVENUE
CLARENDON HILLS, ILLINOIS 60514
PHONE (630) 655.9417
MICHAEL-ABRAHAM.COM

March 24, 2015
Rob McGinnis
Building Commissioner
Director of Community Development
Village of Hinsdale

Re: 330 Chestnut Street

Dear Rob,

Per our discussions over the last few months, we have had to make minor alterations to the exterior appearance and site plan to accommodate external conditions.

The changes are driven by complications to zoning; easements; code interpretations and unique site hurdles that can tend to run counter to our desire create a beautiful space.

Below is a numbered outline detailing the alterations that reference attached drawings. These drawings include bubbled original plans (dated 5.7.14) followed by corresponding drawings (dated 3.24.15) that reflect the current conditions. Please let us know if any additional information is required.

Adjustments from Plan Commission Submission

- 1)-Existing unfinished concrete wall upgraded to masonry brick wall to match building, use as green wall to remain
- 2)-Tighter window grille pattern more contextual with neighboring properties
- 3) -Made eave line continuous with complementing dormers due to village interpretation of height.
-Extended rail on flat north roof per village safety concerns.
- 4) -Adjustment to wall per village rail requirements and structural considerations for lower level pipe clearances.
- 5)-Punch windows repositioned per interior village interpretations of accessibility and life safety requirements.
- 6)-Removed dormer per village roof deck egress and occupancy concerns.
- 7)-Replaced french doors per village locking mechanism and fire safety/egress concerns.

- 8)-Incorporated address marker to entry façade.
- 9)-Incorporated access doors for village pipe access at lower level.
- 10)- Window relocation based on addition of emergency exit added per meeting with VoH and Hinsdale Fire Chief
- 11) -Setbacks- Decreased distance to side yards less than 1%, increased distance from the front lot line by 8.6% and increased distance from rear lot line from 1'-4" to 2'-11, per village recommendation for footing locations at buried pipe. Village request remaining within approved zoning setbacks.
- 12)-Repositioned parking stalls for better ingress and created additional handicap parking spot per ADA requirements. Flow, entry and exit all remain unchanged.
- 13)-Lot coverage percentage increased 11% by creating solid surface for circle drive per ADA requirements and recommendation from Village of Hinsdale.

Sincerely,

Bernie Bartelli
Michael Abraham Architecture
630.655.9417

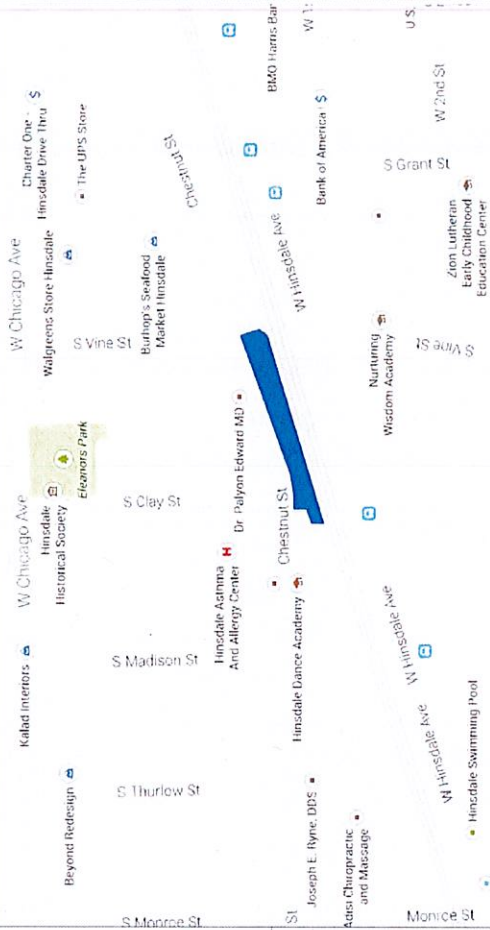
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- 6 SECOND FLOOR PLAN
- 7 BASEMENT FLOOR PLAN
- 8 NORTH AND SOUTH ELEVATIONS
- 9 EAST AND WEST ELEVATIONS
- 10 PERSPECTIVES

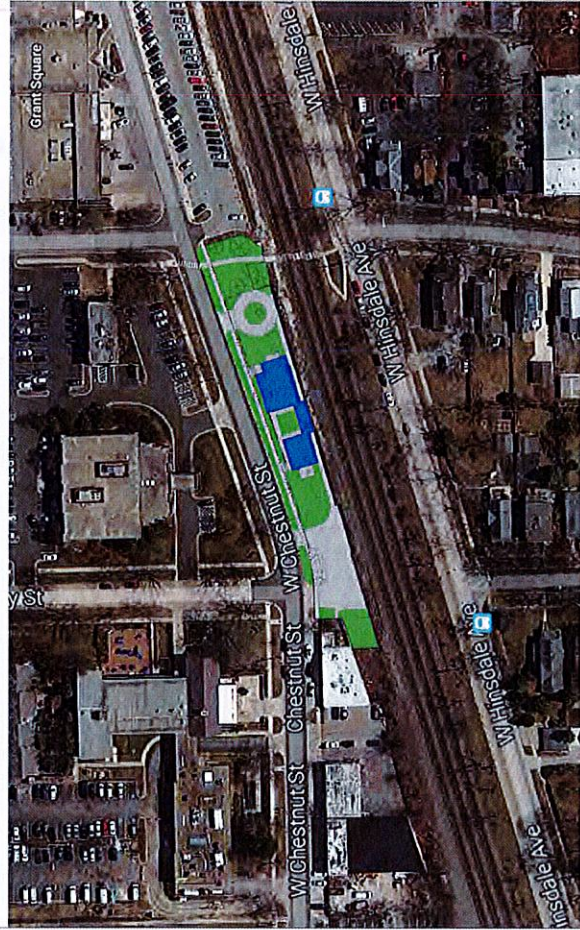
ZONING INFORMATION

GRANTED VARIATIONS 3.19.14		CODE SECTION
BUILDING	5'-0" FRONT YARD BUILDING SETBACK	5-110(G)
	1'-0" REAR YARD BUILDING SETBACK	5-110(G)
	0'-0" LANDSCAPE BUFFER REQUIREMENT FOR REAR YARD	9-107(A)
	2'-1" LANDSCAPE BUFFER FOR FRONT YARD	9-107(A)
	2'-1" FRONT YARD SETBACK (PARKING/TURNAROUND)	5-110(G)
	PARKING ALLOWED IN FRONT YARD	9-104(G) 2b
MISC	0 LOADING SPACES REQUIRED	9-105(D)
B-3 DISTRICT - 24,090 SF. LOT AREA		
	CODE REQUIREMENTS	PROPOSED
	MINIMUM LOT AREA	24,090 SF
	MINIMUM LOT DEPTH	6'250 SF
	MINIMUM LOT WIDTH	6'159'
	BUILDING HEIGHT	4'-11.24'
	NUMBER OF STORES	28'-4"
	FRONT YARD BUILDING SETBACK	2
	CORNER SIDE YARD BUILDING SETBACK	5'-0" PER GRANTED ZONING VARIANCE
	INTERIOR SIDE YARD BUILDING SETBACK	N/A
	REAR YARD BUILDING SETBACK	1'-4"
	FLOOR AREA RATIO	1.4510'
	TOTAL BUILDING COVERAGE	1'-4"
	PARKING REQUIREMENTS	5,110 (21%)
	FRONT YARD SETBACK	1,140 (4.7%)
	CORNER YARD SETBACK	10
	REAR YARD SETBACK	2'-2" GARDEN WALL - 10'-5" PARKING
	LANDSCAPE BUFFER (SIDE YARD)	N/A
	LANDSCAPE BUFFER (FRONT YARD)	0' PER GRANTED ZONING VARIANCE
	LANDSCAPE BUFFER (REAR YARD)	25'
	LOADING REQUIREMENTS	2'-2"
	ACCESSORY STRUCTURE INFORMATION	0'

VICINITY MAP



AREA MAP



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

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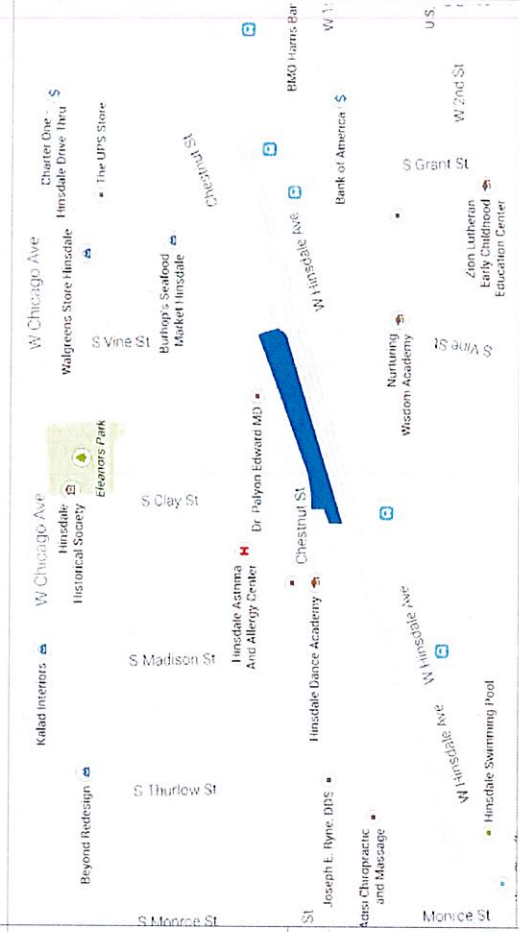
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ZONING INFORMATION

GRANTED VARIATIONS 3.19.14		CODE SECTION
BLDG	5'-0" FRONT YARD BUILDING SETBACK	5-110(G)
BLDG	1'-0" REAR YARD BUILDING SETBACK	5-110(G)
PARKING/DRIVE	0'-0" LANDSCAPE BUFFER REQUIREMENT FOR REAR YARD	9-107(A)
PARKING/DRIVE	2'-1" LANDSCAPE BUFFER FOR FRONT YARD	9-107(A)
PARKING/DRIVE	2'-1" FRONT YARD SETBACK (PARKING/TURNAROUND)	5-110(G)
PARKING/DRIVE	PARKING ALLOWED IN FRONT YARD	9-104(G) 2b
MSL	0 LOADING SPACES REQUIRED	9-105(D)

B-3 DISTRICT - 24,090 SF. LOT AREA		PROPOSED
MINIMUM LOT AREA	6,250 SF	24,090 SF
MINIMUM LOT DEPTH	125'	67.59'
MINIMUM LOT WIDTH	50'	47.24'
BUILDING HEIGHT	30'	26'-4"
NUMBER OF STORES	2	2
FRONT YARD BUILDING SETBACK	5'-0" PER GRANTED ZONING VARIANCE	6'-4 1/2"
CORNER SIDE YARD BUILDING SETBACK	N/A	N/A
INTERIOR SIDE YARD BUILDING SETBACK	10'	14'-0 1/2"
REAR YARD BUILDING SETBACK	1'-0" PER GRANTED ZONING VARIANCE	2'-1 1/2"
FLOOR AREA RATIO	50% OF LOT AREA= 12,045 SF.	7,243 (30%)
TOTAL BUILDING COVERAGE	50% OF LOT AREA= 2,168 SF.	1,944.2 (9.9%)
PARKING REQUIREMENTS	FOR OFFICE 1 PER 350 SF. NET AREA	15
FRONT YARD SETBACK	2'-1" PER GRANTED ZONING VARIANCE	5'-0 1/2", 6'-4", 9"
CORNER YARD SETBACK	N/A	N/A
REAR YARD SETBACK	0' PER GRANTED ZONING VARIANCE	1'-3"
LANDSCAPE BUFFER (SIDE YARD)	10'	10'
LANDSCAPE BUFFER (FRONT YARD)	2'-1" PER GRANTED ZONING VARIANCE	6'-9" TO PARKING
LANDSCAPE BUFFER (REAR YARD)	0'-0" PER GRANTED ZONING VARIANCE	0'-0"
LOADING REQUIREMENTS	0' PER GRANTED ZONING VARIANCE	0
ACCESSORY STRUCTURE INFORMATION	N/A	N/A

VICINITY MAP

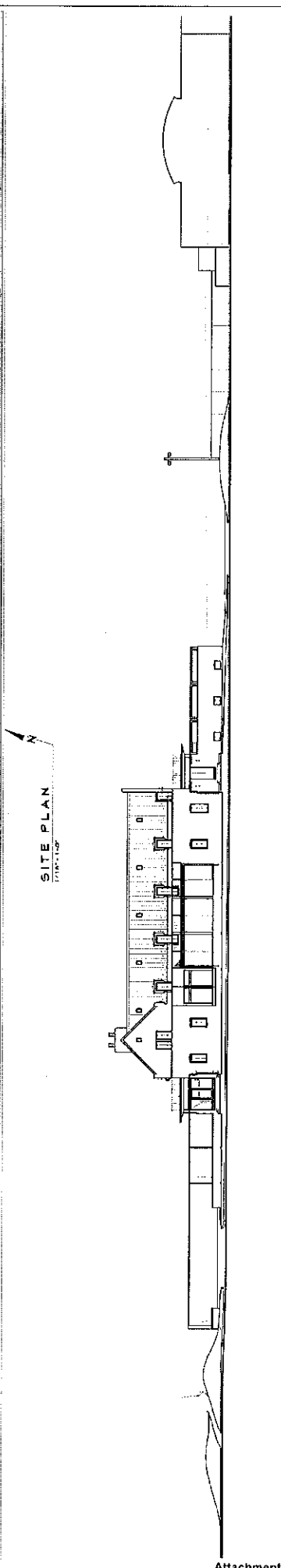
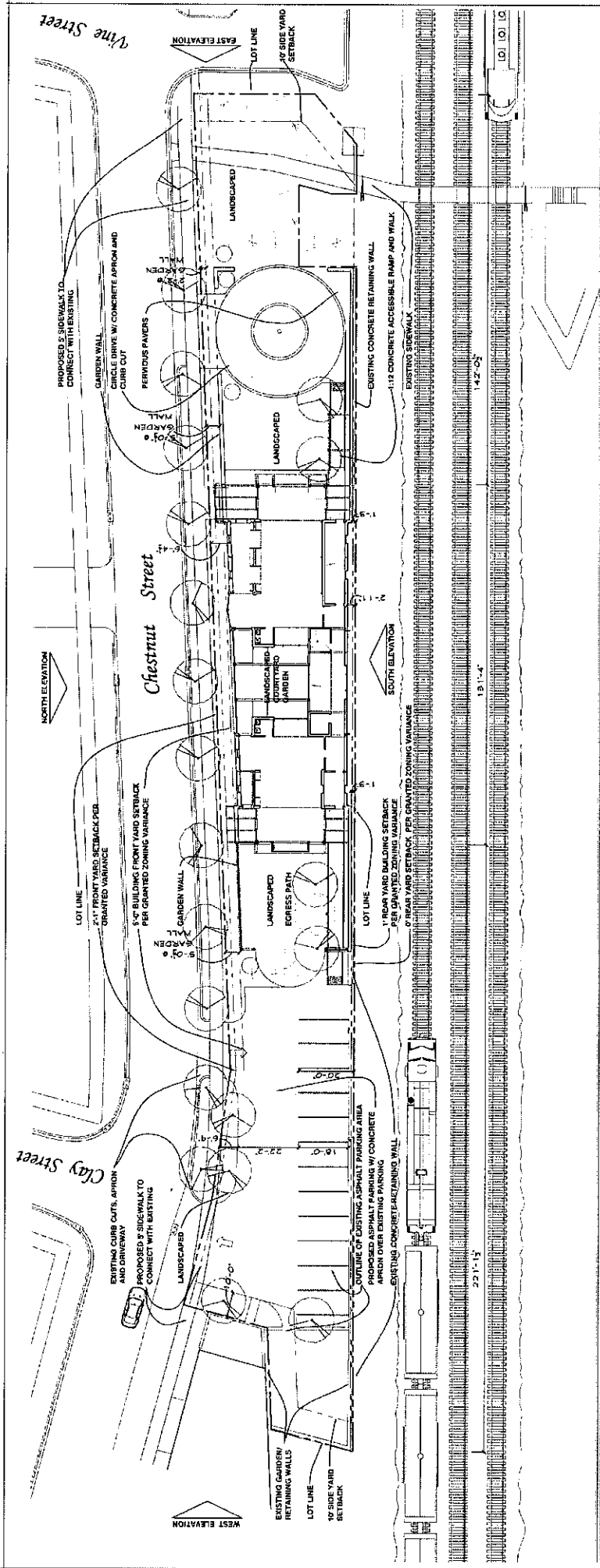


AREA MAP



**Hinsdale Land Restoration
and Preservation, LLC**

330 Chestnut Street
Hinsdale, Illinois



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

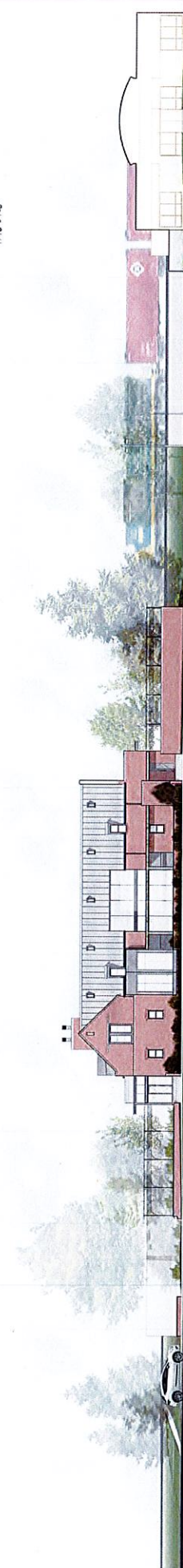
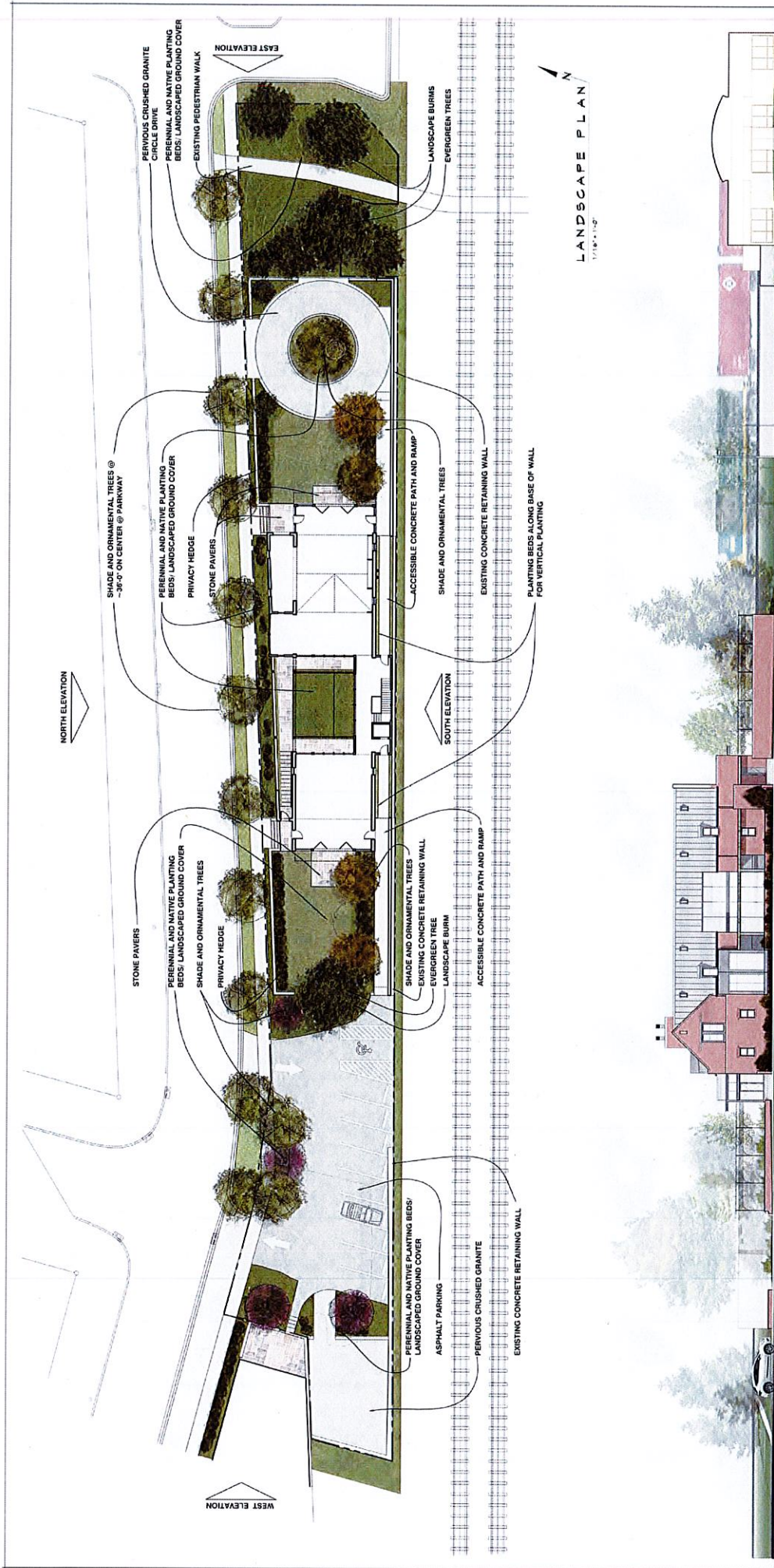
**Hinsdale Land Restoration
and Preservation, LLC**
330 Chestnut Street
Hinsdale, Illinois

CULLIGAN ABRAHAM
ARCHITECTURE
CULLIGANABRAHAM.COM EST. 1987

Attachment 3 - O2015-14

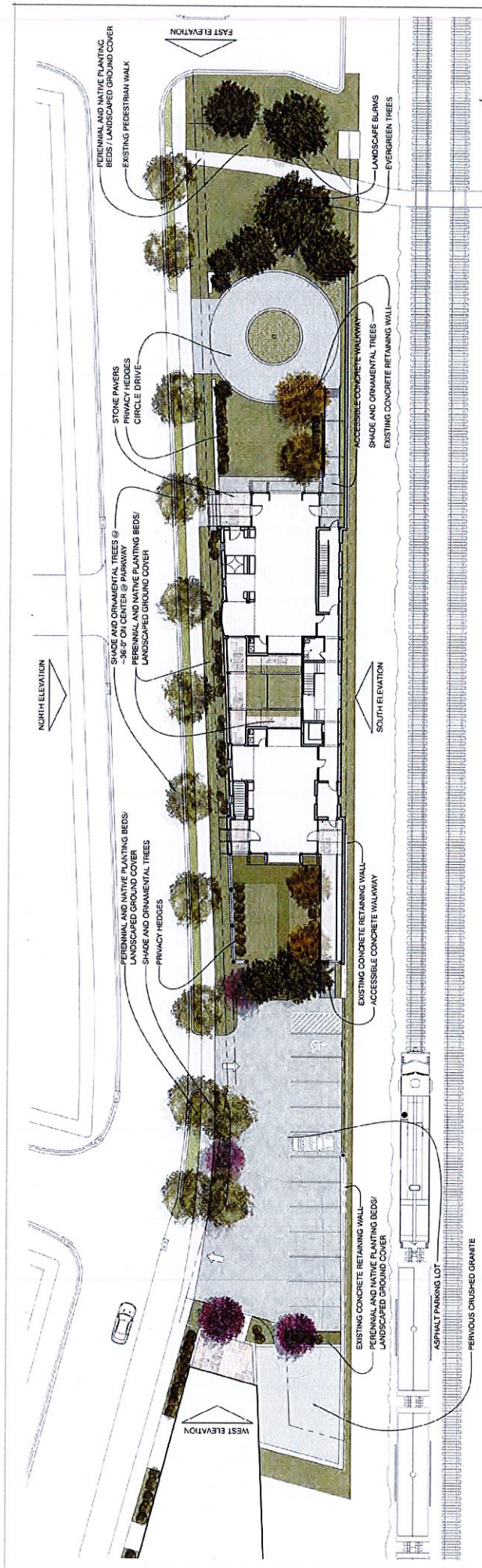
3

ISSUED 3.24.15



**Hinsdale Land Restoration
and Preservation, LLC**
330 Chestnut Street
Hinsdale, Illinois

**CULLIGAN ABRAHAM
ARCHITECTURE**
CULLIGANARCHITECTURE.COM 630-855-5417

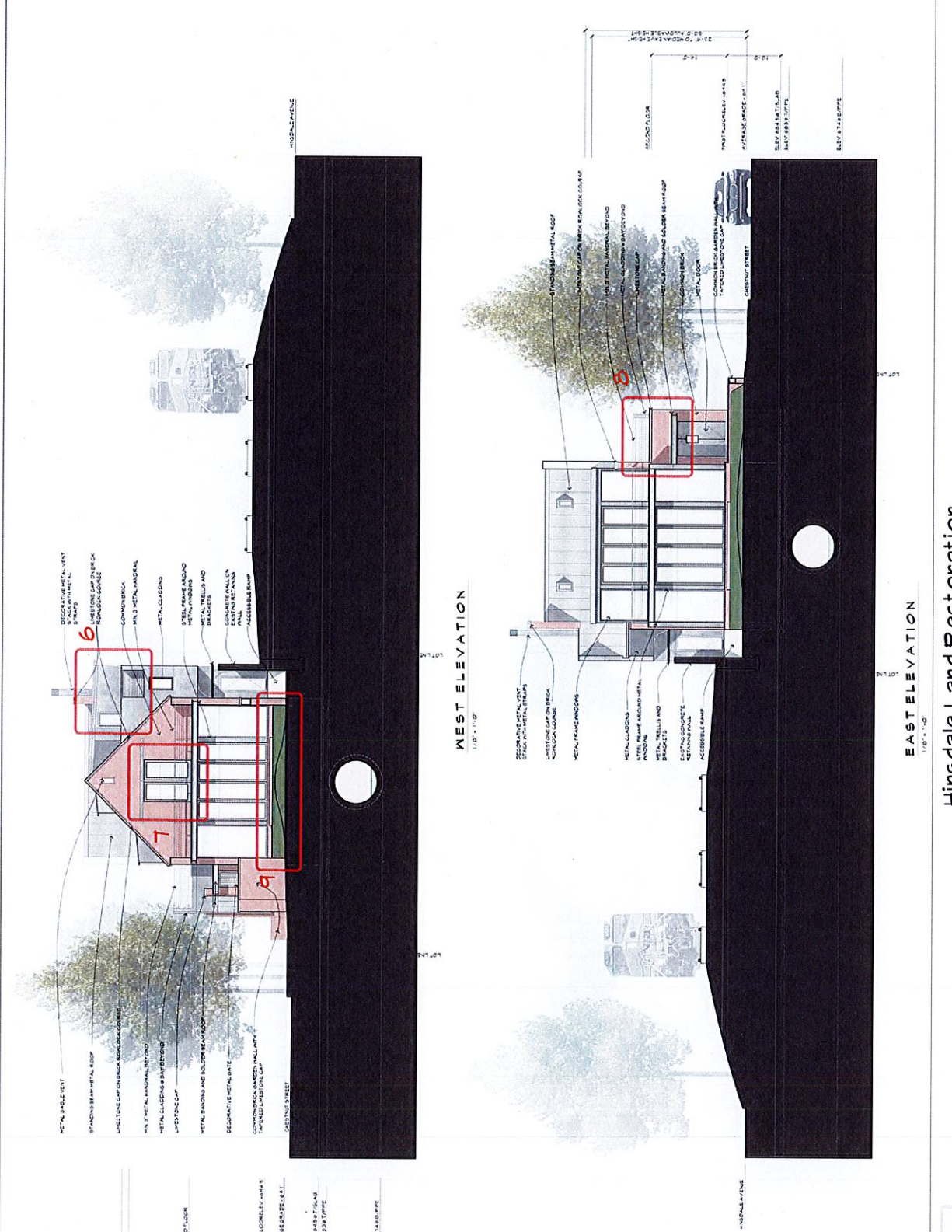


LANDSCAPE PLAN
1/16" = 1'-0"



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

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



METAL SHINGLE ROOF
 STANDING SEAM METAL ROOF
 METAL CLADDING
 METAL FRAME AROUND METAL WINDOWS
 METAL BRACING AND SOLIDER BEAM ROOF
 DECORATIVE METAL LATE
 COMMON BRICK AND SOLIDER BEAM ROOF
 METAL CLADDING
 METAL FRAME AROUND METAL WINDOWS
 METAL BRACING AND SOLIDER BEAM ROOF
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 DECORATIVE METAL LATE
 COMMON BRICK AND SOLIDER BEAM ROOF

METAL SHINGLE ROOF
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 METAL CLADDING
 METAL FRAME AROUND METAL WINDOWS
 METAL BRACING AND SOLIDER BEAM ROOF
 DECORATIVE METAL LATE
 COMMON BRICK AND SOLIDER BEAM ROOF

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

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

Hinsdale Land Restoration and Preservation, LLC

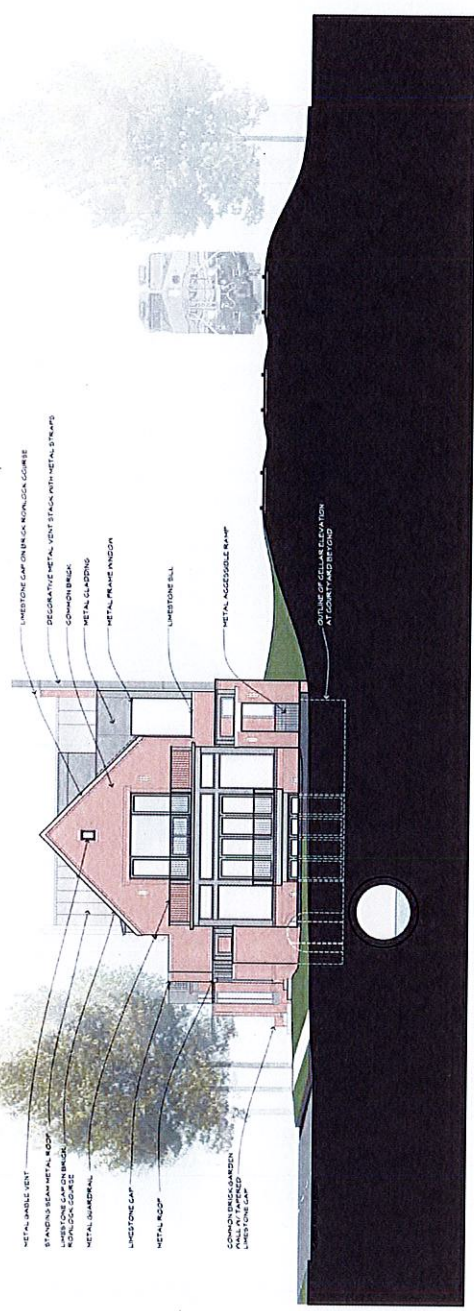
CULLIGAN ABRAHAM ARCHITECTURE

330 Chestnut Street Hinsdale, Illinois

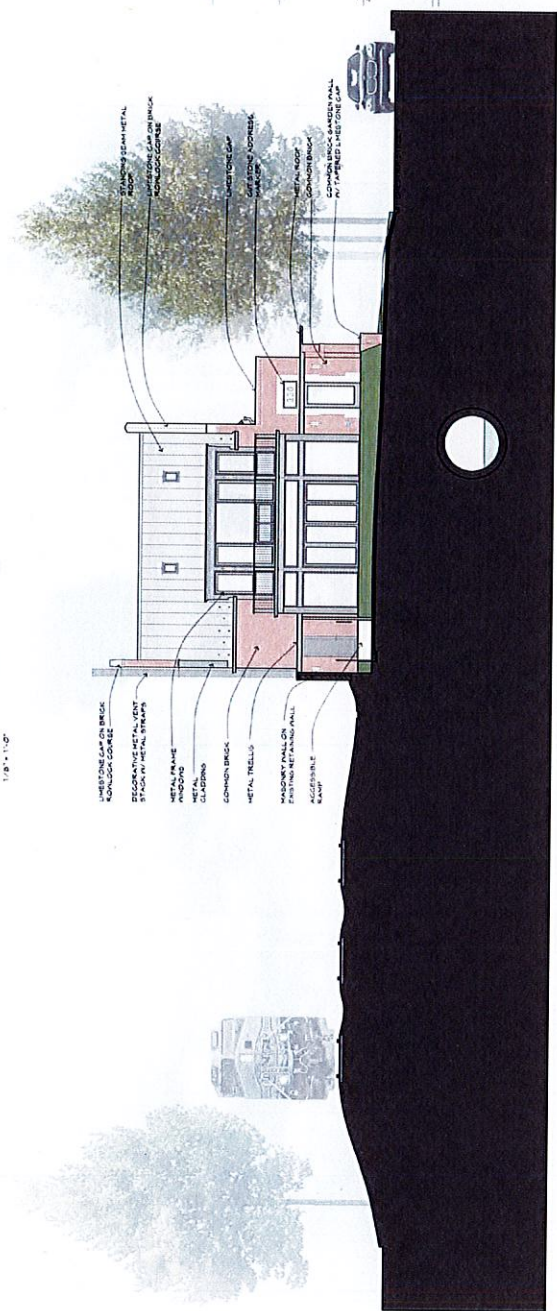
630.455.9117

9

ISSUED 5.11.14



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



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

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

VILLAGE OF HINSDALE

ORDINANCE NO. O2014-26

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

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

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

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

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

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

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

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

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

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

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

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

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

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

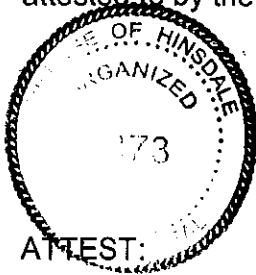
ADOPTED this 5th day of August, 2014, pursuant to a roll call vote as follows:

AYES: Trustees Angelo, Haarlow, LaPlaca, Saigh

NAYS: None

ABSENT: Trustees Elder and Hughes

APPROVED by me this 5th day of August, 2014, and attested to by the Village Clerk this same day.



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

ATTEST:

Christine M. Bruton
Christine M. Bruton, Village Clerk

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

By: *[Signature]*

Its: *DAVID Habiger*

Date: *August 5*, 2014

EXHIBIT A

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

HINSDALE PLAN COMMISSION

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

DATE OF PLAN COMMISSION REVIEW: June 10, 2014

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

FINDINGS AND RECOMMENDATION

I. FINDINGS

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


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

II. RECOMMENDATION

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

THE HINSDALE PLAN COMMISSION

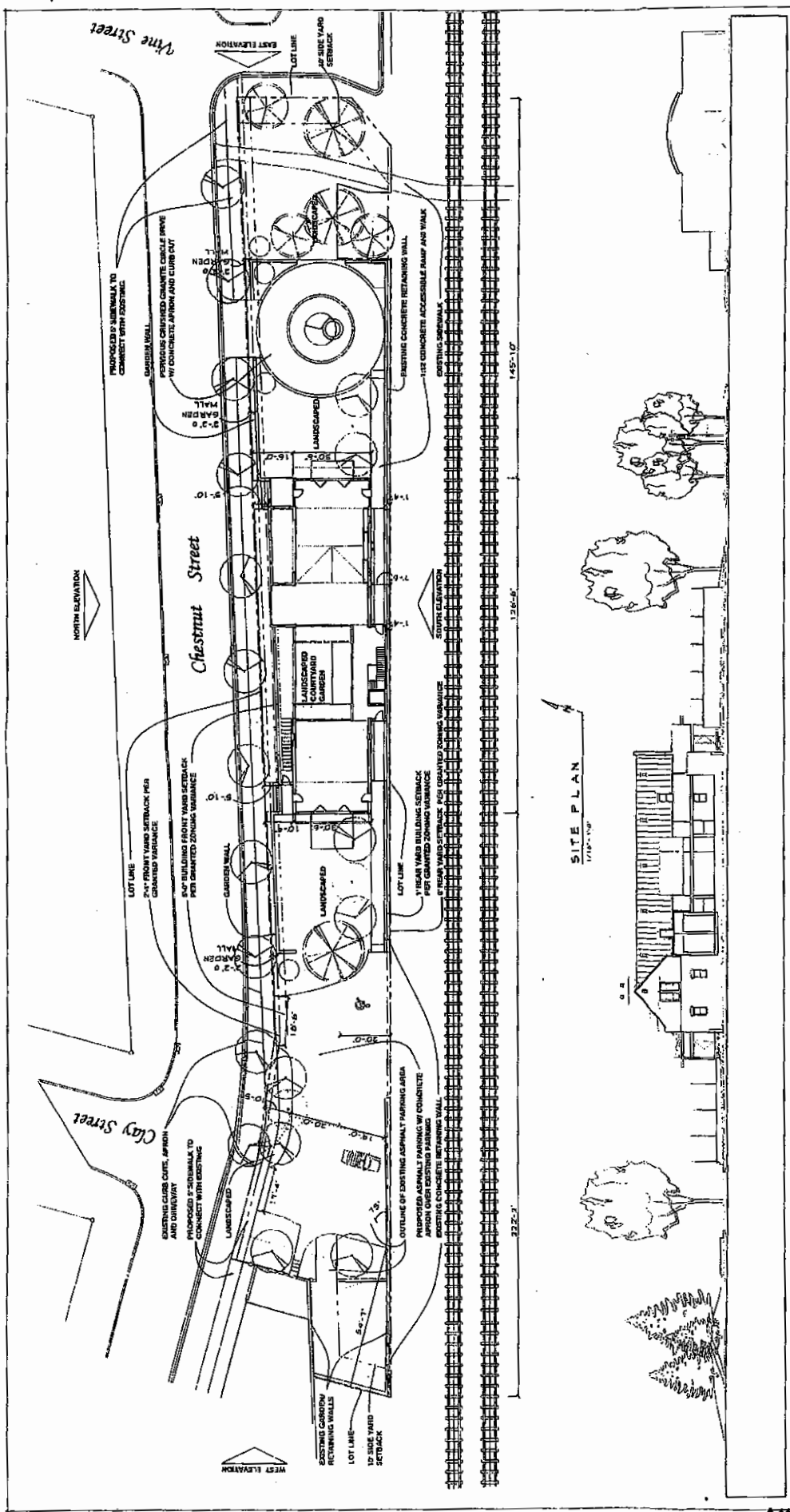
By: _____


Chairman

Dated this 9th day of July, 2014.

EXHIBIT B

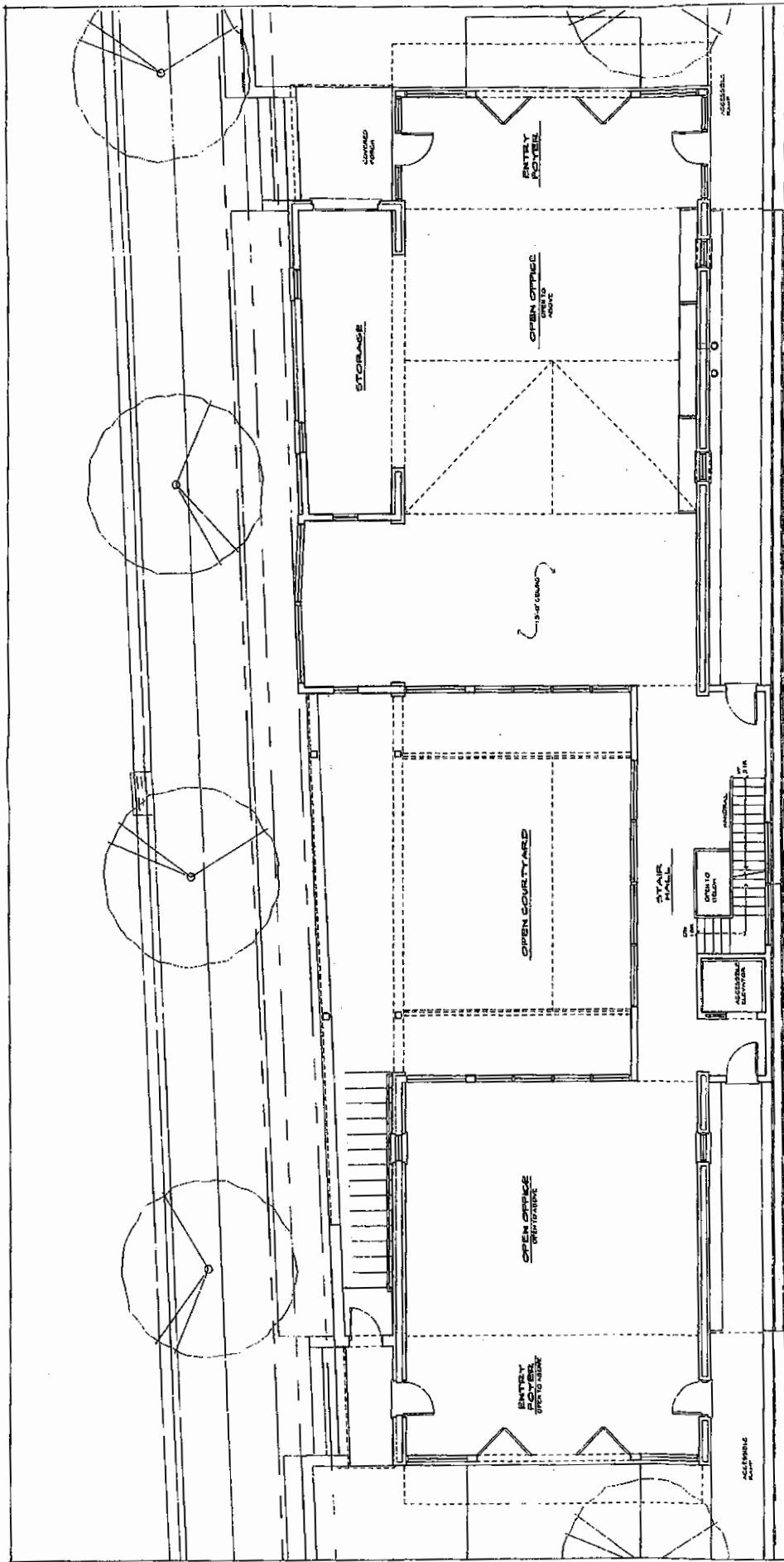
**APPROVED SITE PLAN AND EXTERIOR APPEARANCE PLAN
(ATTACHED)**



3

Hinsdale Land Restoration
and Preservation, LLC

CULLIGAN ABRAHAM
ARCHITECTURE



FIRST FLOOR PLAN
1/14/12

Hinsdale Land Restoration
and Preservation, LLC
510 Crossing Street
Indianapolis, IN 46204

CULLIGAN ABRAHAM
ARCHITECTURE
ARCHITECTS - INTERIORS

5

BOARD 5.1.14

Attachment 5: Aerial View of 330 Chestnut Street



Attachment 6: Street View of 330 Chestnut St. (facing south)



Attachment 6

Chan Yu

From:
Sent: Friday, January 11, 2019 3:07 PM
To: Chan Yu
Subject: 330 Chestnut Street, Hinsdale

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Yu,

I came in this past week to look at the plans for the accessory structure at 300 Chestnut Street. As a property owner across the tracks from this building, I have been involved in some discussions with other neighbors and even a meeting of us with the owner and architect several months back. So I am very familiar with the history of this property and was curious to see how the plans have progressed, since I will be unable to come to the meeting next week.

As you requested, I am writing to you to state my opinion of the plans. I am happy to say that I think the structure will be a very interesting addition to the property and one that I anticipate being agreeable to viewing from my home. The espalier for ivy to grow up the south side of the structure is particularly welcomed to me, as I was always hoping that the original building would have the same feature.

So I approve of the plan. However, I should note that I am speaking entirely for myself. I have not discussed this with the other neighbors.
But for the records, you have my approval.

Thanks,

Chan Yu

From: Chan Yu
Sent: Tuesday, January 15, 2019 8:17 AM
To: 'Steve Cashman'; Julie Crnovich; 'mwillabee@geosyntec.com'; 'djb@family-law-illinois.com'; Fiascone, Anna (afiascone@koenigrubloff.com); 'gajablo@gmail.com'; Jim Krillenberger (jak@vknow.com); Scott A. Peterson (s_peterson@alpsgc.com); troy.unell@antares.com
Subject: FW: VoH Plan Commission.Application A-54-2018
Attachments: 2019.01.15.VoH Plan Commission.Application A-54-2018.pdf; Jan_16_2019_PC_Agenda.pdf

Dear Plan Commission,

Per the request from a neighbor for our agenda item 7(a), exterior appearance/site plan review for 330 Chestnut, please see the attached letter in opposition.

But also please note Robb's email below. From what I understand, the signatures were collected based on a previous plan/illustration of the accessory structure.

See you tomorrow (but please let me know if you are **unable** to attend)! Thank you! -Chan

From: Robert McGinnis
Sent: Tuesday, January 15, 2019 7:55 AM
To: Chan Yu
Subject: FW: VoH Plan Commission.Application A-54-2018

Chan,

Please make sure that the applicant and his architect get a copy of this in advance of the meeting.

The signatures in opposition to the variation were based on bad information early on and were in response to what essentially looked like a pole barn.

Be sure that the Plan Commission has this information, as including those signatures with the letter from Bruce could be misinterpreted.

Thanks-

Robert McGinnis, MCP

Village of Hinsdale

Director of Community Development/

Building Commissioner

Office 630-789-7036

Fax 630-789-7016

rmcginnis@villageofhinsdale.org

From: Wance, Bruce [PRO] [<mailto:bwance@bsd.uchicago.edu>]
Sent: Monday, January 14, 2019 5:06 PM
To: Robert McGinnis; Chan Yu
Subject: VoH Plan Commission.Application A-54-2018

Robb / Chan:

Please share the attached memo regarding Application A-54-2018 with Chairman Cashman and Plan Commissioners in advance of the 2019.01.15 Plan Commission meeting.

Please also express my apologies to Chairman Cashman and Plan Commissioners; regretfully, I am unable to attend Tuesday's Plan Commission meeting.

Thank you

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

From: Robert McGinnis [<mailto:rmcginnis@villageofhinsdale.org>]
Sent: Monday, January 14, 2019 10:44 AM
To: Wance, Bruce [PRO]
Cc: Chan Yu
Subject: RE: 330 Chestnut

Any time Bruce, you are very welcome. Chan can circulate any materials to the commissioners you wish.

Regards,

Robert McGinnis, MCP

Village of Hinsdale

Director of Community Development/

Building Commissioner

Office 630-789-7036

Fax 630-789-7016

rmcginnis@villageofhinsdale.org

Date: 2019.01.15

To: Chairman Cashman and Plan Commissioners.

Cc: Robb McGinnis, Director of Community Development / Building Commissioner

Re: Application A-54-2018: 2-story accessory structure at 330 Chestnut Street

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

As it relates to Application A-54-2018, we understand VoH Plan Commission will work to support and maintain the quality / historic character of our residential neighborhood south of the proposed building site. This memo is intended to express appreciation that VoH Plan Commission will scrutinize Application A-54-2018 and, in doing so, consider the sensitive needs of our neighborhood such that the "bad choice architecture" that I feel is reflected on the south elevation of 330 Chestnut (photo below) does not happen again. As you consider Application A-54-2018, we ask you to reflect on our opposition to this project during ZBA consideration as many points remain relevant including the impact a "0" lot line building has on its neighbors, the lack of sustainable landscape screening resulting from a "0" lot line building and architecture inconsistent with the character of the adjacent residential neighborhood, all as exhibited in the existing 330 Chestnut south elevation, all of which impacts our historic neighborhood to the south.



South Elevation of Existing 330 Chestnut from the historic residential neighborhood south of the tracks

In explaining their position on the night ZBA voted 5-0 to approve multiple variances for this accessory building, I recall one ZBA Commissioner stated valid points were raised in opposition but that he would just vote with the majority while several others noted their "yes" was based on lack of neighborhood participation on the night of the vote. Unfortunately, it appears ZBA failed to, or possibly did, consider the impact multiple continuances by ZBA would have on neighborhood participation but more importantly, in my opinion, it appears ZBA also failed to advocate for (38) people from the historic residential neighborhood south of the tracks who signed the attached petition opposing the variances.

The ZBA vote is behind us but, regretfully, there is much skepticism resulting from how the neighborhood perceives its opposition to the variance was handled as well as how the original 330 south elevation came to be. During design, we were told the south elevation of 330 would be brick. When that didn't happen the story changed to painted block. When that didn't happen the story changed to trees that would screen the south elevation. Last August, we were told Burlington Northern was the reason for lack of substantive and sustainable trees because, just as with Application A-54-2018, "0" lot line means trees are on BN property and that means trees are controlled by BN, not by 330 Chestnut as it should be. When we met on August 26, Mr. Habiger indicated money was not an issue and that he would take steps to address neighborhood concerns regarding the south elevation of 330 but since then, only silence. Don't take my word for it, many of those who signed the petition consider the south elevation of 330 Chestnut an "architectural blemish" on our neighborhood, a blemish that negatively impacts the character of our historic residential neighborhood and thus property values and so, for Application A-54-2018, there is concern from those (38) petitioners with whom I've spoken that its "0" lot line appearance will again be overpowering, imposing and unscreened to the south, as 330 Chestnut now is.

The ZBA vote left many of those (38) petitioners wondering why the considerable effort presenting the collective opinion of our neighborhood was treated with such little regard and so any lack of participation this time around may be more the result of apathy but certainly not lacking in disappointment that another "0" lot line structure will be built, disappointment that remains very strong in our neighborhood.

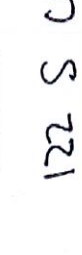
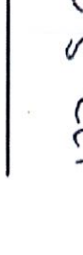

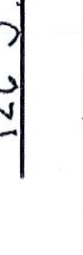


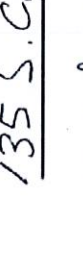

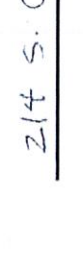
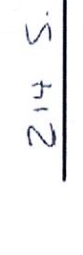



To that end, we trust VoH Plan Commission will scrutinize the other "front elevation" of this property, the one facing south, something that is not depicted, as near as I can find, in applicant's package. It is the elevation with no landscaping, including a proposed new garage and "back elevation" of 330 Chestnut, both of which are nestled tightly against the lot line. For those who don't live south of the tracks this elevation captures the impact "bad choice architecture" has on our historic residential neighborhood and needless to say, we're hoping you'll be able to help minimize the pain as you scrutinize this application.

Thank you

Bruce J. Wance, AIA, LEED AP, BD+C

Ps: to Mr. Habiger: I understand VoH is obligated to share these memos with applicant but when I sent a memo to ZBA last year, I received from you more than (20) emails / voice mail messages at home and work; all unwanted, unwarranted and, in my opinion, quite unprofessional. Please refrain from contacting me in response to this memo as this memo is intended to express opinions direct to VoH Plan Commission; you've had several months to reach out but it appears for whatever reason you chose not to.

We oppose the Zoning Variation requested at 330 Chestnut Street, Hinsdale, IL
We request Hinsdale Zoning Board of Appeals reject this Zoning Variation request

Name (printed)	Name (signed)	Address
BRUCE WANCE		122 S CLAY ST
Nancy Wance		122 S. Clay St
Charlotte Beetsmann		126 S. Clay St.
DAVID BEETSMANN		126 S. Clay St.
WILLIAM BRUCE RENNICK		119 S. Clay St.
STEVEN C. ARENS		135 S. CLAY ST.
Judith Friese		213 S. Clay St
Kathleen Hajack		214 S. Clay St.
Mike Hajack		214 S. Clay St.
Sara Beetsmann		126 S. Clay St
Maura Pavin		219 S. CLAY ST.
Mara Beetsmann		202 S. Clay St
Anthony Manna		125 S. MADISON

We oppose the Zoning Variation requested at 330 Chestnut Street, Hinsdale, IL
We request Hinsdale Zoning Board of Appeals reject this Zoning Variation request

<u>Name (printed)</u>	<u>Name (signed)</u>	<u>Address</u>
Emily Curley	Emily Curley	128 S. Clay St.
Gerald A. Wood Jr.	Gerald A. Wood Jr.	139 S. Clay St.
Antoinette Wallach	Antoinette Wallach	204 S. Vine St.
RUTH E. FINLAY	Ruth E. Finlay	140 S. Vine
Angela Bailey	Angela Bailey	136 S. Vine St.
Steve Andrews	Steve Andrews	128 S. Vine St.
THOMAS HEINZ	Thomas P. Heinz	116 S. Vine St.
Paul B. Fichter	Paul B. Fichter	117 S. Clay St.
Tim Callahan	Tim Callahan	137 S. Clay St.
Alison Fichter	Alison Fichter	117 S. Clay
BOUNCING BUSTER LLC	By Tim Callahan, its manager	136 S. Clay St.
Ryan Curley	Ryan Curley	128 S. CLAY ST.
RICHARD WALLACH	Richard Wallach	140 S. CLAY ST.

We oppose the Zoning Variation requested at 330 Chestnut Street, Hinsdale, IL
We request Hinsdale Zoning Board of Appeals reject this Zoning Variation request

Name (printed)

Name (signed)

Address

Andrea Bliss

Andrea Bliss

127 S. Clay St.

MATT BLISS

M. Bliss

127 S. CLAY ST

Margaret W. Arens

M. Arens

135 S. Clay St.

Maureen Brennan

Maureen Brennan

131 S Clay St.

John Wagner

John Wagner

131 S. Clay Street

Kathi Callahan

Kathi Callahan

132 S. Clay St.

Jan T Edleson

Jan Edleson

408 W 2nd ST

Adrienne Renwick

Adrienne Renwick

119 S. Clay St.

We oppose the Zoning Variation requested at 330 Chestnut Street, Hinsdale, IL
We request Hinsdale Zoning Board of Appeals reject this Zoning Variation request

Name (printed)

Michelle Heins
Dennis Andrews
David Bailey
Tim Devane

Name (signed)

[Signature]
[Signature]
Paul Mulvey
Timothy Devane

Address

116 S Vine St. Hinsdale
128 S. Vine Hinsdale
136 S. Vine St. Hinsdale
120 S. Vine St.



AGENDA SECTION: First Reading – ZPS

SUBJECT: Design Review Permit for an Illuminated Ground Sign and Wall Sign in the Design Review Overlay District at 718 N. York Rd. Kouris MD Cosmetic Surgery – Case A-55-2018

MEETING DATE: February 5, 2019

FROM: Chan Yu, Village Planner

Recommended Motion

Approve an Ordinance approving a Design Review Permit for Illuminated Ground Sign and Wall Sign on Property located at 718 N. York Road – Kouris MD Cosmetic Plastic Surgery.

Background

The Village of Hinsdale has received a Design Review and Sign Permit application from Municipal Resolutions/Impact Signs, representing Kouris MD Cosmetic Plastic Surgery, located at 718 N. York Road. The applicant is requesting to install a new illuminated ground sign face on an existing ground sign base, and install a new illuminated wall sign at the same location of an existing sign frame in the Design Review Overlay District.

The existing 1'-6" tall ground sign base is 12 feet from the front lot line, and the proposed new ground sign face is 3'-4". The maximum height permitted for a ground sign in the O-2 District is 8 feet. The proposed ground sign height is 4'-10" tall. The maximum permitted surface area for its sign face is 50 SF, and the proposed new sign face is 10 SF. It is double faced, and internally illuminated by LED.

	Code	Requested
Max. Ground Sign Height	8 ft.	4'-10"
Max. Ground Sign Area	50 SF	10 SF

The sign face features 2 colors, white and light blue on a black background. The existing ground sign structure is made with brick that matches the building, and has existing power to illuminate the sign face. Per the applicant, the ground sign is relatively short compared to the surrounding structures and the materials match the principal structure of the subject property. A rendering of the internally illuminated ground sign illustrates the translucent text and logo at night.

The proposed illuminated wall sign would be located where a former wall sign was. The wall sign features 2 colors, silver and light blue text on a black background/sign backing. The proposed dimensions for the wall sign is 2'-2" tall by 8' wide, for an area of 17.3 SF. The building frontage length is 43.1 feet, thus, the proposed wall sign size is code compliant. A rendering of the internally illuminated LED wall sign illustrates the translucent text at night.

The subject property is adjacent to the B-1 Community Business District (new animal hospital) to the north, O-2 Limited Office District to the south and west, and B-1 Community Business District across York Road (Gateway Square) to the east. The parcels to the north, south and east are in the Design Review Overlay District.

Discussion & Recommendation

On January 16, 2019, the PC reviewed the design review permit application and supported the request, and unanimously recommended approval as submitted, 6-0, (3 absent). There were no public comments at the PC meeting. (Attachment 5)

Village Board and/or Committee Action

N/A

Documents Attached

Draft Ordinance

1. Design Review and Sign Applications for Ground Sign and Wall Sign
2. Zoning Map and Project Location
3. Birds Eye View of 718 N. York Road
4. Street View of 718 N. York Road
5. Plan Commission Public Hearing Transcript, dated 01.16.19

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A DESIGN REVIEW PERMIT FOR ILLUMINATED
GROUND SIGN AND WALL SIGN ON PROPERTY LOCATED AT 718 NORTH YORK
ROAD IN THE DESIGN REVIEW OVERLAY DISTRICT –
KOURIS MD COSMETIC SURGERY**

WHEREAS, Municipal Resolutions/Impact Signs, on behalf of Kouris MD Cosmetic Plastic Surgery (the "Applicant"), submitted an application for a design review permit (the "Application"), to allow the addition of a new illuminated ground sign on an existing ground sign base, and an illuminated wall sign face on an existing wall sign frame, on property located at 718 North York Road, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, the Subject Property is located in the O-2 Limited Office Zoning District and in a Design Review Overlay District, and is currently improved with an existing one-story brick and frame commercial building; and

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

WHEREAS, on January 16, 2019, the Plan Commission of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the requested design review permit; and

WHEREAS, after considering all of the testimony and evidence presented at the public hearing and all of the matters related to the Application, the Plan Commission recommended approval of the design review permit on a vote of six (6) in favor, zero (0) against, and three (3) absent, as set forth in the Plan Commission's Findings and Recommendation in Case No. A-55-2018 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-605.E of the Zoning Code governing considerations for design review permits, 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 Design Review Overlay Permit. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the applicable sections of the Zoning Code, approves the application for a design review permit attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the

"Approved Plans"), for the Subject Property located in the O-2 Limited Office Zoning District, subject to the conditions set forth in Section 3 of this Ordinance.

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

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

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

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

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

PASSED this ____ day of _____ 2019.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____ 2019.

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: _____, 2019

EXHIBIT A
FINDINGS AND RECOMMENDATION
(ATTACHED)

EXHIBIT B
APPROVED PLANS
(ATTACHED)

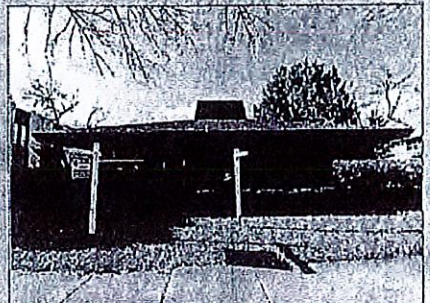
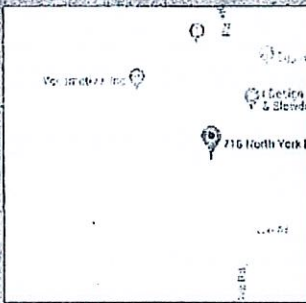


DOMINIC J. MANCINI, P.C.

Surveyor

Dominic J. Mancini

P. 612. 211 2100 F. 612. 321 5164
E-mail: dominic@dmancini.com
131 Carter Road, Hinsdale, Illinois 60521



PROPERTY ADDRESS: 718 N YORK ROAD, HINSDALE, ILLINOIS 60521

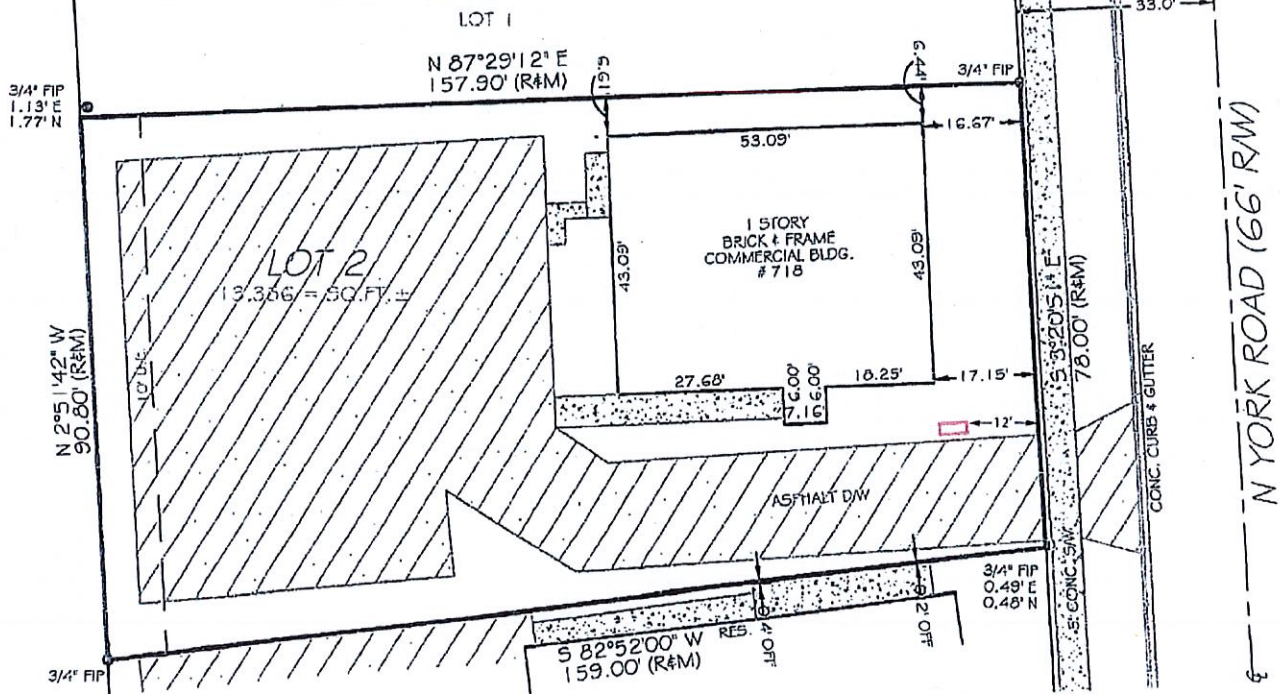
SURVEY NUMBER: 1712.0668

FIELD WORK DATE: 12/7/2017

REVISION DATE(S): (REV D 12/8/2017)

17120668
BOUNDARY SURVEY
DUPAGE COUNTY

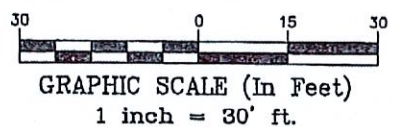
LOT 2 IN CHARLES SCHULZE RESUBDIVISION OF PART OF LOTS 7 AND 8 IN BLOCK 3 IN FULLERSBURG, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHARLES SCHULZE RESUBDIVISION RECORDED AUGUST 13, 1956 AS DOCUMENT 811735, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS }
COUNTY OF DuPAGE } 55

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF DECEMBER, 2017 AT 312 S. HALE STREET IN WHEATON, IL 60187.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 1/30/2018
EXACTA LAND SURVEYORS LB# 5763



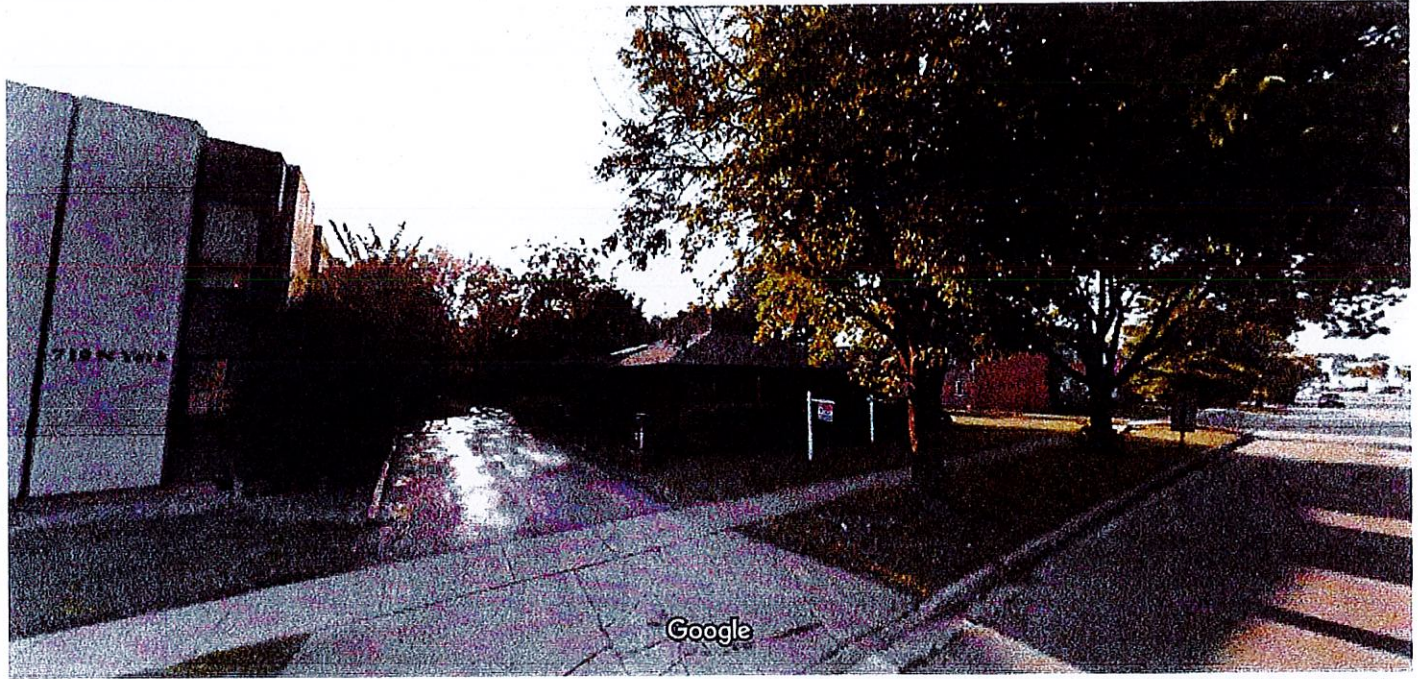


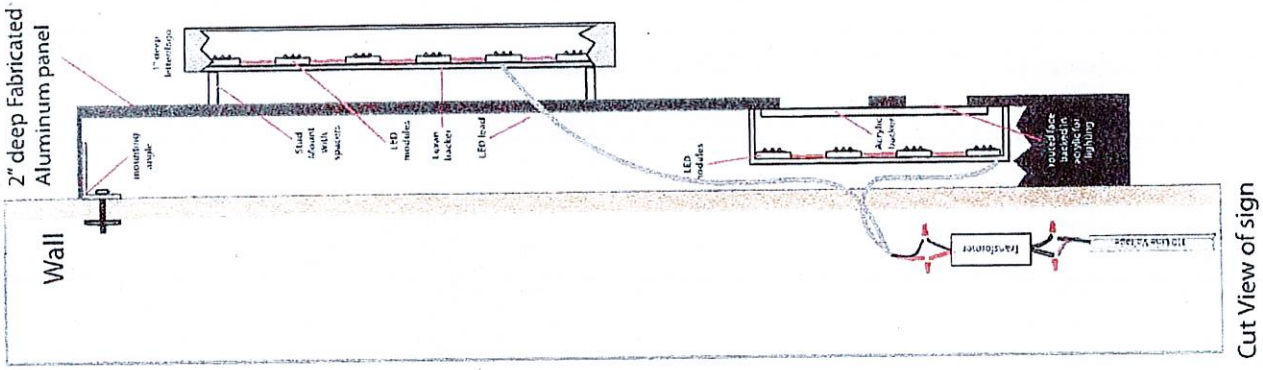
Image capture: Aug 2017 © 2018 Google

Hinsdale, Illinois

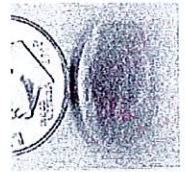


Street View - Aug 2017





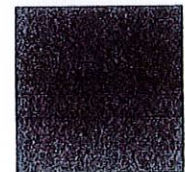
fabricated panel with fabricated reverse "halo" fit letters, brushed and painted finishes
second line copy routed from panel and backed with white acrylic for face lighting



Brushed finish



Pantone match ?



Charcoal Dark Gray

effects for illustrative purposes only

718 N. York Road

connected to existing power

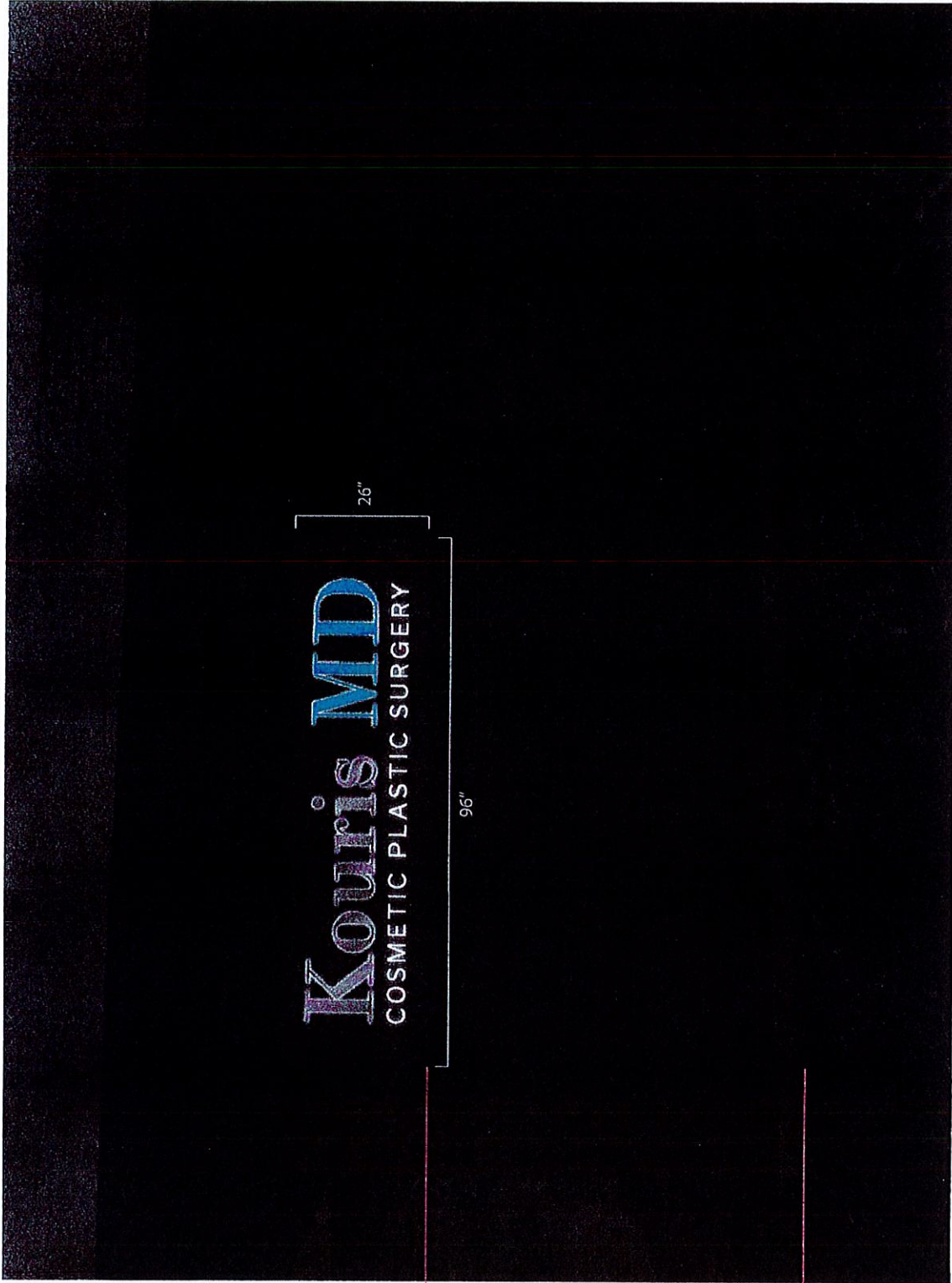


69"
from
grade

effects for illustrative purposes only

impactsigns.com

718 N. York Road



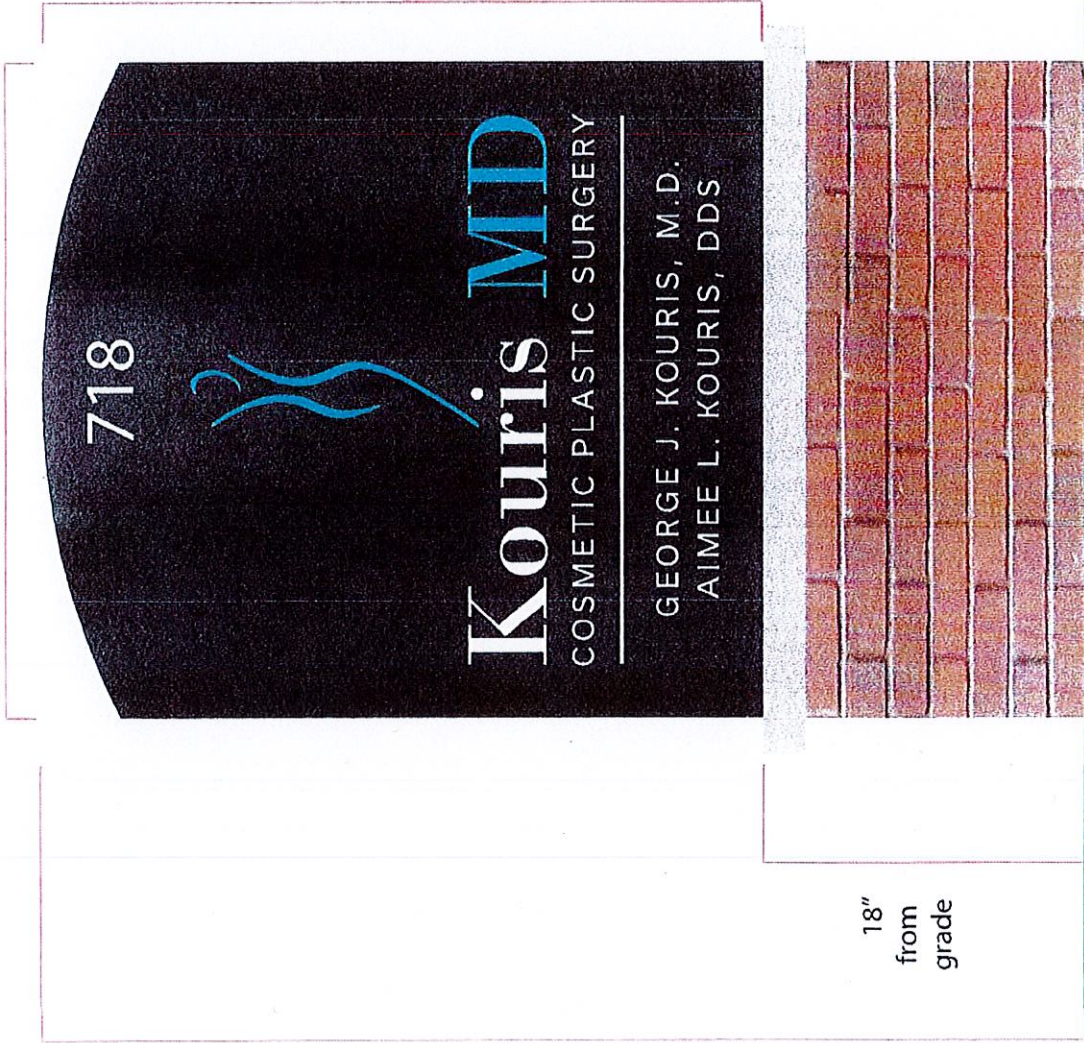
69"
from
grade

impactsigns.com

effects for illustrative purposes only

718 N. York Road

36"

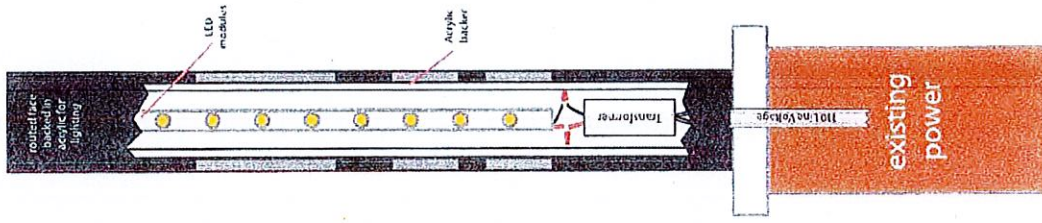


40"

18"
from
grade

Two sided monument, using existing masonry structure and existing power fabricated aluminum cabinet with routed letters/logo backed with acrylic, facelit

12" deep Fabricated Aluminum cabinet



Cut View of sign

effects for illustrative purposes only



Attachment 1

718 N. York Road

36"

718



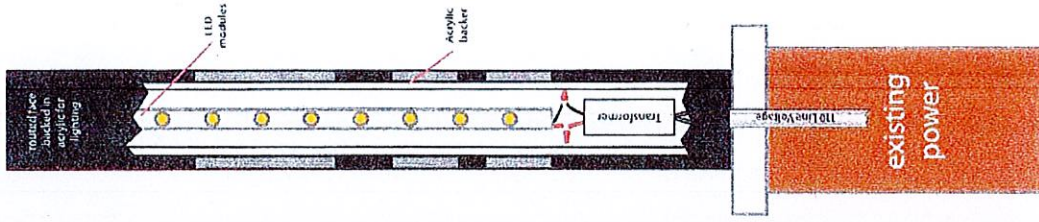
Kouris MD
COSMETIC PLASTIC SURGERY

GEORGE J. KOURIS, M.D.
AIMEE L. KOURIS, DDS

40"

18"
from
grade

12" deep Fabricated
Aluminum cabinet



Cut View of sign

Two sided monument, using existing masonry structure and existing power fabricated aluminum cabinet with routed letters/logo backed with acrylic, facelit

impactsigns.com

effects for illustrative purposes only

**VILLAGE OF HINSDALE
DESIGN REVIEW PERMIT APPLICATION**

Name of Applicant: Karen Dodge

Address of Subject Property: 718 York

If Applicant is not property owner, Applicant's relationship to property owner.

Expeditor

Name of Property Owner: George Kouris

Brief description of what application requests: Reface of wall
sign and ground sign

***** FOR OFFICE USE ONLY *****

Date application received: _____

Date application complete: _____

Assigned application number: _____

Date initially considered by Plan Commission: _____

Date of legal notice: _____

Date of public hearing: _____

Date of ZPS Committee review: _____

Date of Board of Trustees review: _____

Final Decision: Approved Denied _____ Date

Applicant must complete **all** sections of this application. Failure to complete any section of this application will result in a delay in the consideration of this application. A public hearing will not be scheduled until the application is complete and complies with all applicable sections of the Zoning Ordinance. If a section of this application is not applicable, please write "N/A" in the appropriate place.

I. APPLICANT INFORMATION

1. **Owner.** Name, address, and telephone number of owner: George Koumis
1314 Lathrop Ave River Forest IL 312-398-9130
2. **Trustee Disclosure.** In the case of a land trust, the name, address, and telephone number of all trustees and beneficiaries of the trust: _____

3. **Applicant.** Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: Karen Dodge
325 Sandpebble Ln, Aurora, IL 60504
630-978-4110
4. **Consultants.** Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: _____
 - b. Engineer: _____
 - c. _____
 - d. _____
2. **Village Personnel.** Name and address of any officer or employee of the Village with an interest in the owner, the applicant, or the subject property, and the nature and extent of that interest:
 - a. _____
 - b. _____

II. SUBJECT PROPERTY INFORMATION

5. **Subject Property.** Address of the subject property:

718 York

(Please attach the legal description of the property as Exhibit "A")

6. **Present zoning classification:** _____

7. **Current square footage of subject project:** _____

8. **Current use of subject property:**

Principal use: (i.e., residential, retail, service)

Vacant

Square footage devoted to this use: _____

Secondary use: _____

Square footage devoted to this use: _____

Additional Use: _____

(If more than three uses exist, please attach an additional sheet.)

9. **Proposed use of subject property; if different from current use:**

10. **Standard Industrial Classification (SIC) number of proposed use:**

(This number can be obtained at the Village's Public Services Office.)

11. **Square footage to be devoted to proposed use:** _____

12. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Subsection 11-302-B of the Hinsdale Zoning Code.

13. Please complete the following table.

Table of Compliance

Requirements	Code Section	Minimum Code Regulation	Proposed Development
Height	N/A	N/A	N/A
Lot area	↓	↓	↓
Intensity of use			
Frontage			
Building area			
Setback			
Side yard			
Rear yard			
Parking requirements			
Loading requirements			

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: _____

III. CRITERIA FOR A DESIGN REVIEW PERMIT

The regulations of the Design Review Overlay District are intended to promote the historic and architectural qualities of the Village and thereby preserve the distinctive character of the Village. Below is a list of criteria which may be used in determining if a structure or use of a structure is consistent with the goals of this district. Please respond to each as it relates to this application.

14. Special Character. To effect and accomplish the protection, enhancement, perpetuation, and use of improvements and areas of special character or special historic and aesthetic interest or value which represent or reflect elements of the Village's cultural, social, economic, political, and architectural history or distinction. Want to replicate what was there previously.
15. Local Atmosphere. To maintain the local, "small town" atmosphere of various residential and business areas within the Village. Maintain low ground sign
16. Compatibility. To insure compatibility of new development with the existing characteristics of the area. Neighboring property is tall 2 story commercial building.
17. Transitional Areas. To protect sensitive areas of transition from one land use to another. Small business
18. Attractiveness. To protect and enhance the Village's attractiveness to visitors and the support and stimulus to local business provided thereby. Install a simple, easily readable sign.
19. Strong Economy. To strengthen the economy of the Village. Dentist for community
20. Education, Pleasure, and Welfare. To promote the use of areas within the Design Review District for the education, pleasure, and welfare of the residents of the Village. Have option for local residents for dental health.

IV. NEW STRUCTURES

If the application requests a new structure, fill in this section completely. Please respond to each of the statements below as it relates to the proposed building. (If the application is for a change in use, disregard this section.)

21. Open Spaces. The quality of the open spaces between buildings and in setback spaces between street and facade.

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

The base for the ground sign matches the brick of the building.

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

The quality is in character with the neighborhood as it is low profile.

24. General Site Development. The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile 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.

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

The height is very short and unobtrusive.

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

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

28. Rhythm of Solids to Voids in Front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

29. 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.

30. 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.

31. Relationship of Materials and Texture. The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

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

33. 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 wall of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

34. 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.

35. Directional Expression of Front Elevation. A building 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.

V. CERTIFICATION

The applicant certifies that all of the information contained herein is correct to the best of the applicant's knowledge.

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.

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:

36. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
37. 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.
38. 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.
39. Location, size, and arrangements of all outdoor signs and lighting.
40. Location and height of fences or screen plantings and the type or kind of building materials or plantings to be used for fencing or screening.
41. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
42. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

If the applicant fails to provide any of the above information, or any other information requested by the Boards, Commissions, and/or Staff, then the application will not be considered.

The applicant understands that he/she is responsible for all application fees and any other fees which Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

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 THE SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN 30 DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

I, or we, have read the above certification, understand it, and agree to abide by its conditions.

George Koumis
Name of Owner

[Signature]
Signature of Owner

Karen Dodge
Name of Applicant

[Signature]
Signature of Applicant

11-7-18
Date



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant
Name: <u>Karen Dodge</u>
Address: <u>325 Sandpebble Ln</u>
City/Zip: <u>Aurora, IL, 60504</u>
Phone/Fax: <u>(708) 978-4110</u>
E-Mail: <u>Karen.Dodge@municipal</u>
Contact Name: <u>Karen Dodge</u> <u>resolutions.com</u>

Contractor
Name: <u>Impact Signs</u>
Address: <u>26 E. Burlington</u>
City/Zip: <u>La Grange, IL, 60525</u>
Phone/Fax: <u>(708) 469 1 7178</u>
E-Mail: <u>-</u>
Contact Name: <u>Chad Jordan</u>

ADDRESS OF SIGN LOCATION: <u>718 York</u>
ZONING DISTRICT: _____
SIGN TYPE: <u>Reverse halo lit LED wall sign</u>
ILLUMINATION: <u>Yes</u>

*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

Sign Information:
Overall Size (Square Feet): <u>17 (8' x 2'2')</u>
Overall Height from Grade: <u>7' 11" FL</u>
Proposed Colors (Maximum of Three Colors):
① <u>Charcoal Dark Gray</u>
② <u>Pantone</u>
③ <u>Brushed finish</u>

Site Information:
Lot/Street Frontage: <u>78'</u>
Building/Tenant Frontage: <u>43' 9"</u>
Existing Sign Information:
Business Name: _____
Size of Sign: _____ 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.

<u>[Signature]</u> Signature of Applicant <u>Tenant</u>	<u>11-7-18</u> Date
<u>[Signature]</u> Signature of Building Owner	<u>11-7-18</u> Date

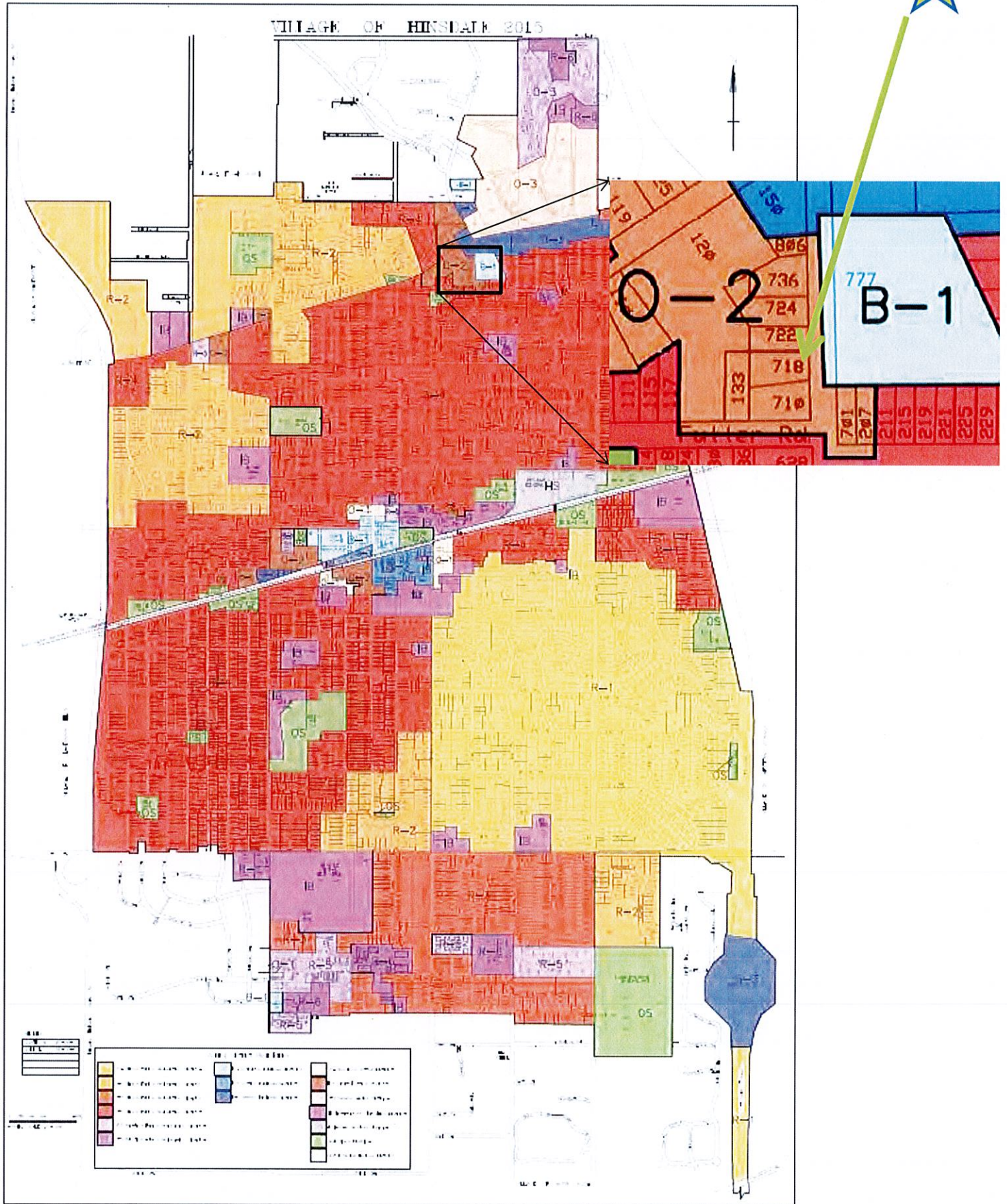
Karen Dodge
Applicant 11-7-18

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Birds Eye View of 718 N. York Rd. (facing northwest)



Attachment 4: Street View 718 N. York Rd. (facing west)

Proposed Sign Locations



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

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
Case A-55-2018 - 718 N. York Road -)
Kouris MD Cosmetic Plastic Surgery -)
Illuminated Ground Sign and Wall Sign)
in the Design Review Overlay District)
and O-2 Office District.)

REPORT OF PROCEEDINGS had and testimony
taken at the public hearing of the above-
entitled matter before the Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 16th day of January, 2019, at
the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MS. JULIE CRNOVICH, Member;
- MR. GERALD JABLONSKI, Member;
- MR. SCOTT PETERSON, Member;
- MR. JIM KRILLENBERGER, Member;
- MS. ANNA FIASCONE, Member.

1 ALSO PRESENT:

2 MR. CHAN YU, Village Planner;
3 MS. KAREN DODGE, Impact Signs;
4 MR. JIM PRISBY, Historic Plan
5 Commission Member.

6 * * *

7 CHAIRMAN CASHMAN: Our next item is a
8 public hearing with two items here. The first
9 is Case A-55-2018 for 718 N. York Road, Kouris
10 MD Cosmetic Plastic Surgery for an Illuminated
11 Ground Sign and Wall Sign in the Design Review
12 Overlay District and O-2 Office District.

13 And the second one is Case A-45-2018,
14 Village of Hinsdale. That's for a Zoning Code
15 Text Amendment for Section 9-106(J)(7) to
16 prohibit internally illuminated signage in the
17 B-2 Central Business District.

18 Anyone who would like to speak on
19 this matter, we need to have you sworn in.
20 Either one of these matters.

21 (Ms. Karen Dodge and
22 Mr. Jim Prisby sworn.)

1 CHAIRMAN CASHMAN: All right. So we
2 are starting with 718 North York Road. Is there
3 an applicant?

4 Welcome. Would you just tell us
5 who you are.

6 MS. DODGE: My name is Karen Dodge and
7 I am representing Impact Signs on behalf of
8 Dr. George Kouris. This lot has a single-story
9 building with just the doctors as a tenant.

10 There is an existing wall cabinet and an
11 existing ground sign.

12 We would like to install reverse
13 halo-lit letters with LED lighting for both
14 signs. The base of ground sign matches the
15 brick of the building. Both signs will have new
16 cabinets but in the same location as the
17 existing.

18 CHAIRMAN CASHMAN: Questions of the
19 applicant?

20 MR. KRILLENBERGER: Did I read this
21 correctly, it's a replacement of an existing
22 sign? And the picture shows at the back there

1 is no actual sign there.

2 MS. DODGE: Right. We are replacing
3 the cabinet and keeping the base.

4 MR. KRILLENBERGER: Great.

5 CHAIRMAN CASHMAN: In this picture,
6 where was the wall sign? Did it used to be
7 here?

8 MS. DODGE: Yes.

9 CHAIRMAN CASHMAN: So it's gone now? I
10 went by there today. I was looking but I could
11 not figure out where the wall sign was.

12 MS. DODGE: Yes. That's where it does
13 go. I thought it was still up there.

14 But we are putting a new cabinet,
15 same location, same size.

16 CHAIRMAN CASHMAN: So same size?

17 MS. DODGE: Yes.

18 CHAIRMAN CASHMAN: Yes. This is
19 showing where it used to be?

20 MS. DODGE: Yes.

21 MS. CRNOVICH: I was wondering the same
22 thing because the application does say it's

1 still up there.

2 CHAIRMAN CASHMAN: I was thinking, they
3 wouldn't put it back. So it used to be there
4 and maybe it's being repaired. And then
5 basically you would use the same base?

6 MS. DODGE: Yes.

7 CHAIRMAN CASHMAN: Then for the new
8 ground sign.

9 MS. DODGE: Yes.

10 CHAIRMAN CASHMAN: And on both of these
11 the black background is nonilluminated at night
12 for show?

13 MS. DODGE: Correct. Halo lit, reverse.

14 CHAIRMAN CASHMAN: Scott, questions?

15 MR. PETERSON: No. It's fine.

16 MR. JABLONSKI: No questions.

17 MS. CRNOVICH: No questions.

18 MS. FIASCONE: So this brick is already
19 there?

20 MS. DODGE: Yes.

21 CHAIRMAN CASHMAN: Okay, no problem.

22 Oh, yes. Next picture. Okay.

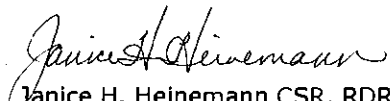
1 Thank you. Appreciate it.
 2 MS. DODGE: Thank you.
 3 CHAIRMAN CASHMAN: Okay. Do I have a
 4 motion to approve Case A-55-2018 for 718 North
 5 York Road as submitted?
 6 MS. FIASCONE: So move.
 7 MR. PETERSON: Second.
 8 CHAIRMAN CASHMAN: Jim?
 9 MR. KRILLENBERGER: Aye.
 10 MR. PETERSON: Aye.
 11 MR. JABLONSKI: Aye.
 12 CHAIRMAN CASHMAN: Aye.
 13 MS. CRNOVICH: Aye.
 14 MS. FIASCONE: Aye.

15 * * *

16 (Which were all the proceedings had
 17 in the above-entitled cause.)
 18
 19
 20
 21
 22

1 STATE OF ILLINOIS)
) ss.
 2 COUNTY OF DU PAGE)
 3

4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,
 5 do hereby certify that I am a court reporter
 6 doing business in the State of Illinois, that I
 7 reported in shorthand the testimony given at the
 8 hearing of said cause, and that the foregoing is
 9 a true and correct transcript of my shorthand
 10 notes so taken as aforesaid.

11 
 12 Janice H. Heinemann CSR, RDR, CRR
 13 License No 084-001391
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0	behalf [1] - 3:7 black [1] - 5:11 BOARD [1] - 1:15 brick [2] - 3:15, 5:18 building [2] - 3:9, 3:15	Dodge [2] - 2:21, 3:6 Dr [1] - 3:8 DU [2] - 1:2, 7:2	Illuminated [2] - 1:6, 2:10 Impact [2] - 2:3, 3:7 install [1] - 3:12 internally [1] - 2:16 item [1] - 2:7 items [1] - 2:8	3:20, 4:4, 5:15, 5:16, 6:7, 6:9, 6:10, 6:11 MS [20] - 1:17, 1:21, 2:3, 3:6, 4:2, 4:8, 4:12, 4:17, 4:20, 4:21, 5:6, 5:9, 5:13, 5:17, 5:18, 5:20, 6:2, 6:6, 6:13, 6:14
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REQUEST FOR BOARD ACTION
Community Development

AGENDA SECTION: First Reading – ZPS

SUBJECT: 2nd Major Adjustment to Exterior Appearance and Site Plan for a new Illuminated Ground Sign at 10 N. Washington Street
R-5 Multiple Family District - Case A-04-19

MEETING DATE: February 5, 2019

FROM: Chan Yu, Village Planner

Recommended Motion

Approve a Referral to the Plan Commission for Review and Consideration of the second major adjustment to a site plan/exterior appearance plan request at 10 N. Washington Street to the Plan Commission for further hearing and review – 10 N. Washington Properties, LLC (Eve Assisted Living).

Background

On October 24, 2011, the Board of Trustees (BOT) approved Ordinance O2014-48, approving a special use permit for a planned development, and site plan and exterior appearance plan to operate a personal care facility and senior citizen housing development at 10 N. Washington Street in the R-5 Multi-Family District. On October 16, 2012, the BOT approved Ordinance O2012-48, approving a major adjustment to the site plan and exterior appearance plan to replace an illuminated wall sign on the east wall of the principal building.

This major adjustment request is to construct a new illuminated ground sign at the corner of N. Washington Street and Maple Street. Per the applicant, the proposed ground sign will utilize red brick to match the existing building, and would feature a real limestone: base, column caps and sign backing. The sign text would be internally halo-lit and two external coach lights on the brick columns would also illuminate.

The proposed ground sign is 4'-4" tall and 10' wide. The sign area is based on the sign backing, and is 3'-4" tall and 6'-4" wide for an area of 21.1 SF. Ground signs are not permitted in the R-5 Multi-Family District, however, may be requested as a major adjustment to the planned development. The proposed dimensions of the sign comply with the Code for the IB Institutional Buildings District (IB). The subject property is adjacent from the IB District to the north (Unitarian Church) and east (Hinsdale Public Library). Of note, the Hinsdale Public Library ground sign was approved in 2017, and is 4' tall and 11' wide, and has 10 SF sign face.

Institutional Buildings District	Code	Requested
Max. Ground Sign Height	8 ft.	4'-4"
Max. Ground Sign Area	50 SF	21.1 SF

The surrounding zoning districts include IB to the north and east, O-1 Specialty Office to the west, and B-1 Community Business to the south (Chase Bank).

Discussion & Recommendation

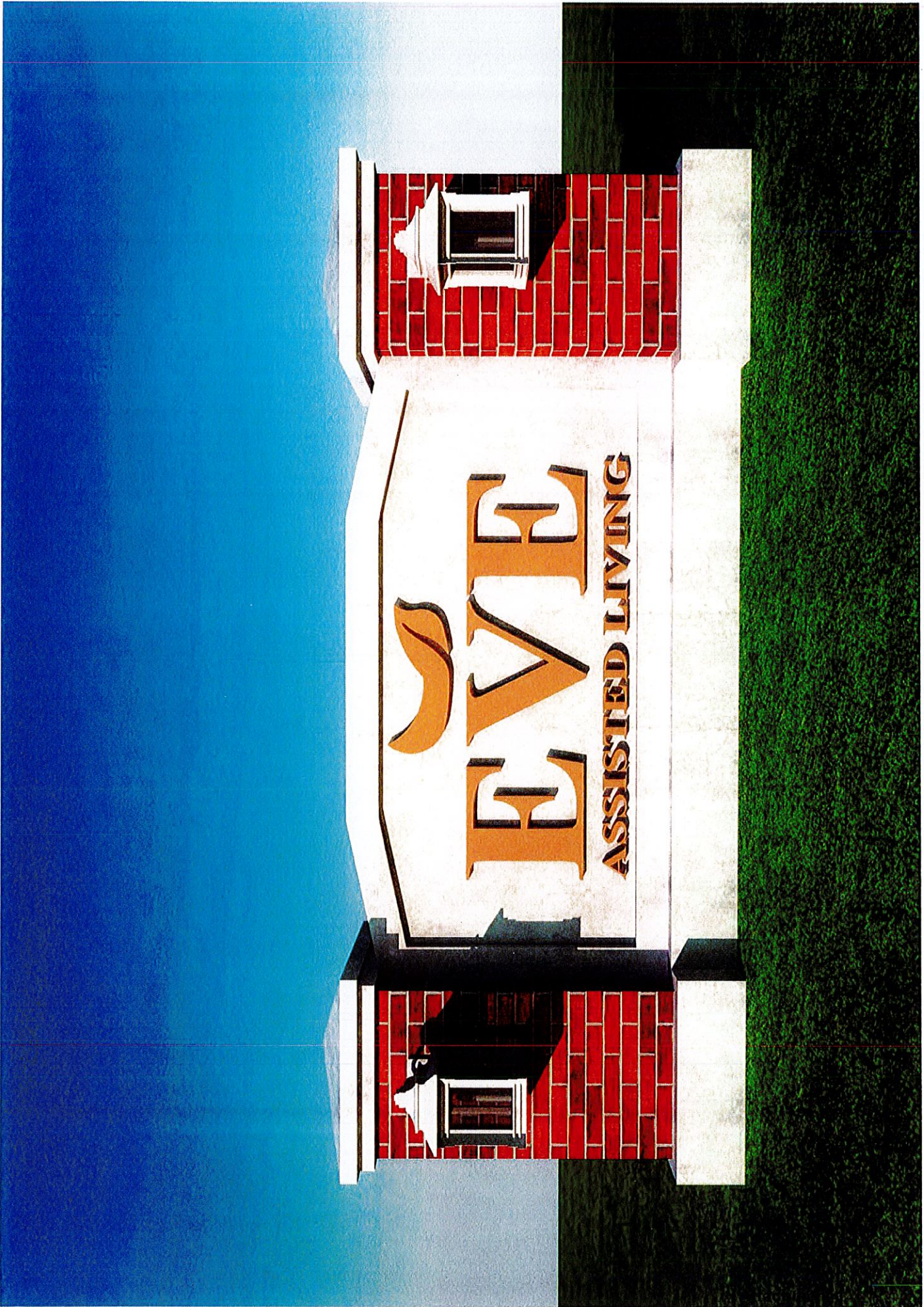
Should the Board find the request is not in substantial conformity with the exterior appearance and site plan as approved, "Move to refer the request to the Plan Commission for further hearing and review."

Village Board and/or Committee Action

N/A

Documents Attached

1. Major Adjustment and Sign Application
2. Zoning Map and Project Location
3. 1st Major Adjustment Approved Ordinance O2012-48 (October 16, 2012)
4. Approved Special Use, Site Plans/Exterior Plans Ordinance O2011-48 (Oct. 24, 2011)
5. Aerial View of 10 N. Washington Street
6. Street View of 10 N. Washington Street



LEAVE
ASSISTED LIVING



EVE
ASSISTED LIVING



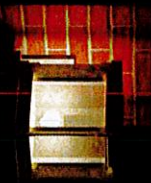
EVE

ASSISTED LIVING

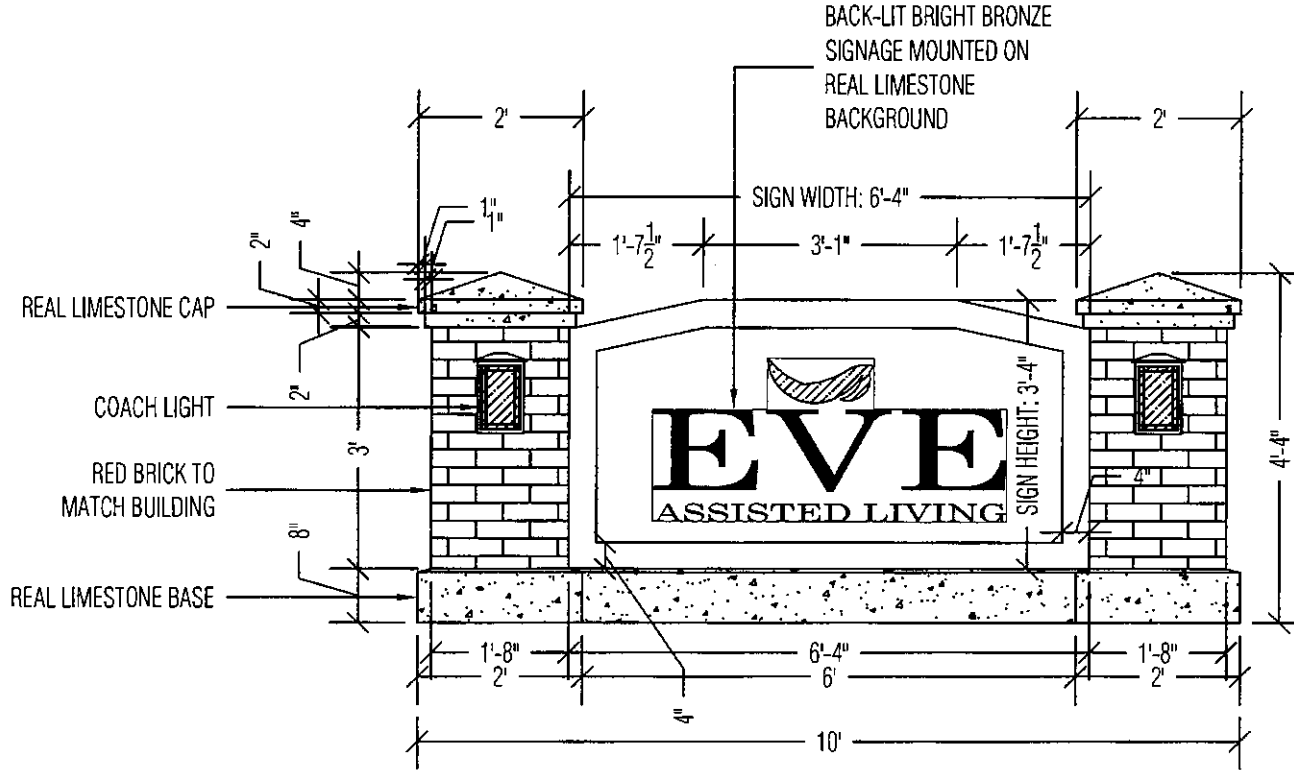




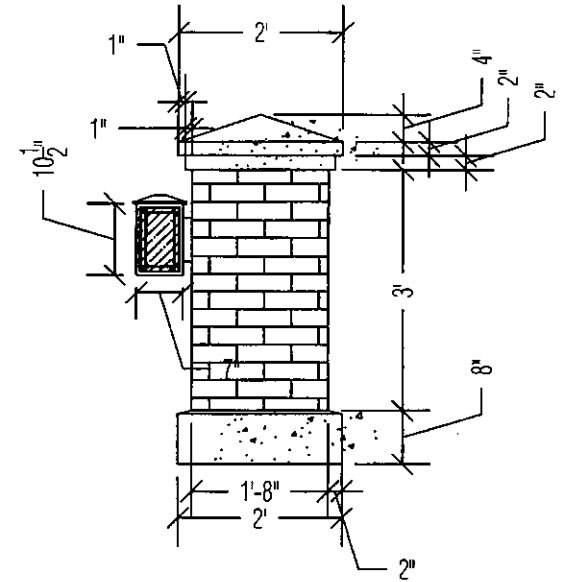
EVER ASSISTED LIVING



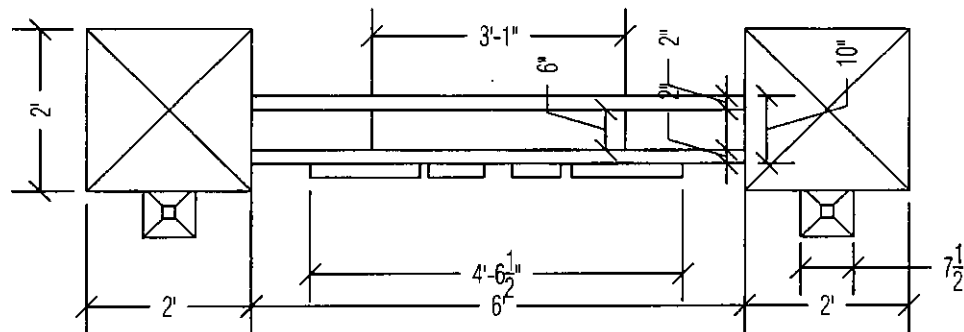
BACK-LIT BRIGHT BRONZE
SIGNAGE MOUNTED ON
REAL LIMESTONE
BACKGROUND



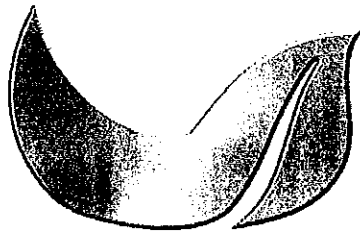
FRONT ELEVATION



SIDE ELEVATION



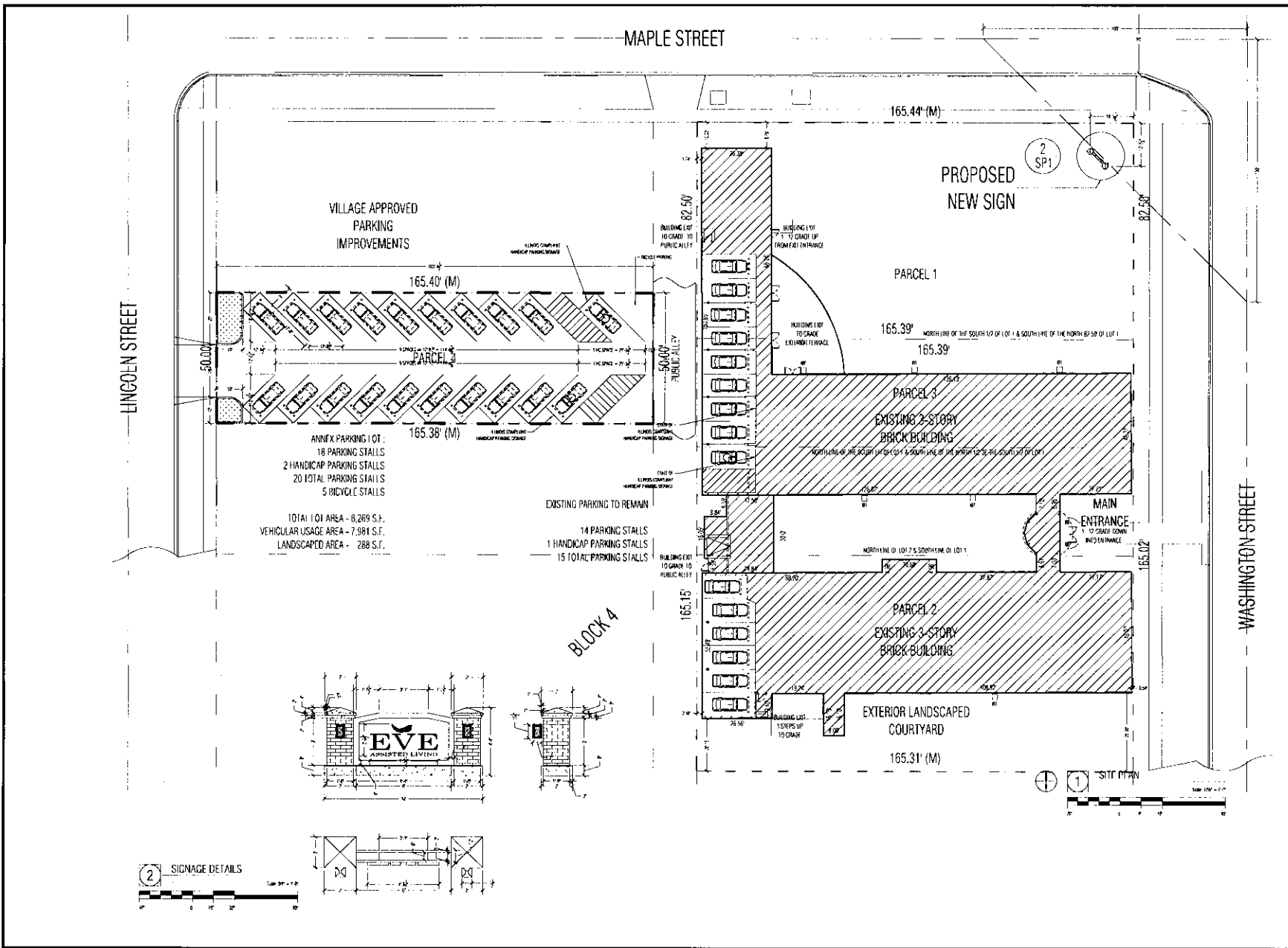
PLAN VIEW



EVE

ASSISTED LIVING

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT COMPLIES WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION PROVIDED IS COMPLETE OR ACCURATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE CONSTRUCTION OF THE PROJECT.



ARCHITECT

James A. Kappach, AIA
 Illinois License No. 01-01-1501
 Expires 11-2025

ARCHITECT'S CERTIFICATION

I hereby certify that these plans were prepared under my direct supervision and to the best of my professional knowledge they conform to the building codes adopted by the building authority with jurisdiction.

CITY OF EVANSTON

ABSOLUTE ARCHITECTURE PC
 1145 S. MICHIGAN STREET
 CHICAGO, ILLINOIS 60605
 PH: 312.554.1400 FAX: 312.554.1404

EXTERIOR SIGNAGE FOR:
EVE ASSISTED LIVING AND MEMORY CARE
 10.400' - WASHINGTON ST
 HANSDALE, ILLINOIS

DATE	NO.	DESCRIPTION

PROPOSED NEW MONUMENT SIGN
 SITE PLAN AND DETAILS

DRAWING NO.

SP1.0



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant
Name: <u>10 N Washington Properties LLC</u>
Address: <u>10 N Washignton</u>
City/Zip: <u>Hinsdale IL 60521</u>
Phone/Fax: (<u>312</u>) <u>446</u> / <u>6262</u>
E-Mail: <u>mhamblet@edenservice.org</u>
Contact Name: <u>Mitch Hamblet</u>

Contractor
Name: <u>NOT LET</u>
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____
Contact Name: _____

ADDRESS OF SIGN LOCATION: <u>10 N Washinton, Hinsdale IL 60521</u>
ZONING DISTRICT: <u>IB Institutional Buildings</u>
SIGN TYPE: <u>Monument Sign</u>
ILLUMINATION <u>Back Lit</u>

Sign Information:
Overall Size (Square Feet): <u>21.07</u> (<u>6.33'</u> x <u>3.33'</u>)
Overall Height from Grade: <u>4'-0"</u> Ft.
Proposed Colors (Maximum of Three Colors):
① <u>BRIGHT BRONZE</u>
② <u>WHITE</u>
③ _____

Site Information:
Lot/Street Frontage: <u>247.46 FT</u>
Building/Tenant Frontage: <u>122.75 FT</u>
Existing Sign Information:
Business Name: <u>Eve Assisted Living & Memory Care</u>
Size of Sign: <u>16.25</u> 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.

<u>[Signature]</u> Signature of Applicant	<u>12.23.2018</u> Date
<u>[Signature]</u> Signature of Building Owner	<u>12.23.2018</u> Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

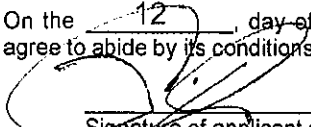
Plan Commission Approval Date: _____ Administrative Approval Date: _____

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 12 day of November, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions.



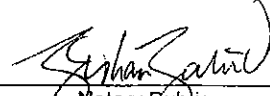
 Signature of applicant or authorized agent
MITCH HAMBLET

 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 12th day of
November, 2018



 Notary Public



2017 Version



VILLAGE OF HINSDALE FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: <u>10 Washington Properties LLC</u>
Address: <u>10 N Washington</u>
City/Zip: <u>Hinsdale, IL 60521</u>
Phone/Fax: <u>(312) 446-6262/</u>
E-Mail: <u>mhamblet@edenservice.org</u>

Owner
Name: <u>Same as applicant</u>
Address: _____
City/Zip: _____
Phone/Fax: () _____/_____
E-Mail: _____

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

Name: <u>James Kapche</u>
Title: <u>Architect</u>
Address: <u>1922 N Mendell</u>
City/Zip: <u>Chicago, IL 60642</u>
Phone/Fax: <u>(312) 263-7345 /</u>
E-Mail: <u>jakapche@absolutearchitecture.com</u>

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) <u>None</u>
2) _____
3) _____

II. SITE INFORMATION

Address of subject property: 10 N Washington

Property identification number (P.I.N. or tax number): 09 - 01 - 331 - 011

Brief description of proposed project: Construct new sign onsite.

General description or characteristics of the site: Assisted living facility for adults with disabilities ages 22-64

Existing zoning and land use: R-5/0-1

Surrounding zoning and existing land uses:

North: 1-B South: B-1

East: 1-B West: 0-1

Proposed zoning and land use: Same

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

<input type="checkbox"/> Site Plan Approval 11-604	<input type="checkbox"/> Map and Text Amendments 11-601E Amendment Requested: _____
<input type="checkbox"/> Design Review Permit 11-605E	_____
<input type="checkbox"/> Exterior Appearance 11-606E	<input checked="" type="checkbox"/> Planned Development 11-603E
<input type="checkbox"/> Special Use Permit 11-602E Special Use Requested: _____	<input type="checkbox"/> Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 10 N Washington

The following table is based on the R-5 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	30,000	49,262	
Lot Depth	125	247.02	
Lot Width	70	165.44	
Building Height	30	34	
Number of Stories	2	3	
Front Yard Setback	14.5	9.87'	
Corner Side Yard Setback	18.5	0	
Interior Side Yard Setback	8	1.74'	
Rear Yard Setback	25	14	
Maximum Floor Area Ratio (F.A.R.)*	.45	1.16	
Maximum Total Building Coverage*	35%	43.816%	
Maximum Total Lot Coverage*	N/A	N/A	
Parking Requirements	35	32	
Parking front yard setback	N/A	N/A	
Parking corner side yard setback	N/A	N/A	
Parking interior side yard setback	N/A	N/A	
Parking rear yard setback	N/A	N/A	
Loading Requirements	N/A	N/A	
Accessory Structure Information	N/A	N/A	

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: Previous application was approved with 1). Waiver from 4-107(C) (I) to allow a personal care facility next to residential.

2). Waiver from 4-110 as it relates to landscaping and buffering.

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 8 day of JAN, 2019, I/We have read the above certification, understand it, and agree to abide by its conditions.

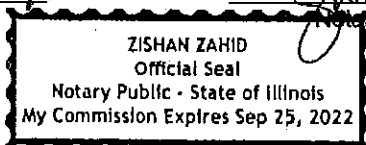
[Signature]
 Signature of applicant or authorized agent
MITCH HAMBLET
 Name of applicant or authorized agent

 Signature of applicant or authorized agent

 Name of applicant or authorized agent

SUBSCRIBED AND SWORN
 to before me this 8 day of JAN
2019

[Signature]
 Notary Public





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

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

Address of proposed request: 10 N Washington

Proposed Planned Development request: Add a new sign

Amendment to Adopting Ordinance Number: 02002-7

REVIEW CRITERIA:

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

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

The proposal is for a sign to identify the use of the building. All setbacks will be followed. All signage regulations will be followed.

2. Explain the reason for the proposed major adjustment.

The building has no signage and visitors find the building hard to locate and identify.

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: Eden Supportive Living

Owner's name (if different): 10 N Washington Properties LLC

Property address: 10 N Washington St

Property legal description: [attach to this form]

Present zoning classification: Other R-5/0-1

Square footage of property: 49,262

Lot area per dwelling: 30,000

Lot dimensions: _____ x _____ 247.52' x 165.31' x 247.65' x 165.44'

Current use of property: Assisted Living Facility

Proposed use:
 Single-family detached dwelling
 Other: Assisted Living Facility

Approval sought:
 Building Permit Variation
 Special Use Permit Planned Development
 Site Plan Exterior Appearance
 Design Review
 Other: Approval for a new sign

Brief description of request and proposal:

Approval for a new sign

Plans & Specifications: [submit with this form]

	Provided:	Required by Code:
Yards:		
front:	<u>9.78</u>	<u>14.5</u>
interior side(s)	<u>2 / 2</u>	<u>8 / 8</u>

Provided:

Required by Code:

corner side	<u>N/A</u>	<u>18.5</u>
rear	<u>14</u>	<u>25</u>
Setbacks (businesses and offices):		
front:	<u>9.78</u>	<u>14.5</u>
interior side(s)	<u> /1.74</u>	<u> /8</u>
corner side	<u>N/A</u>	<u>18.5</u>
rear	<u>14</u>	<u>25</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>34</u>	<u>30</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

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

Dwelling unit size(s):	<u>71 unit 83 bed</u>	<u>24</u>
Total building coverage:	<u>44.6%</u>	<u>35%</u>
Total lot coverage:	<u>N/A</u>	<u>N/A</u>
Floor area ratio:	<u>1.16</u>	<u>.45</u>
Accessory building(s):	<u>N/A</u>	

Spacing between buildings:[depict on attached plans]

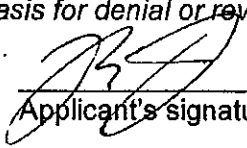
principal building(s):	<u>42</u>	<u>13</u>	<u>29</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Number of off-street parking spaces required: 35 (32 existing)

Number of loading spaces required: 1 (1 existing)

Statement of applicant:

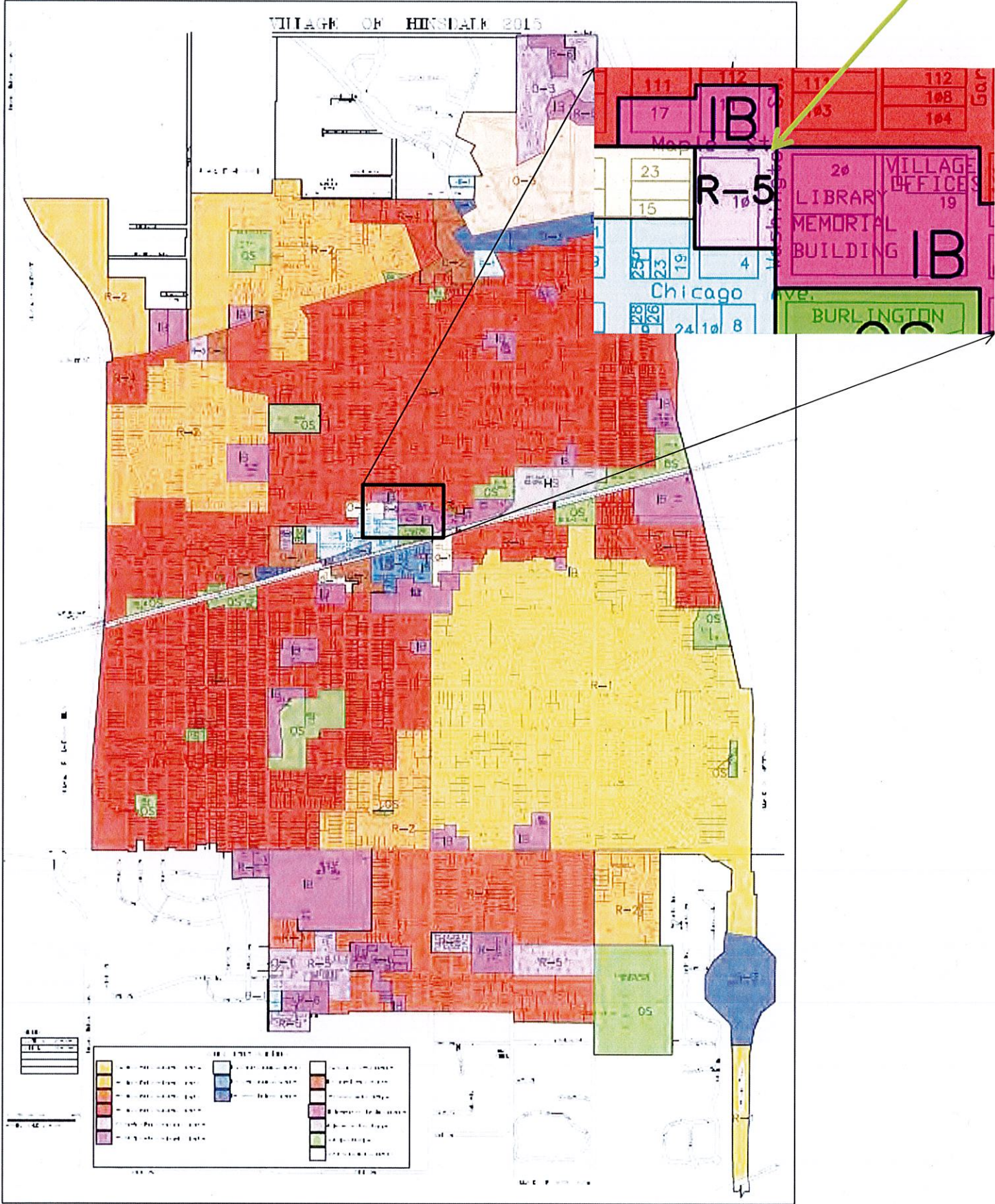
I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By: 
Applicant's signature

MITCH HAMBLET - OWNER'S MANAGING PARTNER
Applicant's printed name

Dated: 1-8-, 2019.

Attachment 2: Village of Hinsdale Zoning Map and Project Location



VILLAGE OF HINSDALE

ORDINANCE NO. O2012-48

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN
AT 10 N. WASHINGTON STREET – EDEN HINSDALE, LLC**

WHEREAS, Eden Hinsdale, LLC (the "Applicant") is the legal title owner of the property located at 10 North Washington Street, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, the Village has previously approved a planned development for the Subject Property pursuant to Ordinance No. O2011-48 (the "Original Ordinance") in 2011, as well as an amendment to the planned development in January 2012 (the "Amending Ordinance"). The approval of the Original Ordinance included approval of a Site Plan/Exterior Appearance Plan; and

WHEREAS, at this time, the Applicant is finalizing its site improvements and now seeks approval of a major adjustment to its final approved Site Plan/Exterior Appearance Plan for the development of the Subject Property pursuant to Subsection 11-604(l)(2) of the Hinsdale Zoning Code (the "Application") for installation of a wall sign for the proposed personal care facility and senior citizen housing development on the Subject Property. The proposed wall sign will replace the existing 33.75 square foot Washington Square sign with a polished brass sign that is 16.5 square feet in size (the "proposed wall sign"). The existing goose neck lighting would be utilized to illuminate the proposed wall sign. A depiction of the proposed wall sign is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees find that the Application seeking a major adjustment to the approved Site Plan/Exterior Appearance Plan to allow the proposed wall sign will, as approved by this Ordinance, be in substantial conformity with the approved Site Plan/Exterior Appearance Plan and the Original Ordinance and Amending Ordinance, as required by Subsection 11-604(l)(2) of the Hinsdale Zoning Code.

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

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

SECTION 2: Approval of Major Adjustment to the Site Plan/Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-604(l)(2) of the Hinsdale Zoning Code, approve the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 10 N. Washington Street to allow for the addition of a 16.5 square foot wall sign. Said major adjustment is approved subject to the conditions set forth in Section 3 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approval granted herein.

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

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance or the Original and Amending Ordinances precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Plans.** All development work on the Subject Property shall be undertaken only in strict compliance with the approved plans and specifications, including the depiction of the proposed wall sign attached hereto as **Exhibit A** and made a part hereof.
- C. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the Original Ordinance and any ordinance granting a variation relative to the Subject Property, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

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

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

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

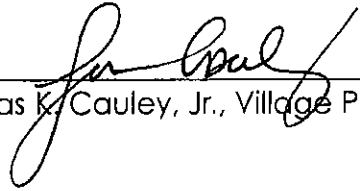
PASSED this 16th day of October 2012.

AYES: Trustees Elder, Angelo, Haarlow, Geoga, LaPlaca, Saigh

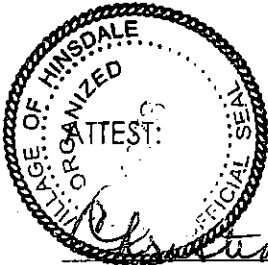
NAYS: None

ABSENT: None

APPROVED this 16th day of October 2012.



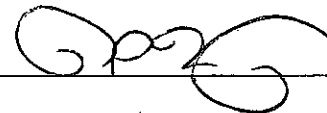
Thomas K. Cauley, Jr., Village President





Christine M. Bruton, Village Clerk

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

By: 

Its: _____

Date: October 12th, 2012

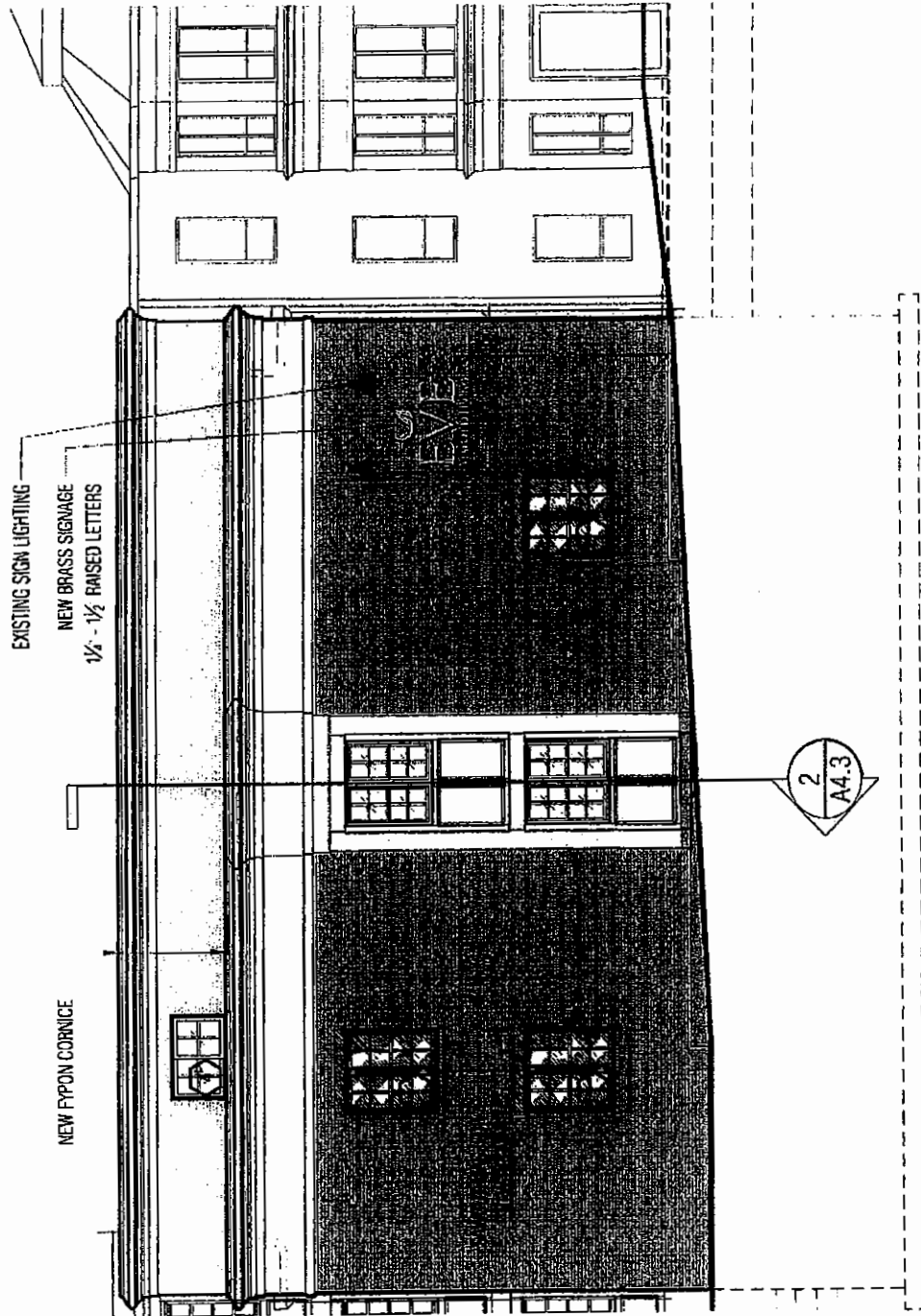
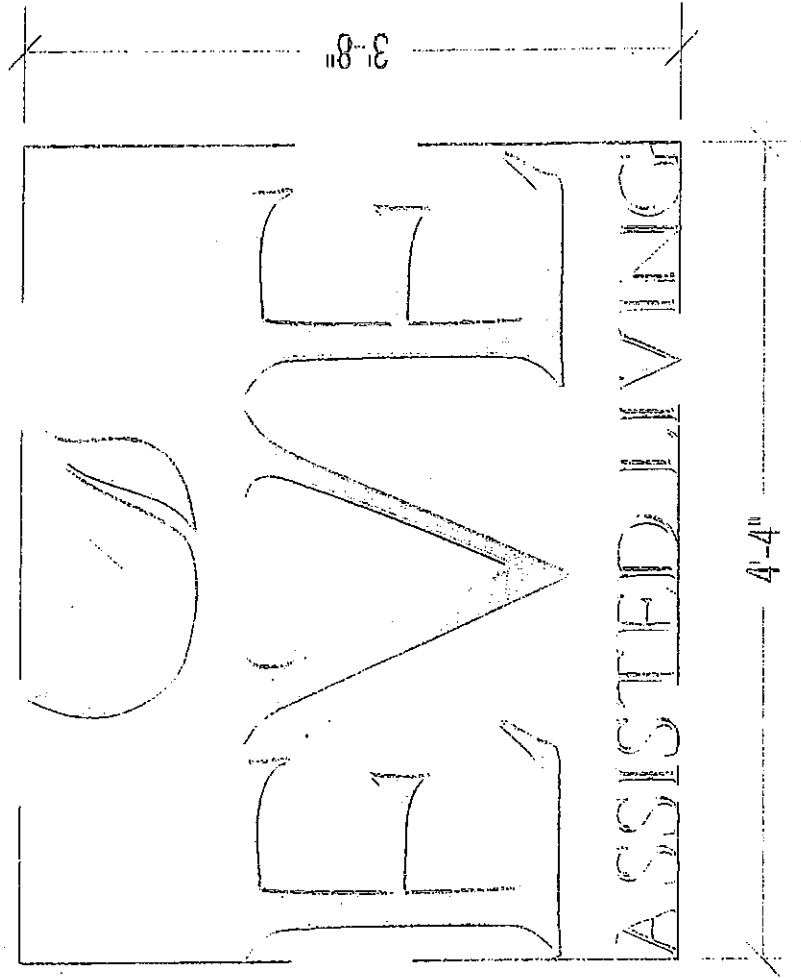


EXHIBIT "A"



VILLAGE OF HINSDALE

ORDINANCE NO. O2011-48

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT, A SPECIAL USE PERMIT FOR A PERSONAL CARE FACILITY AND SENIOR CITIZEN HOUSING DEVELOPMENT, AND SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR THE PROPERTY LOCATED AT 10 NORTH WASHINGTON STREET (Plan Commission Case No. A-05-2011)

WHEREAS, Eden Assisted Living (the "Petitioner") is the contract purchaser of the parcels of property generally located at 10 North Washington Street (the "Subject Property"), which Subject Property is legally described in Exhibit A, attached and incorporated herein by reference; and

WHEREAS, the Petitioner has applied for a planned development, which is required to be processed as a special use in the R-5 Multi-Family District, in Plan Commission Case No. A-05-2011 (the "Application"); and

WHEREAS, the Petitioner has applied for a special use permit to operate a personal care facility and senior citizen housing development at the Subject Property as part of the Application; and

WHEREAS, the Petitioner has applied for site plan and exterior appearance plan approval also as part of the Application; and

WHEREAS, a planned development was originally approved for the Subject Property pursuant to Village of Hinsdale (the "Village") Ordinance No. O94-1, as amended by Ordinance No. O2002-7, for senior citizen housing, and that facility ceased operations in 2009; and

WHEREAS, the Petitioner proposes to operate a personal care facility and senior citizen housing development at the Subject Property to provide assisted living for adults 55 years of age or older with physical disabilities (the "Facility"), and seeks the approval of a new planned development for the Subject Property; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the Application in Plan Commission Case No. A-05-2011 on April 13, 2011 and May 11, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on March 24, 2011, and upon remand of the Application by the Board of Trustees to the Plan Commission, conducted a further public hearing on July 13, 2011, pursuant to notice thereof properly published in the *Hinsdalean* on June 22, 2011, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application

subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for Plan Commission Case No. A-05-2011; and

WHEREAS, the Plan Commission, at a regular meeting on August 10, 2011, approved its Findings and Recommendations for Plan Commission Case No. A-05-2011; and

WHEREAS, the Village Board remanded the Application for site plan and exterior appearance plan approval at its meeting of August 16, 2011, for the Petitioner to reflect the removal of the existing townhomes on the Subject Property on the site plan and exterior appearance plan; and

WHEREAS, the Petitioner revised its site plan and exterior appearance plan to reflect the removal of the existing townhomes at the Subject Property; and

WHEREAS, upon remand of the Application, at a regular meeting on September 14, 2011, the Plan commission unanimously recommended approval of the site plan and exterior appearance plan by a vote of eight (8) in favor, none (0) and one (1) absent; and

WHEREAS, the Petitioner shall remove all of the existing townhomes located on the Subject Property as reflected in the site plan attached hereto as Exhibit C; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in the Hinsdale Zoning Code relating to the requested approvals, but only subject to the conditions set forth 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 a Special Use Permit for a Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, approves a special use permit authorizing a Planned Development for the Subject Property, and approves the planned development detailed plan prepared by Burke Engineering Corp. dated September 9, 2009, in the form attached to, and by this

reference incorporated into, this Ordinance as Exhibit B (the "Approved Detailed Plan"). The approval granted in this Section 2 is subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 3. Approval of a Special Use Permit for a Personal Care Facility and Senior Citizen Housing Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 4-107 and 11-602 of the Hinsdale Zoning Code, approves a special use permit for a personal care facility and senior citizen housing development in the in the R-5 Multi-Family District for the Subject Property. The approval granted in this Section 3 is subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 4. Modifications of Certain Zoning Code Regulations for the Subject Property. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsection 11-603H of the Hinsdale Zoning Code, modifies the following provisions of the Hinsdale Zoning Code for the Subject Property, subject to the conditions set forth in Section 7 of this Ordinance:

- A. The total floor to area ratio shall be 1.04 in lieu of .45.
- B. The total building coverage of 38.04% in lieu of 35%.
- C. The rear yard setback shall be 14' in lieu of 25'.
- D. The Petitioner shall be permitted to have a total of 69 units at the Facility at the Subject Property in lieu of the allowable 24 units.
- E. The front yard setback shall be 9.78' in lieu of 25'.
- F. The corner side yard setback for the Subject Property shall be 0'-0" in lieu of 25'.
- G. The side yard setback shall be 1.74' in lieu of 8'.
- H. The number of required parking spaces for the Subject Property shall be 35 in lieu of 75.
- I. The requirements of Section 4-110 of the Zoning Code shall be waived as it relates to any required buffers or landscaping of existing primary or accessory structures or uses.

Section 5. Approval of Site Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plan for the proposed

development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Site Plan"), subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 6. Approval of Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plan for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit D (the "Approved Exterior Appearance Plan"), subject to the conditions set forth in Sections 7 and 8 of this Ordinance.

Section 7. Conditions on Approvals. The approvals granted in Sections 2 through 6 of this Ordinance are granted expressly subject to all of the following conditions:

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

B. Engineering Plans. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall submit to the Village Engineer detailed final engineering plans (the "Engineering Plans"). After approval by the Village Engineer, the Engineering Plans shall, automatically and without further action by the Village, be deemed to be incorporated in and made a part of the Approved Site Plan.

C. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.

D. Compliance with Approved Plans. All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plan, the Approved Exterior Appearance Plan, and other Village-approved plans.

E. 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.

F. Services Provided at the Facility. The Petitioner shall not accept residents or treat individuals with mental illness at the Facility.

G. Age of Residents. All residents at the Facility shall be age of 55 or older.

H. License for Facility. The Petitioner's applicable license to operate the Facility shall be subject to the restrictions set forth in subsections 7(F)-(G) above, and the Facility shall be 100% private pay.

I. Preference for Village Residents. The Petitioner shall give preference to Village residents and their immediate family members who are on an applicable waiting list to reside at the Facility unless otherwise prohibited by law.

J. Townhomes. The townhomes on the Subject Property shall be torn down per the approved site plan attached hereto as Exhibit C.

K. Special Use Limited to Petitioner. For a period beginning upon the effective date of this Ordinance as provided in Section 10 below and ending on the fifth anniversary of that date, the special use permits granted herein shall be limited to (a) entities, including the Petitioner, which are wholly-owned and controlled by the Hamblet Family (as defined below), such that any transaction during the aforesaid five year period involving the Petitioner which results in it not being wholly-owned and controlled by the Hamblet Family shall be regarded for purposes of this Ordinance as a prohibited transfer of such special use permits, and such that any transaction during the aforesaid five year period which results in such special use permits being owned by an entity other than the Petitioner but which entity is wholly-owned and controlled by the Hamblet Family shall not be regarded for purposes of this Ordinance as a prohibited transfer of such special use permits, and (b) any lender (or any person designated by such lender) making a loan secured by a mortgage on the Subject Property the proceeds of which are used entirely to defray costs to acquire, construct and maintain the Subject Property, or solely to repay a prior loan made solely for such purposes, provided such lender becomes the owner of the Subject Property (or has the right to designate a third party who will become the owner of the Subject Property) as part of the exercise of its rights as a secured creditor following a default of such mortgage loan, and except as provided in clauses (a) and (b) above, such special use permits granted herein and the applied for uses shall not be transferable to a new owner during such five year period except upon reapplication, hearing and approval in the manner provided by

the Village's Zoning Code. As used in this section, the term "Hamblet Family" shall refer to Michael Hamblet, Mitch Hamblet, their children and grandchildren, and their respective spouses. For the purposes of this Ordinance, the term "Prohibited Transfer" shall mean that the special use granted herein will not transfer with the transfer of the property, and that for the special use to continue following any such Prohibited Transfer the new owner would need to follow all of the provisions of the Village's Zoning Code that are applicable to a new application for a special use permit.

Section 8. Violation of Condition or Code. Any violation of (i) any term or condition stated in this Ordinance or (ii) 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 9. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 10. Effective Date. This Ordinance shall take effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 24th day of October 2011.

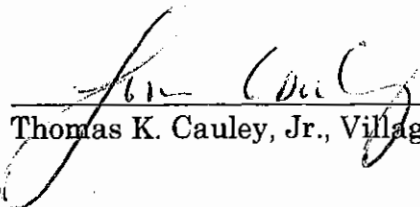
AYES: Trustees Elder, Haarlow, Geoga, LaPlaca, Saigh

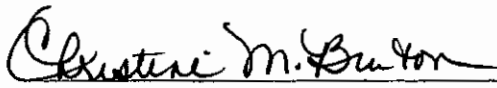
NAYS: Trustee Angelo

ABSENT: None

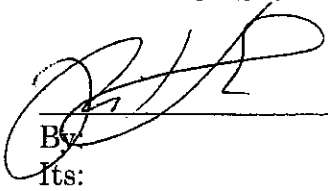
APPROVED this 24th day of October 2011.




Thomas K. Cauley, Jr., Village President


Christine M. Bruton, Village Clerk

**ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE
CONDITIONS OF THIS ORDINANCE:**



By
Its:

Date: 10/26/, 2011

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THE NORTH 82½ FEET OF LOT 1 BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS. AND;

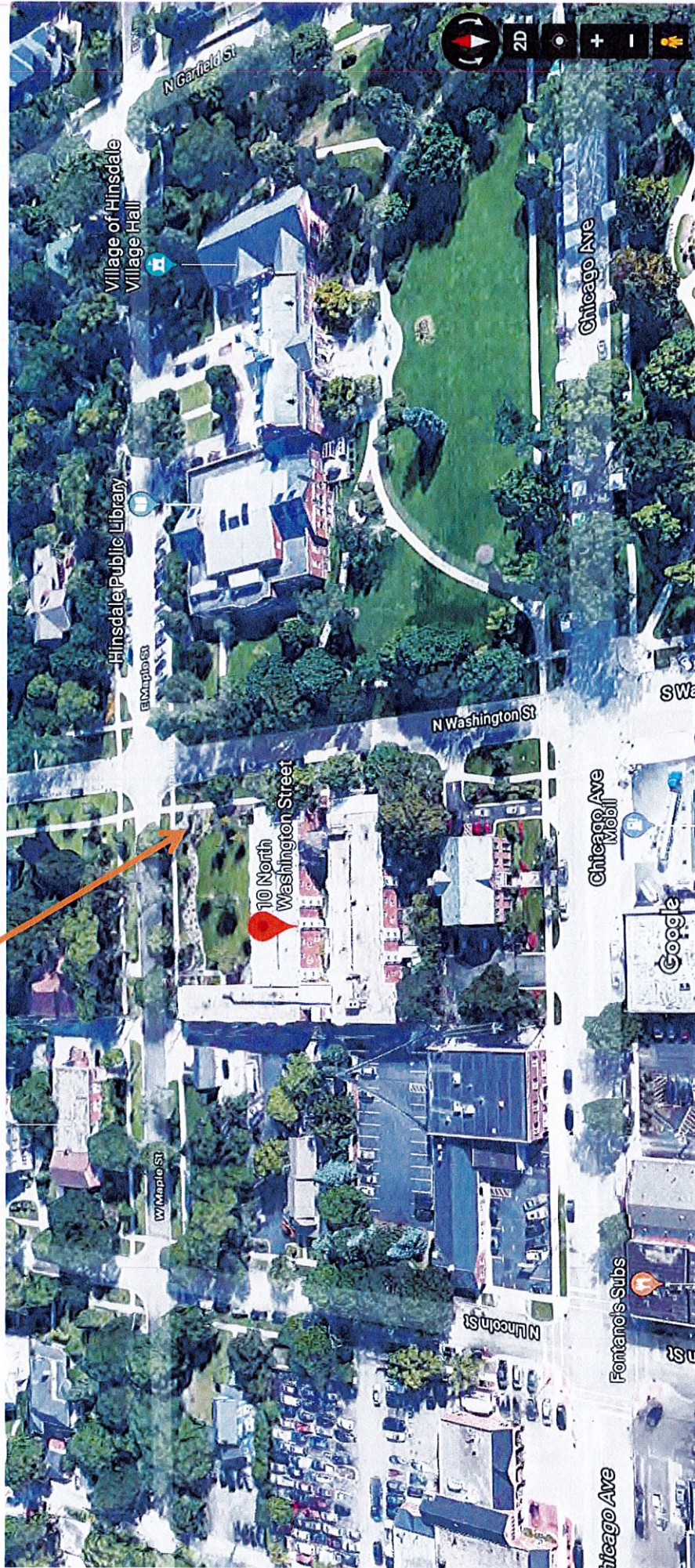
PARCEL 2: THE SOUTH ¼ OF LOT 1 AND THE NORTH ½ OF LOT 2 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS. AND;

PARCEL 3: THE NORTH ½ OF THE SOUTH ½ OF LOT 1 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THE NORTH 50 FEET OF THE SOUTH 100 FEET OF LOT 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 9593, IN DUPAGE COUNTY, ILLINOIS.

Attachment 5: Aerial View of 10 Washington Street

Proposed Ground Sign Location



Attachment 6: Street View of 10 Washington Street

Proposed Ground Sign Location





**REQUEST FOR BOARD ACTION
Finance**

AGENDA SECTION: Consent – ACA
SUBJECT: Accounts Payable-Warrant #1662
MEETING DATE: February 5, 2019
FROM: Darrell Langlois, Assistant Village Manager/Finance Director

Recommended Motion

Move to approve payment of the accounts payable for the period of January 23, 2019 through February 5, 2019 in the aggregate amount of \$445,190.84 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.

Background

At each Village Board meeting the Village Treasurer submits a warrant register that lists bills to be paid and to ratify any wire transfers that have been made since the last Village Board meeting. Supporting materials for all bills to be paid are reviewed by Village Treasurer and one Village Trustee prior to the Village Board meeting.

Discussion & Recommendation

After completion of the review by the Village Treasurer and Village Trustee approval of Warrant #1662 is recommended.

Budget Impact

N/A

Village Board and/or Committee Action

Village Board agenda policy provides that the Approval of the Accounts Payable should be listed on the Consent Agenda

Documents Attached

1. Warrant Register #1662

VILLAGE OF HINSDALE

ACCOUNTS PAYABLE WARRANT REGISTER #1662

FOR PERIOD January 23, 2019 through February 5, 2019

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$445,190.84 reviewed and approved by the below named officials.

APPROVED BY *Daniel Sampio* DATE 1/31/19
VILLAGE TREASURER/ASSISTANT VILLAGE MANAGER

APPROVED BY _____ DATE _____
VILLAGE MANAGER

APPROVED BY _____ DATE _____
VILLAGE TRUSTEE

**Village of Hinsdale
#1662
Summary By Fund**

Recap By Fund	Fund	Regular Checks	ACH/Wire Transfers	Total
General Fund	10000	83,172.56	171,575.28	254,747.84
Capital Project Fund	45300	22,357.00	-	22,357.00
Water & Sewer Operations	61061	6,199.41	-	6,199.41
Water & Sewer Capital	61062	507.00	-	507.00
Escrow Funds	72100	26,772.00	-	26,772.00
Payroll Revolving Fund	79000	7,808.20	126,799.39	134,607.59
Library Operating Fund	99000	62.00	-	62.00
Total		146,878.17	298,374.67	445,190.84

Village of Hinsdale
Schedule of Bank Wire Transfers and ACH Payments
1662

Payee Date	Description	Vendor Invoice	Invoice Amount
Electronic Federal Tax Payment Systems 1/25/2019	Village Payroll #2 - Calendar 2019	FWH/FICA/Medicare	\$ 91,271.96
Illinois Department of Revenue 1/25/2019	Village Payroll #2 - Calendar 2019	State Tax Withholding	\$ 18,757.42
ICMA - 457 Plans 1/25/2019	Village Payroll #2 - Calendar 2019	Employee Withholding	\$ 15,496.59
HSA PLAN CONTRIBUTION 1/25/2019	Village Payroll #2 - Calendar 2019	Employer/Employee Withholding	\$ 1,273.42
Intergovernmental Personnel Benefit Cooperative		Employee Insurance	\$ 171,575.28
Illinois Municipal Retirement Fund		Employer/Employee	\$ -
Total Bank Wire Transfers and ACH Payments			\$ 298,374.67

ipbc-general	171,575.28
payroll	<u>126,799.39</u>
	298,374.67

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
AFLAC-FLEXONE			
224255	AFLAC OTHER	012519000000000	\$292.86
224256	AFLAC SLAC	012519000000000	\$412.83
224257	ALFAC OTHER	012519000000000	\$259.61
Total for Check: 116754			\$965.30
NATIONWIDE RETIREMENT SOL			
224250	USCM/PEBSCO	012519000000000	\$97.32
224251	USCM/PEBSCO	012519000000000	\$725.00
Total for Check: 116755			\$822.32
NATIONWIDE TRUST CO.FSB			
224258	PEHP REGULAR	012519000000000	\$2,306.46
224259	PEHP UNION 150	012519000000000	\$375.81
224260	PEHPPD	012519000000000	\$544.04
Total for Check: 116756			\$3,226.31
STATE DISBURSEMENT UNIT			
224261	CHILD SUPPORT	012519000000000	\$230.77
Total for Check: 116757			\$230.77
STATE DISBURSEMENT UNIT			
224262	CHILD SUPPORT	012519000000000	\$672.45
Total for Check: 116758			\$672.45
STATE DISBURSEMENT UNIT			
224263	CHILD SUPPORT	012519000000000	\$91.50
Total for Check: 116759			\$91.50
STATE DISBURSEMENT UNIT			
224264	CHILD SUPPORT	012519000000000	\$102.44
Total for Check: 116760			\$102.44
V.O.H. FLEX BENEFITS			
224252	MEDICAL REIMBURSEMENT	012519000000000	\$456.56
224253	MEDICAL REIMBURSEMENT	012519000000000	\$642.90
224254	DEP CARE REIMBURSEMENT	012519000000000	\$208.33
Total for Check: 116761			\$1,307.79
VSP ILLINOIS - 30048087			
224247	VSP SINGLE ALLEMPLOYEES	012519000000000	\$119.32
224248	VSP FAMILY ALL EMPLOYEES	012519000000000	\$270.00
Total for Check: 116762			\$389.32
AMERICAN EXPRESS			
224299	DEC MISC CHARGES	8-03003-011119	\$4.32
224299	DEC MISC CHARGES	8-03003-011119	\$35.00
224299	DEC MISC CHARGES	8-03003-011119	\$16.34-

VOID 116763

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
224299	DEC MISC CHARGES	8-03003-011119	\$49.95
224299	DEC MISC CHARGES	8-03003-011119	\$15.91
Total for Check: 116764			\$88.84
AT & T			
224287	VEECK PARK-12/14 TO 1/13	63032338639258	\$254.43
Total for Check: 116765			\$254.43
CITI CARDS			
224286	CHARGING PAD	901200006206	\$49.99
Total for Check: 116766			\$49.99
COMED			
224288	PUMPING ACCT	0189121079	\$780.14
224289	LANDSCAPE LIGHTS 650	1107024145	\$31.41
224290	RADIO EQUIPMENT FD	1993023010	\$273.75
Total for Check: 116767			\$1,085.30
CONSTELLATION NEWENERGY			
224280	121 SYMONDS PD-12/1-12/31	2502211	\$892.40
224281	121 SYMONDS FD	2502211	\$892.40
224282	217 SYMONDS	2502211	\$1,577.81
224283	225 SYMONDS	2502211	\$1,484.66
224284	500 W HINSDALE	2502211	\$403.35
224285	5901 S COUNTY LINE RD	2502211	\$1,462.63
Total for Check: 116768			\$6,713.25
HOME DEPOT CREDIT SERVICE			
224291	STORM SEWER	1015706	\$21.00
224292	STORAGE FOR TOOLS	7016273	\$21.96
224293	LIGHT BULBS	4025265	\$9.97
224294	LIGHTS KLM LODGE	4053079	\$49.85
224295	18 VOLT LITHIUM-ION	3157917	\$399.00
224296	METAL HOLE SAW SET	3417930	\$99.97
224297	TOOL TOTE & BAG	6081576	\$62.91
224298	WATER COOLER ANCHORS	2022684	\$14.47
Total for Check: 116769			\$679.13
TOSHIBA FINANCIAL SERVICE			
224278	FEB LEASE SCHHG21157-PD	375359635	\$269.12
Total for Check: 116770			\$269.12
COMCAST			
224279	POLICE/FIRE 1/16 TO 2/15	8771201110009242	\$69.47
224279	POLICE/FIRE 1/16 TO 2/15	8771201110009242	\$69.47
Total for Check: 116771			\$138.94
DUANE MORRIS LLP			

VOID 116772

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
224395	MEDIATOR FEE-PARKING DECK	012819	\$6,000.00
		Total for Check: 116773	\$6,000.00
MAC SPORTS GROUP			
224231	SKYHAWKS WINTER BREAK CAM	17146	\$38.50
		Total for Check: 116775	\$38.50
A & B LANDSCAPING			
224317	CBD/ALLEY PLOW	2019-005	\$802.50
224318	KLM PLATFORM TENNIS	2019-005	\$245.00
224319	CBD SIDEWALK SNOW REMOVAL	2019-010	\$1,801.25
224320	PLATFORM TENNIS SNOW REMO	2019-010	\$245.00
		Total for Check: 116776	\$3,093.75
AIR ONE EQUIPMENT			
224267	REPLACE MSA FACE PIECE	139618	\$260.70
		Total for Check: 116777	\$260.70
ARAMARK UNIFORM SERVICES			
224321	FLOOR MATS	2081879921	\$156.00
224322	TOWELS	2081879913	\$47.82
224323	FLOOR MATS	2081879914	\$88.00
224324	FLOOR MATS	2081879922	\$98.55
224325	FLOOR MATS	2081889383	\$154.00
224326	TOWELS	2081889375	\$40.96
224327	FLOOR MATS	2081889376	\$88.00
224328	FLOOR MATS	2081889384	\$84.64
		Total for Check: 116778	\$757.97
ATLAS BOBCAT LLC			
224348	WHEEL RIM	BE9543	\$142.39
		Total for Check: 116779	\$142.39
BALDINELLI'S PIZZA			
224273	OT SNOW MEAL-1/18/19	306	\$92.00
		Total for Check: 116780	\$92.00
BANNERVILLE USA			
224353	RESTAURANT WEEK BANNER	26555	\$300.00
		Total for Check: 116781	\$300.00
BURR RIDGE PARK DISTRICT			
224227	FALL 2018 ANIMAL CRACKERS	011519	\$499.80
		Total for Check: 116782	\$499.80
BURRIS EQUIPMENT CO			
224340	MULCHING BLADES	PS20476	\$78.60
224341	JACOBSEN MOWER	PS20543	\$63.70

VOID 116774

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
		Total for Check: 116783	\$142.30
CCP INDUSTRIES INC			
224314	NEW EMPLOYEE SHIRTS	IN02233374	\$309.61
224315	NEW EMPLOYEE SHIRTS	IN02233374	\$309.61
		Total for Check: 116784	\$619.22
CHRISTOPHER B BURKE			
224311	MADISON ST DRAINAGE IMPRO	148079	\$16,357.00
		Total for Check: 116785	\$16,357.00
CINTAS FIRST AID & SAFETY			
224219	MEDICAL SUPPLIES-RESTOCK	5012796974	\$66.25
224219	MEDICAL SUPPLIES-RESTOCK	5012796974	\$66.26
224338	MEDICAL CABINET RE-SUPPLY	5012796942	\$113.49
		Total for Check: 116786	\$246.00
CLARENDON HILLS PARK DIST			
224229	KID ROCK FALL 2018	212076-A	\$318.00
224230	MUSICAL ME FALL 2018	202126-A	\$167.50
224272	MUSICAL ME FALL 2018	202126-A	\$72.50
		Total for Check: 116787	\$558.00
CLARK BAIRD SMITH LLP			
224207	LEGAL FILE/LABOR GENERAL	10754	\$2,343.75
		Total for Check: 116788	\$2,343.75
COMMERCIAL COFFEE SERVICE			
224346	COFFEE	151652	\$75.00
		Total for Check: 116789	\$75.00
CONNORS, MICHAEL			
224392	CONT BD-26 E HICKORY	24474	\$2,500.00
		Total for Check: 116790	\$2,500.00
CRUZ, ANGELICA			
224276	KLM SECURITY DEP-EN190113	24829	\$500.00
		Total for Check: 116791	\$500.00
DETECTION SYSTEMS &			
224405	FIRE ALARM SYS-PERIPHERAL	A22470	\$2,280.00
224405	FIRE ALARM SYS-PERIPHERAL	A22470	\$2,100.00
224406	ADDITIONAL STROBES	A22471	\$540.00
		Total for Check: 116792	\$4,920.00
DETROIT SALT CO			
224356	BULK SALT	79330	\$7,100.44
		Total for Check: 116793	\$7,100.44

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
DOCU-SHRED, INC.			
224269	DOCUMENT DESTRUCTION	43698	\$40.00
		Total for Check: 116794	\$40.00
DOTEN, MARY			
224212	REIMB PLATFORM SCORECARDS	352604	\$285.03
		Total for Check: 116795	\$285.03
DWYER, ANNA			
224277	KLM SECURITY DEP-EN190803	24827	\$450.00
		Total for Check: 116796	\$450.00
DYNEGY ENERGY SERVICES			
224218	19 E CHICAGO-12/17-1/17/1	147029719011	\$2,055.41
		Total for Check: 116797	\$2,055.41
EXCELL FASTENER SOLUTIONS			
224349	STREET LIGHT POLE PARTS	21382	\$274.80
		Total for Check: 116798	\$274.80
EXPERT CHEMICAL & SUPPLY			
224350	PPE RAIN PANTS	847320	\$99.95
		Total for Check: 116799	\$99.95
FACTORY MOTOR PARTS CO			
224333	BRAKE ROTORS & PADS	50-2265174	\$180.52
224334	OIL FILTERS	50-2265170	\$98.64
224335	TUBE GREASE	50-2268256	\$46.60
		Total for Check: 116800	\$325.76
GALINSKAS, SAULIUS			
224393	CONT BD-20 N ADAMS	24779	\$10,000.00
		Total for Check: 116801	\$10,000.00
GALINSKAS, SAULIUS			
224394	ST MGMT-20 N ADAMS	24778	\$3,000.00
		Total for Check: 116802	\$3,000.00
GLENSIDE FIRE DISTRICT			
224222	XBOX TO BOX ALARM COURSE	18-203	\$115.00
		Total for Check: 116803	\$115.00
GRAINGER, INC.			
224310	SIGN DANGER 10" W 7"	9028387471	\$5.78
		Total for Check: 116804	\$5.78
HOLLAND HARDWARE			

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
224223	POOL HEAT UNIT-VENT PIPE	372629	\$3.14
Total for Check: 116805			\$3.14
ILLINOIS ARBORIST ASSOCIA			
224343	DUES & SUBSCRIPTIONS	1396	\$225.00
224343	DUES & SUBSCRIPTIONS	1396	\$180.00
Total for Check: 116806			\$405.00
ILLINOIS TOLLWAY			
224347	I-PASS TOLLS-TRANSP FEE	G129000001704	\$87.90
Total for Check: 116807			\$87.90
INTERSTATE BATTERY SYSTEM			
224342	BATTERY	64036352	\$135.25
224342	BATTERY	64036352	\$135.25
224342	BATTERY	64036352	\$135.25
Total for Check: 116808			\$405.75
INTERSTATE BILLING SERVIC			
224336	EXHAUST PARTS	3013416783	\$589.78
224337	BRAKE CHAMBER	3013452840	\$79.72
Total for Check: 116809			\$669.50
IPELRA			
224210	PUB SEC EMPLOY LAW SEMINR	2019	\$630.00
224352	2019 EMPLOY LAW SEMINAR	030119	\$195.00
224352	2019 EMPLOY LAW SEMINAR	030119	\$350.00
Total for Check: 116810			\$1,175.00
ISAWWA			
224339	DISTRIBUTION CONFERENCE	200040623	\$270.00
Total for Check: 116811			\$270.00
JAMES ALT & AYSE ALTNER			
224390	CONT BD-235 N GRANT	24482	\$4,972.00
Total for Check: 116812			\$4,972.00
JAMES J BENES & ASSOC INC			
224407	18-19 3RD PARTY REVIEWS	123018	\$6,460.25
Total for Check: 116813			\$6,460.25
JEDLO RENOVATIONS INC			
224361	CONT BD-801 S QUINCY	24730	\$2,500.00
Total for Check: 116814			\$2,500.00
KALSBECK, DAVID			
224214	OVERPAID FINAL BILL	1310486	\$83.25
Total for Check: 116815			\$83.25

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
KATHLEEN W BONO CSR			
224312	#A-55-2018	8034	\$181.70
224313	#A-45-2018	8034	\$351.80
Total for Check: 116816			\$533.50
KELLY, PATRICK			
224357	CONT BD-517 N WASHINGTON	23061	\$500.00
Total for Check: 116817			\$500.00
KIPPS LAWNMOWER SALES			
224403	WHEEL-CLUTCH CABLE-TORO	475642	\$27.66
Total for Check: 116818			\$27.66
LASLO LANDSCAPING			
224226	560 N WASHINGTON-DRAINAGE	9010	\$507.00
Total for Check: 116819			\$507.00
MABAS DIV 10-WESTMONT			
224246	2019 ANNUAL DUES	011019	\$4,840.00
Total for Check: 116820			\$4,840.00
MANGANIELLO, JIM			
224220	JAN METER READINGS	JANUARY19	\$95.00
Total for Check: 116821			\$95.00
MARTIN ASSOCIATES			
224358	CONT BD-738 S THURLOW	26927	\$500.00
Total for Check: 116822			\$500.00
MCLEAN, ANNA			
224396	PETTY CASH	DEC-JAN	\$36.00
224396	PETTY CASH	DEC-JAN	\$44.52
224396	PETTY CASH	DEC-JAN	\$112.00
224396	PETTY CASH	DEC-JAN	\$190.84
224396	PETTY CASH	DEC-JAN	\$92.62
224396	PETTY CASH	DEC-JAN	\$31.98
Total for Check: 116823			\$507.96
MCMAHON MAINTENANCE INC			
224224	ROOF & GUTTER-KLM	3762	\$675.00
Total for Check: 116824			\$675.00
METROPOLITAN FIRE CHIEFS			
224266	ANNUAL DUES-GIANNELLI	2019	\$40.00
Total for Check: 116825			\$40.00
MY LANDSCAPER INC			

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
224360	CONT BD-20 E AYRES	25038	\$500.00
Total for Check: 116826			\$500.00
NAPA AUTO PARTS			
224274	1 CIRCUIT BREAKER	6306-490802	\$4.08
224275	5 GALLONS OF ANTIFREEZE	6306-489920	\$68.54
224329	BRAKE ROTORS	4343-585967	\$126.08
224330	BEARING GREASE-BRAKE PADS	4343-586094	\$50.10
224331	LICENSE PLATE LAMP	4343-586219	\$8.88
224332	LICENSE PLATE LAMPS	4343-587269	\$4.84
Total for Check: 116827			\$262.52
NEOPOST USA INC			
224217	MAINTENANCE & METER RENT	56402779	\$271.26
Total for Check: 116828			\$271.26
NUCO2 INC			
224400	C0 TANK LEASE	58325312	\$28.23
224404	CHEMICALS	58325312	\$10.45
Total for Check: 116829			\$38.68
OAKWOOD ELECTRIC &			
224359	CONT BD-439 E SIXTH ST	24460	\$500.00
Total for Check: 116830			\$500.00
ONE STEP			
224211	HOLIDAY EXPRESS TICKETS	N131690	\$141.62
Total for Check: 116831			\$141.62
PLAY WELL TEKNOLOGIES			
224232	WINTER BREAK 2018 CAMP	DB16834-HD	\$78.00
Total for Check: 116832			\$78.00
RAY OHERRON CO INC			
224241	CAP FOR DUDEK	1901521-IN	\$24.95
224242	SHIRT/PANTS WILSON	1903096-IN	\$122.99
224243	CAPS/NICHOLS/SCHABERG/KAR	1903097-IN	\$115.80
224244	STREAMLIGHT SHIPPING	1903101-IN	\$5.50
224245	L/S SHIRTS-GIANNELLI	1903100-IN	\$188.97
Total for Check: 116833			\$458.21
REGIONAL TRUCK EQUIPMENT			
224351	WESTERN PLOW-HAND CONTROL	214307	\$358.70
Total for Check: 116834			\$358.70
REVIZE, LLC			
224215	WEBSITE-CMS TECH SUPPORT	7679	\$3,400.00
Total for Check: 116835			\$3,400.00

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
RIVETNA PROPERTIES LLC			
224389	CONT BD-825 N COUNTY LINE	25002	\$500.00
Total for Check: 116836			\$500.00
ROMEOVILLE FIRE ACADEMY			
224265	RAPID INTERVENTION CO OPE	2019-005	\$1,680.00
Total for Check: 116837			\$1,680.00
RUSSO POWER EQUIPMENT			
224401	PUSH NUT FOR WHEEL/SNOW	5615572	\$3.94
Total for Check: 116838			\$3.94
RYDIN SIGN & DECAL			
224271	2019-20 VEH LICENSE DECAL	353126	\$2,176.12
Total for Check: 116839			\$2,176.12
SERVICE FORMS & GRAPHICS			
224270	BUSINESS CARDS-WARREN	166835	\$55.28
Total for Check: 116840			\$55.28
SOCCER MADE IN AMERICA			
224233	WINTER BREAK CAMP 2018	CA19-0001	\$224.00
Total for Check: 116841			\$224.00
SOUTH SIDE CONTROL SUPPLY			
224309	REP DAMPER PISTON/HEAT	S100520506.001	\$79.06
Total for Check: 116842			\$79.06
SPECIAL T UNLIMITED			
224234	FIRE DEPT CLOTHING	29235	\$45.00
224234	FIRE DEPT CLOTHING	29235	\$120.00
224234	FIRE DEPT CLOTHING	29235	\$360.00
224234	FIRE DEPT CLOTHING	29235	\$528.00
224234	FIRE DEPT CLOTHING	29235	\$504.00
224234	FIRE DEPT CLOTHING	29235	\$462.00
224234	FIRE DEPT CLOTHING	29235	\$60.00
224234	FIRE DEPT CLOTHING	29235	\$78.00
224234	FIRE DEPT CLOTHING	29235	\$84.00
224234	FIRE DEPT CLOTHING	29235	\$350.40
Total for Check: 116843			\$2,591.40
STARFISH AQUATICS INSTITU			
224344	TRAINING CTR ANNUAL FEE	879	\$350.00
Total for Check: 116844			\$350.00
SUBURBAN LABORATORIES, IN			
224316	UCMR4 SAMPLES	161987	\$595.00

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
		Total for Check: 116845	\$595.00
TELCOM INNOVATIONS GROUP			
224209	REMOTE SERVICE CHARGES	A52920	\$65.00
		Total for Check: 116846	\$65.00
THE HINSDALEAN			
224225	#V-11-18	5213	\$134.46
		Total for Check: 116847	\$134.46
THE LAW OFFICES OF			
224208	ADMIN HEARINGS-TOWINGS	H-1-17-2019	\$150.00
		Total for Check: 116848	\$150.00
TOSHIBA FINANCIAL SERVICE			
224397	LEASE SCHHH29973	375822517	\$269.12
		Total for Check: 116849	\$269.12
TRAFFIC CONTROL & PROTECT			
224240	STREET SIGN POSTS	99964	\$1,357.50
		Total for Check: 116850	\$1,357.50
TRANE			
224213	TOOLS	5570209	\$19.99
224221	HVAC FILTER CHANGE-KLM	5575324	\$112.80
		Total for Check: 116851	\$132.79
TYLER TECHNOLOGIES, INC			
224399	APPLICATION SVS-1/1-3/31	045-249500	\$20,584.25
		Total for Check: 116852	\$20,584.25
UNCLE BUBS			
224398	CUPS FOR COFFEE SERVICE	UB16870	\$74.40
		Total for Check: 116853	\$74.40
VAUGHAN, CHRISTOPHER			
224362	CONT BD-116 S ADAMS	24162	\$1,300.00
		Total for Check: 116854	\$1,300.00
WAGEWORKS			
224300	MAY 2018 ADMIN FEE	INV764240	\$30.00
224300	MAY 2018 ADMIN FEE	INV764240	\$40.00
224300	MAY 2018 ADMIN FEE	INV764240	\$30.00
224300	MAY 2018 ADMIN FEE	INV764240	\$14.00
224300	MAY 2018 ADMIN FEE	INV764240	\$6.00
224300	MAY 2018 ADMIN FEE	INV764240	\$14.00
224300	MAY 2018 ADMIN FEE	INV764240	\$6.00
224301	JUNE 2018 ADMIN FEE	INV821557	\$32.00

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
224301	JUNE 2018 ADMIN FEE	INV821557	\$40.00
224301	JUNE 2018 ADMIN FEE	INV821557	\$32.00
224301	JUNE 2018 ADMIN FEE	INV821557	\$16.00
224301	JUNE 2018 ADMIN FEE	INV821557	\$8.00
224301	JUNE 2018 ADMIN FEE	INV821557	\$16.00
224301	JUNE 2018 ADMIN FEE	INV821557	\$8.00
224302	JULY 2018 ADMIN FEES	INV876815	\$32.00
224302	JULY 2018 ADMIN FEES	INV876815	\$40.00
224302	JULY 2018 ADMIN FEES	INV876815	\$32.00
224302	JULY 2018 ADMIN FEES	INV876815	\$16.00
224302	JULY 2018 ADMIN FEES	INV876815	\$8.00
224302	JULY 2018 ADMIN FEES	INV876815	\$16.00
224302	JULY 2018 ADMIN FEES	INV876815	\$8.00
224303	AUGUST 2018 ADMIN FEES	INV935462	\$32.00
224303	AUGUST 2018 ADMIN FEES	INV935462	\$40.00
224303	AUGUST 2018 ADMIN FEES	INV935462	\$32.00
224303	AUGUST 2018 ADMIN FEES	INV935462	\$16.00
224303	AUGUST 2018 ADMIN FEES	INV935462	\$8.00
224303	AUGUST 2018 ADMIN FEES	INV935462	\$16.00
224303	AUGUST 2018 ADMIN FEES	INV935462	\$8.00
224304	SEPTEMBER 2018 ADMIN FEES	INV988010	\$32.00
224304	SEPTEMBER 2018 ADMIN FEES	INV988010	\$40.00
224304	SEPTEMBER 2018 ADMIN FEES	INV988010	\$32.00
224304	SEPTEMBER 2018 ADMIN FEES	INV988010	\$16.00
224304	SEPTEMBER 2018 ADMIN FEES	INV988010	\$8.00
224304	SEPTEMBER 2018 ADMIN FEES	INV988010	\$16.00
224304	SEPTEMBER 2018 ADMIN FEES	INV988010	\$8.00
224305	OCTOBER 2018 ADMIN FEES	INV1042467	\$32.00
224305	OCTOBER 2018 ADMIN FEES	INV1042467	\$40.00
224305	OCTOBER 2018 ADMIN FEES	INV1042467	\$32.00
224305	OCTOBER 2018 ADMIN FEES	INV1042467	\$16.00
224305	OCTOBER 2018 ADMIN FEES	INV1042467	\$8.00
224305	OCTOBER 2018 ADMIN FEES	INV1042467	\$16.00
224305	OCTOBER 2018 ADMIN FEES	INV1042467	\$8.00
224306	NOVEMBER 2018 ADMIN FEES	INV1101586	\$32.00
224306	NOVEMBER 2018 ADMIN FEES	INV1101586	\$40.00
224306	NOVEMBER 2018 ADMIN FEES	INV1101586	\$32.00
224306	NOVEMBER 2018 ADMIN FEES	INV1101586	\$16.00
224306	NOVEMBER 2018 ADMIN FEES	INV1101586	\$8.00
224306	NOVEMBER 2018 ADMIN FEES	INV1101586	\$16.00
224306	NOVEMBER 2018 ADMIN FEES	INV1101586	\$8.00
224307	DECEMBER 2018 ADMIN FEES	INV1158977	\$32.00
224307	DECEMBER 2018 ADMIN FEES	INV1158977	\$40.00
224307	DECEMBER 2018 ADMIN FEES	INV1158977	\$32.00
224307	DECEMBER 2018 ADMIN FEES	INV1158977	\$16.00
224307	DECEMBER 2018 ADMIN FEES	INV1158977	\$8.00
224307	DECEMBER 2018 ADMIN FEES	INV1158977	\$16.00
224307	DECEMBER 2018 ADMIN FEES	INV1158977	\$8.00

WARRANT REGISTER: 1662

DATE: 02/05/19

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
		Total for Check: 116855	\$1,204.00
WAREHOUSE DIRECT INC			
224235	OFFICE SUPPLIES	4157723-0	\$28.62
224236	OFFICE SUPPLIES	4155399-0	\$9.72
224237	KLM SUPPLIES	4157329-0	\$17.93
224237	KLM SUPPLIES	4157329-0	\$60.55
224268	COMPUTER PRINTER TONERS	4154648-0	\$273.81
224308	JANITORAL SUPPLIES	4166073-0	\$87.60
224308	JANITORAL SUPPLIES	4166073-0	\$419.84
224308	JANITORAL SUPPLIES	4166073-0	\$94.90
224308	JANITORAL SUPPLIES	4166073-0	\$102.74
224354	OFFICE SUPPLIES	4167791-0	\$14.18
224355	OFFICE SUPPLIES	4167541-0	\$83.00
		Total for Check: 116856	\$1,192.89
WESTMONT PARK DISTRICT			
224238	GYMNASTICS 9/11-10/16/18	01152018	\$294.00
224239	GYMNASTICS 12/4-1/22	01652018	\$168.00
		Total for Check: 116857	\$462.00
WILLOWBROOK FORD INC			
224402	RECIRCULATION DOOR MOTOR	5136894	\$22.94
		Total for Check: 116858	\$22.94
YIAYIAS PANCAKE HOUSE			
224345	OT SNOW MEAL-1-23-19	177786	\$121.37
		Total for Check: 116859	\$121.37
REPORT TOTAL			\$146,878.17

END OF REPORT

REQUEST FOR BOARD ACTION
Finance

AGENDA SECTION: Second Reading – ACA

SUBJECT: FY 2019-20 through FY 2023-24 Capital Improvement Plan

MEETING DATE: February 5, 2019

FROM: Darrell Langlois, Assistant Village Manager/Finance Director

Recommended Motion

Move to Approve the FY 2019-20 through FY 2023-24 Capital Improvement Plan.

Background

On December 7, 2018, the draft FY 2019-20 through FY 2023-24 Capital Improvement Plan (CIP) was distributed to the Village Board and Finance Commission. On January 22, 2018 the draft document was reviewed in detail at a joint Committee-of-the-Whole and Finance Commission meeting.

Discussion & Recommendation

As a result of the joint meeting, the only change recommended was to increase the Departmental Capital transfer from \$1,200,000 to \$1,250,000 in the FY 2019-20 Budget and the remainder of the CIP period. This recommended change affects Page 7 of the CIP book; attached is revised page that should be inserted in your CIP book to incorporate this change. This change will also be incorporated in the CIP document this is included on the Finance Department page on the Village of Hinsdale website.

The CIP will have been available to the Village Board, Finance Commission, and general public for over almost 60 days, and subsequent to the joint meeting there have been no other changes to the document requested. Thus, staff recommends approval of the document as revised.

Budget Impact

The CIP will form the foundation for the capital outlay items that will be included in the FY 2019-20 Budget. As a reminder, for those items in the CIP specific Village Board spending authorization is still required for all items that exceed \$20,000.

Village Board and/or Committee Action

On January 22, 2019 the draft document was reviewed in detail at a joint Committee-of-the-Whole and Finance Commission meeting, which satisfies the first reading requirement.

Documents Attached

1. Revised Page 7 of the CIP book

**Village of Hinsdale
Five Year Departmental Capital
FY 2019/2020 - FY 2023/2024**

Fund - Corporate	All Departments								
Item	Year 0 Budget FY 2018-19	Year 0 Est. Actual FY 2018-19	Year 1 Projected FY 2019-20	Year 2 Projected FY 2020-21	Year 3 Projected FY 2021-22	Year 4 Projected FY 2022-23	Year 5 Projected FY 2023-24	Five-Year Plan Total	Five-Year Annual Avg.
Finance & Information Technology	\$ 376,500	\$ 261,100	\$ 456,000	\$ 185,000	\$ -	\$ -	\$ -	\$ 641,000	\$ 128,200
Economic Development	\$ 40,000	\$ 18,000	\$ 100,500	\$ 43,000	\$ -	\$ -	\$ -	\$ 143,500	\$ 28,700
Police	\$ 338,000	\$ 325,000	\$ 156,000	\$ 390,500	\$ 133,050	\$ 393,000	\$ 129,000	\$ 1,201,550	\$ 240,310
Fire	\$ 92,800	\$ 82,888	\$ 290,000	\$ -	\$ 35,000	\$ 865,000	\$ 430,000	\$ 1,620,000	\$ 324,000
Public Services	\$ 591,500	\$ 381,928	\$ 563,900	\$ 510,500	\$ 349,500	\$ 431,500	\$ 663,500	\$ 2,518,900	\$ 503,780
Parks & Recreation	\$ 398,500	\$ 218,100	\$ 785,734	\$ 594,000	\$ 338,000	\$ 372,000	\$ 166,000	\$ 2,255,734	\$ 451,147
Grand Total	\$ 1,837,300	\$ 1,287,016	\$ 2,352,134	\$ 1,723,000	\$ 855,550	\$ 2,061,500	\$ 1,388,500	\$ 8,380,684	\$ 1,676,137

Capital Reserve Beginning of Year	\$1,461,270	\$1,374,254	\$311,620	\$137,049	\$732,927	(\$27,144)	\$1,461,270
Pay Box Revenue				\$247,000			\$247,000
Grants					\$150,000		\$150,000
PEG Fees (Broadcast Equipment)		\$39,500					\$39,500
Platform Tennis Loan Repayment			\$51,429	\$51,429	\$51,429	\$51,429	\$205,714
Transfer	\$1,200,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$7,450,000
Expenses	(\$1,287,016)	(\$2,352,134)	(\$1,723,000)	(\$855,550)	(\$2,061,500)	(\$1,388,500)	(\$9,667,700)
Capital Reserve End of Year	\$1,374,254	\$311,620	\$137,049	\$732,927	(\$27,144)	(\$114,216)	(\$114,216)



MEMORANDUM

DATE: February 5, 2019

TO: President Cauley and the Village Board of Trustees

CC: Kathleen A. Gargano, Village Manager

FROM: Heather Bereckis, Superintendent of Parks & Recreation

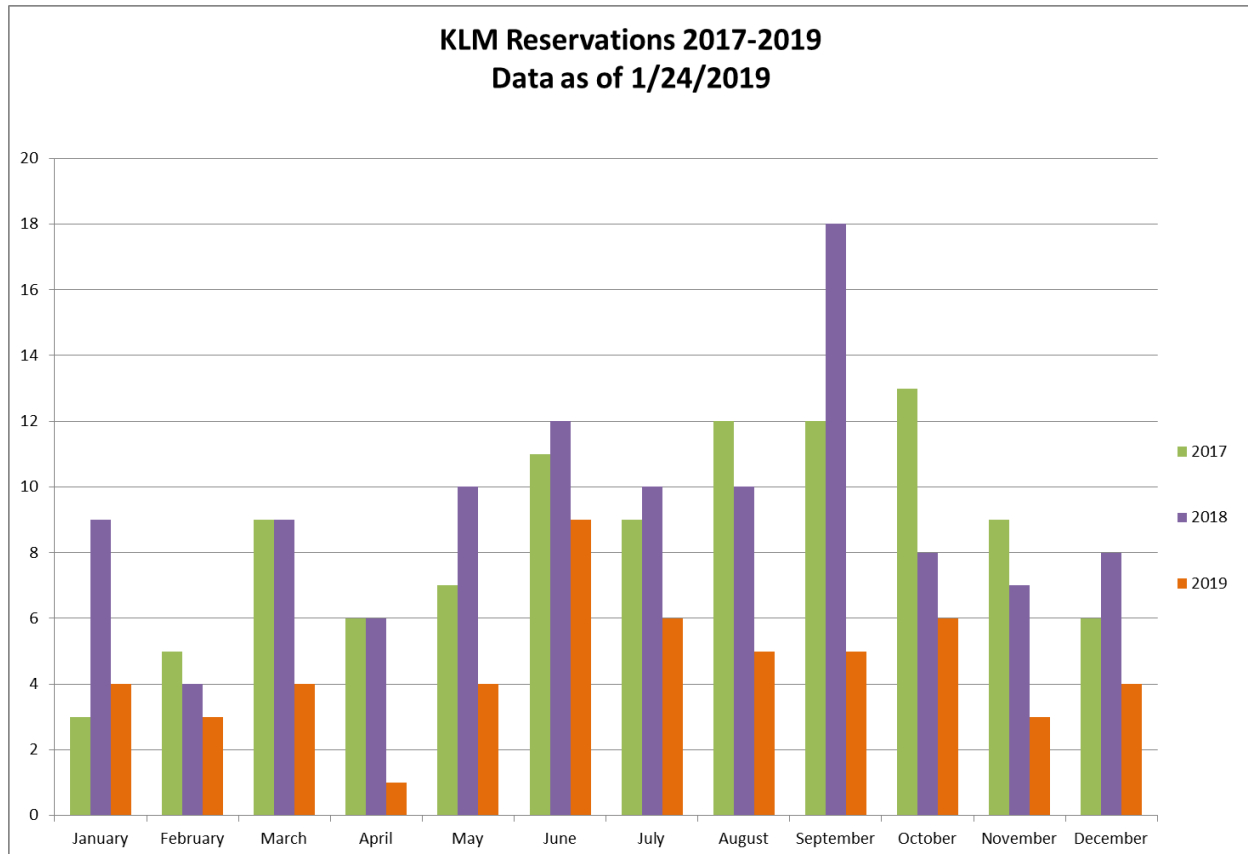
RE: January Staff Report

The following is a summary of activities completed by the Parks & Recreation Department during the month of January.

Katherine Legge Memorial Lodge

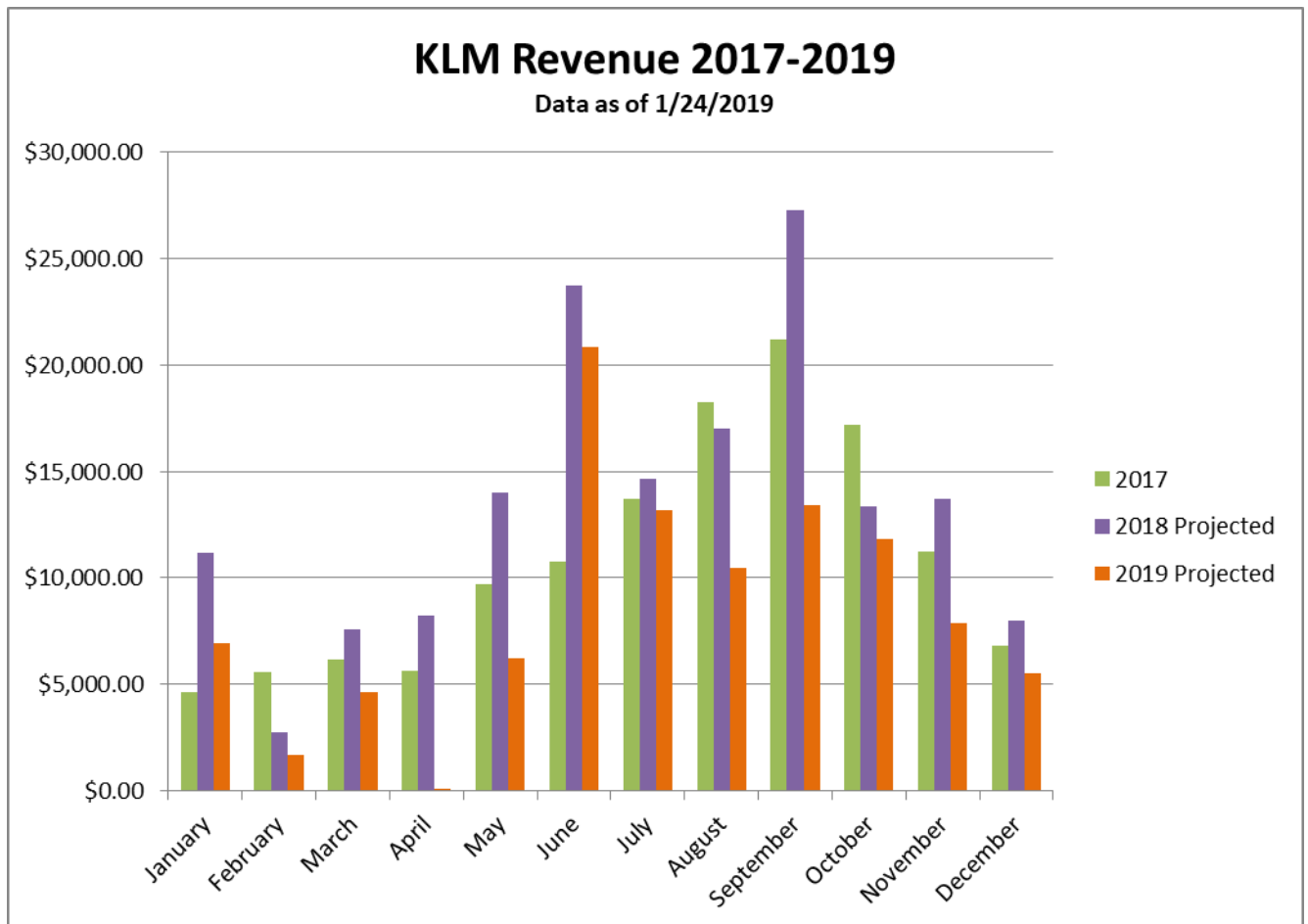
Preliminary gross rental and catering revenue for the fiscal year-to-date is \$146,504. Rental revenue for the eighth month of the 2018/19 fiscal year is \$9,125. In December, there were eleven events held at the Lodge, which is two more than the previous year. Expenses for November are currently down 25% (\$3,882) over the prior year; this is primarily due to timing of projects and invoices.

REVENUES	December		YTD		Change Over the Prior year	2018-19 Annual Budget	FY 18-19 % of budget	2017-18 Annual Budget	FY 17-18 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
KLM Lodge Rental	\$8,125	\$9,125	\$106,990	\$132,004	\$25,014	\$150,000	88%	\$160,000	67%
Caterer's Licenses	\$0	\$0	\$11,500	\$14,500	\$3,000	\$13,000	112%	\$11,000	105%
Total Revenues	\$8,125	\$9,125	\$118,490	\$146,504	\$28,014	\$163,000	90%	\$171,000	69%
EXPENSES	December		YTD		Change Over the Prior year	2018-19 Annual Budget	FY 18-19 % of budget	2017-18 Annual Budget	FY 17-18 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
Total Expenses	\$15,386	\$11,504	\$99,614	\$92,261	(\$7,354)	\$195,839	47%	\$197,651	50%
Net	(\$7,261)	(\$2,379)	\$18,876	\$54,243	\$35,368				



KLM Gross Monthly Revenues								
Month	2011/12 FY	2012/13 FY	2013/14 FY	2014/15 FY	2015/16 FY	2016/17 FY	2017/18 FY	2018/19 FY
May	\$ 8,561	\$ 8,801	\$ 16,796	\$ 13,745	\$ 16,000	\$ 12,200	\$ 9,725	\$ 13,675
June	\$ 11,156	\$ 10,745	\$ 26,818	\$ 17,450	\$ 22,770	\$ 22,845	\$ 12,495	\$ 23,045
July	\$ 13,559	\$ 9,786	\$ 18,650	\$ 12,909	\$ 27,475	\$ 12,550	\$ 15,000	\$ 16,874
August	\$ 17,759	\$ 18,880	\$ 19,579	\$ 25,350	\$ 24,775	\$ 11,500	\$ 18,555	\$ 15,205
September	\$ 14,823	\$ 14,498	\$ 12,137	\$ 24,510	\$ 15,250	\$ 12,645	\$ 15,410	\$ 27,860
October	\$ 16,347	\$ 15,589	\$ 14,825	\$ 23,985	\$ 25,580	\$ 21,045	\$ 15,180	\$ 12,770
November	\$ 8,256	\$ 11,612	\$ 8,580	\$ 14,724	\$ 14,825	\$ 6,700	\$ 12,500	\$ 13,450
December	\$ 8,853	\$ 10,265	\$ 13,366	\$ 17,290	\$ 17,200	\$ 13,457	\$ 8,125	\$ 9,125
January	\$ 1,302	\$ 4,489	\$ 250	\$ 8,450	\$ 2,850	\$ 4,624	\$ 18,089	
February	\$ 2,301	\$ 6,981	\$ 7,575	\$ 3,120	\$ 2,400	\$ 4,550	\$ 2,495	
March	\$ 2,506	\$ 7,669	\$ 4,245	\$ 6,725	\$ 8,945	\$ 5,944	\$ 8,045	
April	\$ 2,384	\$ 4,365	\$ 3,600	\$ 12,695	\$ 9,125	\$ 4,300	\$ 7,482	
total	\$ 107,807	\$ 123,680	\$ 146,421	\$ 180,953	\$ 187,195	\$ 132,360	\$ 143,101	\$ 132,004

The graph below shows the past three years of lodge revenue and the upcoming year's projection. Future predictions are based on the average revenue from the event type. Also included below are charts indicating the number of reservations and reservation type by month. Typically, events are booked 6-18 months in advance of the rentals; however, if there are vacancies, staff will accept reservations within 5 days of an event. These tracking devices will be updated monthly.



Staff is currently working with the approved marketing plan for the 2018/19 FY, including the addition of Search Engine Optimization (SEO) and progressive marketing through The Knot. A sub-committee was started and held its third meeting on December 13th. The committee is working on expanding the detailed marketing plan, specific to KLM; including rebranding marketing materials. The next committee meeting will be held in late February.



MEMORANDUM

Upcoming Brochure & Activities

Brochure & Programming

The winter/spring brochure was delivered to residents homes on Monday, December 3rd. Registration began on Monday, December 10th. A few highlights of new items include; extended season hours at the pool, field hockey classes, new teen programming and new adult programming.

Special Events

The next special events will be the Easter Egg Hunt on Saturday April 20th, in Robbins Park and Park Clean-Up Day on Friday, April 26th.

Field & Park Updates

Fields/Parks

All fields and bathrooms are closed for the winter season. Both will reopen on April 1st, weather permitting.

Ice Rink

The liner for the ice rink at Burns Field has been ordered and delivered to Public Services. Once the temperatures are below 32 degrees they will begin to set it up. Due to the size and depth, six or more days consecutively below 32 degrees is required for appropriate freezing. Anticipated opening date was December 15th, but warm weather in the high 30's and 40's has prevented the liner from being installed and filled so far. With the newly cold temperatures in late January, staff is expecting the rink to be filled and open for skating the weekend of February 2nd.

Residents around Melin Park have again requested to set up the smaller rink in the park. The Village Board approved this item and residents will start the set up when temperatures are appropriate. Due to the much smaller size of this rink, they need fewer consecutively cold days to freeze. Village staff will inspect and approve the rink prior to utilization.

Platform Tennis

Memberships



MEMORANDUM

Renewal letters were sent out to past members in late August. This was three weeks later than the normal timeframe due to pricing discussions with HPTA and the Village Board. Pricing for the 2018/19 season increased as indicated in the chart below. A late of \$50 is now being charged for all registrations. Current year-to-date membership revenue in comparison to the same period of the previous year is indicated in the chart below.

Platform Tennis Membership Summary

Memberships as of 1/24/19	2017					2018							
	2017 Fees	New Members	Renewal Members	Total Members	Revenue YTD	2018 Fees	New Members	Renewal Members	Total Members	Change over Prior Year	Revenue YTD	Change over Prior Yr.	% of Change Over Prior Year
Resident Individual	\$200	10	53	63	\$12,600	\$250	11	42	53	-10	\$13,250	\$650	5%
Resident Family	\$250	5	20	25	\$6,250	\$300	5	11	16	-9	\$4,800	-\$1,450	-23%
Resident Secondary	\$0	14	53	67	\$0	\$0	18	23	41	-26	\$0	\$0	0%
Resident Total		29	126	155	\$18,850		34	76	110	-45	\$18,050	-\$800	-4%
Non-Resident Individual	\$300	16	96	112	\$33,600	\$375	39	86	125	13	\$46,875	\$13,275	40%
Non-Resident Family	\$375	3	21	24	\$9,000	\$450	4	22	26	2	\$11,700	\$2,700	30%
Non-Resident Secondary	\$0	18	48	66	\$0	\$0	23	42	65	-1	\$0	\$0	0%
Non-Resident Total		37	165	202	\$42,600		66	150	216	14	\$58,575	\$15,975	38%
Total Lifetime Members		0	227	227	\$0		1	204	205	-22	\$0	\$0	0%
Res League Players 10 Visit	\$100	3	0	3	\$300	\$125	2	0	2	-1	\$250	-\$50	-17%
NR League Players 10 Visit	\$150	2	0	2	\$300	\$188	3	0	3	1	\$564	\$264	88%
10 Visit Total				5	\$600		5	1	6	1	\$814	\$214	36%
Total Memberships/ Revenue		71	518	589	\$62,050		106	430	537	-52	\$77,439	\$15,389	25%



MEMORANDUM

DATE: February 5, 2019

TO: Kathleen A. Gargano, Village Manager

CC: President Cauley and the Village Board of Trustees

FROM: Anna Martch, Economic Development and Communications Specialist
Emily Wagner, Administration Manager

RE: January Economic Development Monthly Report

The following economic development updates are for your review:

- The Economic Development Commission (EDC) meeting scheduled for January 22 was cancelled due to no quorum. The next scheduled meeting is February 26.
- On January 10, staff attended a Chamber of Commerce Board meeting to discuss the upcoming 2019 Chamber budget and Chamber Board election results.
- On January 17, staff attended the Chamber of Commerce marketing and membership meeting to discuss the upcoming event season and to participate in a new event, the Hinsdale Wine Walk.
- On January 24, staff attended a Chamber of Commerce quarterly business meeting at the Hinsdale Humane Society to provide a business update to the membership, listen to Police Chief, Brian King, who provided safety tips to the business community, and to take a tour of the newly renovated business.
- Throughout the month of January staff met with multiple businesses to discuss the opportunities available in Hinsdale.
- Throughout the month of January staff has been working on the details of a new event called Hinsdale Restaurant Week. Hinsdale Restaurant Week will take place March 3-10 where participating restaurants will have lunch specials starting at \$8 and 3-course prix fixe dinner menus priced from \$22-\$38. A list of participating restaurants may be found at www.HinsdaleDining.com.
- Throughout the month of January staff has been working with Hitchcock Design Group on the proposed parking deck beautification project.
- Throughout the month of January staff has been coordinating with the AMITA Hospital staff to review the details of the proposed Hinsdale welcome sign. This particular project requires approval from AMITA Hospital as the sign will be installed on the Hospital's property with approval from the Cook County Forest Preserve, as the Forest Preserve sign needs to be relocated. Staff has a meeting with AMITA staff on February 7. The Village already received approval from Cook County to relocate the Forest Preserve Sign.
- Currently the Village has a 77% compliance rate of completed 2019 business licenses. The goal is to have at least 90% compliance by the end of March 2019.
- During the month of January, the following businesses opened:
 1. Delos Therapy opened at 230 E. Ogden Avenue
 2. Grace Elizabeth Styling opened at 36 E. Hinsdale Avenue #3



MEMORANDUM

3. George Kouris MD opened at 718 N. York Road