

AGENDA
Village Of Hinsdale
Plan Commission
Wednesday, June 8, 2011
Memorial Hall, Memorial Building
7:30 PM
(Tentative and Subject to Change)

1. **Minutes** – Minutes of May 11, 2011
2. **Findings and Recommendations** –
 - a. A-05-2011 – 10 N. Washington Street – Eden Supportive Living – Planned Development, Special Use for a Personal Care Facility and Site Plan/Exterior Appearance Approval.
 - b. A-08-2011 – 149 E. Ogden (BP) – Design Review Overlay Permit, Special Use for Carryout and Exterior Appearance/Site Plan Review for a New Quick Serve Restaurant Facility.
3. **Scheduling of Public Hearings** – No discussion will take place except to determine time and date of hearing.
 - a. A-11-2011 – Text Amendment to Article III, Section 3-110 of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.
4. **Sign Permit Review** - Plan Commission has final authority, if approved permit is issued. This is not a public hearing, the applicant makes their presentation and the Chair can recognize audience to speak.
 - a. 550 W. Ogden – Hinsdale Orthopaedics – Two Ground Signs
5. **Adjournment**

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 contact Darrell Langlois, ADA Coordinator at 630.789-7014 or by TDD at 789-7022 promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MAY 11, 2011
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:35 p.m., Wednesday, May 11, 2011 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Stifflear, Commissioner Moore
Commissioner Brody, Commissioner Nelson, Commissioner Kluchenek
and Commissioner Crnovich

ABSENT: Commissioner Johnson and Commissioner Sullins

ALSO PRESENT: Sean Gascoigne, Village Planner and Ken Florey, Village Attorney

Approval of Minutes

The Plan Commission reviewed the minutes from the April 13, 2011 meeting. Commissioner Nelson motioned to approve the minutes of April 13, 2011 as amended. Commissioner Brody seconded. The motion passed unanimously.

Findings and Recommendations

A-33-2010 – Doug Fuller – Text Amendment to Section 6-106, to Allow Real Estate Offices in the O-1 District as Special Uses.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Kluchenek motioned to approve the findings and recommendations for the Text Amendment to Section 6-106, to Allow Real Estate Offices in the O-1 District as Special Uses. Commissioner Nelson seconded. The motion passed unanimously.

A-34-2010 – 22 N. Lincoln Street – Special Use Permit to Allow a Real Estate Office, with a Maximum of 13 Agents, at 22 N. Lincoln Street.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner Stifflear motioned to approve the findings and recommendations for case A-34-2010 – 22 N. Lincoln Street – Special Use Permit to Allow a Real Estate Office, with a Maximum of 13 Agents, at 22 N. Lincoln Street. Commissioner Crnovich seconded. The motion passed unanimously.

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Scheduling of Public Hearings

A-11-2011 – Text Amendment to Article III, Section 3-110 of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.

Chairman Byrnes stated the public hearing would be scheduled for June 8, 2011.

Public Hearings

A-05-2011 – 10 N. Washington Street – Eden Supportive Living – Special Use for a Planned Development, Special Use for a Personal Care Facility and Exterior Appearance Site Plan Review.

Chairman Byrnes introduced the case and summarized the Commission's discussions from April. He indicated that it was the Commission's position that this was a new Planned Development and that they should assume this as they discuss.

Mitch Hamblet introduced himself and began with a presentation of the information requested by Commission at the April meeting. He presented the proposed landscape plan and discussed several of the plant varieties that would be introduced to the site, as well as several areas they would clean up and improve. He provided the Commission with a presentation board containing picture samples of all the existing and proposed plant material.

Commissioner Moore complimented Mr. Hamblet.

Mr. Hamblet explained that they had a very good working relationship with the landscaping contractor and had used them on some of their other facilities. He then went on to summarize the existing parking conditions and then offered three different scenarios they had proposed. He then explained that any three of the scenarios would provide the 35 required spaces eliminating the need for a parking variation. Mr. Hamblet then asked if there were any questions.

Commissioner Nelson questioned how many spaces the applicant anticipated using.

Mr. Hamblet indicated 10-15 maximum at peak hours and the first used would likely be those under the building.

Commissioner Moore asked for clarification on deliveries and Mr. Hamblet identified where the existing loading space was. She then indicated that she preferred the parking option with all the parking spaces being at 45 degrees.

Commissioner Stifflear asked Village Planner Gascoigne his position on the best parking scenario.

Mr. Gascoigne indicated that in terms of circulation and the configuration of the lot, he agreed with Commissioner Moore that the 45 degree option seemed the most viable. He

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then clarified that the applicant will be required to provide two handicap spaces, but doing so would still allow them to be code compliant on the recommended parking scenario.

General discussion ensued regarding the location of the second handicap spot and Mr. Hamblet indicated they would locate it as close to the building as possible.

Commissioner Kluchenek asked how many employees they anticipated during peak hours.

Mr. Hamblet indicated they would estimate 12 and the most logical location for them to park would be under the building, leaving the parking lot for guests.

Chairman Byrnes asked Mr. Hamblet to revisit the concept of "private-pay" and to elaborate on the extensiveness of the required background checks.

Mr. Hamblet identified all the required background checks necessary for every potential resident within the facility.

Chairman Byrnes questioned the typical length of residency and the implications of residents running out of money.

Mr. Hamblet identified the multiple scenarios and indicated that the best option for them would be to locate them at another Edens that offered supportive living and different financial options.

Commissioner Brody asked additional questions of the proposed business model and what options the residents had in regards to aging.

Mr. Hamblet summarized the differences and identified various options.

Commissioner Brody questioned if Edens was the only agency with this niche.

Mr. Hamblet explained that the only other organization similar to theirs was specifically created for the blind.

General discussion ensued regarding the Eden's business model and Mr. Hamblet explained that they are the only model that provides this level of service and is available to a certain number of individuals under the age of 55.

Commissioner Stifflear introduced the applicant's cost report and identified an area of the report that broke down the resident's percentage of private pay versus the percentage of financial aid the resident received and asked if the same would be required by the state here.

Mr. Hamblet indicated that they would not and stated that this facility would be assisted living, not supportive, 100% private pay and would not allow any financial aid. He then explained that what they were seeing was for one of their supportive living facilities, which under the licensing allows for financial aid, whereas here it would not.

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Commissioner Crnovich asked why the state had stopped issuing SLF licenses.

Mr. Hamblet indicated that it was largely due to money and the state's financial situation.

Commissioner Stifflear questioned how the Village would monitor the private pay concept.

Mr. Hamblet indicated that under their licensing, they wouldn't even be eligible for financial aid.

Mr. Kluchenek confirmed that in terms of the use, the state would have authority over that.

Mr. Hamblet stated that generally, the Village would maintain jurisdiction over the building and physical aspects of the site, while the state would maintain control and inspections of the operational and licensing aspects of the business. He then indicated that the state maintains very strict regulations and rigorous inspections and audits.

Chairman Byrnes questioned where the potential residents would be drawn from and if there was a demand for this type of use.

Mr. Hamblet indicated that there was a huge need for this use. He stated that they would start by marketing towards Hinsdale residents, but that no matter where they came from, it would likely be an affluent community due to the cost. He also indicated that some could come from Manor Care in Hinsdale and other similar facilities in the surrounding communities because they were only in those locations due to a lack of availability for the care that Edens provides. He then provided examples of other groups that would likely utilize this type of facility and the costs associated with living independently versus their facility.

Commissioner Kluchenek asked what the difference was between Eden's and a facility like Manor Care.

Mr. Hamblet indicated that Manor Care was skilled living similar to that of a nursing home where Edens insists on being more residential.

Commissioner Kluchenek asked what the typical cost of a room at Edens would be.

Mr. Hamblet stated it is generally between \$3,000 and \$4,500 a month, but could be more expensive if the resident had additional needs. He then indicated that while it seemed expensive, it would still be substantially cheaper than trying to sustain this level of care on your own.

Chairman Byrnes confirmed the potential demand for this type of use and explained that there have also been other proposals for this site.

Mr. Hamblet acknowledged Chairman Byrnes statement and indicated that they would not be investing the amount of money they had if they didn't feel there was a need for this.

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Beyond that, they felt that this site was a perfect fit and that the building was designed for their use.

Chairman Byrnes questioned if these could also be residents of surrounding communities such as Western Springs and Clarendon Hills.

Mr. Hamblet confirmed and indicated it would be reasonable to assume that most would come from this immediate area since most residents would want to keep their family near by.

Commissioner Crnovich asked about the Champaign and South Shore facilities and if they were assisted or supportive living.

Mr. Hamblet indicated they were both supportive living.

Commissioner Stifflear questioned if they could operate the facility with a reasonable economic profit at 70 units instead of the 82.

Mr. Hamblet indicated that it wasn't desirable.

General discussion ensued regarding the existing units, their approximate square footage and accessibility requirements.

Chairman Byrnes asked if anyone else would like to speak.

Dennis Parsons introduced himself and expressed his support for the project. He indicated that he was amazed at how perfectly this proposal would fit right into not only the existing building, but also the community. He stated that he had looked at several options for this site and the only option that worked with the zoning was three single-family homes. He indicated that there was no doubt in his mind that Edens would bring in quality residents and that Hinsdale should welcome this project.

Chairman Byrnes questioned closing the public hearing and Mr. Florey suggested keeping the hearing open until the Commission was ready to vote.

Commissioner Moore expressed her increased comfort with the existing facility now that staff was able to locate existing elevations.

Commissioner Nelson confirmed that the elevations were not changing and the only modifications were cosmetic and internal.

Mr. Hamblet confirmed.

Commissioner Stifflear applauded the applicant for the degree of progress they had made and the quality of the project, but stated that he still struggled with the inability for the applicant to dedicate open space.

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Mr. Hamblet indicated that short of tearing down portions of the existing buildings they could not provide additional open space. He felt that in exchange, they really tried to overcompensate with the level of landscape improvements. He then stated that this proposal brings far more to the Village in terms of benefits, than just another business. He explained other involvement these facilities have within the community.

Commissioner Crnovich expressed her concerns with this project satisfying the objectives for a Planned Development and summarized specific sections of the code.

Commissioner Moore appreciated the concerns but stated that she felt this was more of a reuse rather than a redevelopment. She then indicated that short of the open space requirement, which she didn't see how they could meet, she felt the applicant had satisfied the other requirements. She expressed her concerns with what could go in this location and thought that there was a way to make this proposal work because it was a good project.

Commissioner Kluchenek asked Commissioner Crnovich what her suggestion would be to bring the project into compliance.

Commissioner Crnovich indicated she didn't think there was one.

Commissioner Brody agreed that there wasn't a solution but that the applicant had presented a strong case for the use of the facility. He appreciated the guidelines but stated that at some point they needed to acknowledge the uniqueness of the situation.

Commissioner Kluchenek asked if the applicant had any suggestions.

Mr. Hamblet stated that there wasn't a lot short of tearing down the building.

Mr. Stifflear questioned if that was a feasible option and expressed concern that the Village was not getting near enough considering the standards that they would be relaxing. He stated that personally, he felt his hands were tied when applying the standards.

Mr. Hamblet suggested further improving a relatively non-accessible area of the site and opening it up for public use.

General discussion ensued and Commissioner Stifflear indicated that he did not feel that the applicant had gone far enough to meet the standards of contributing open space.

Mr. Parsons suggested that rather than demolition, the code provides the applicant the option of providing a fee-in-lieu of open space so why not have the applicant contribute to another landscape or reforestation project where the Village is cash strapped.

Suzanne Lennox introduced herself and stated that they lived a half a block away and were in support of the proposal. She identified several other vacant projects in town and expressed the need for this property to be used.

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Commissioner Moore indicated that she had read through the sections called out by Commissioner Crnovich and with the exception of open space, she could come up with a justification for each and every one of the criteria required by the code and that she felt they could get by the open space issue.

Commissioner Nelson agreed and added that not only are they preserving the existing open space, they are improving the quality of it. He felt that they needed to move this proposal forward as quickly as possible.

Commissioner Kluchenek agreed with Commissioner Moore and indicated that a certain level of pragmatism needed to be injected since they were using existing structures. He indicated that while he was comfortable with the project, he wanted the applicant to understand why some of the requests by the Commission were made and that they needed to exercise their responsibility to at least consider all options.

Chairman Byrnes offered his thoughts and expressed concerns with need for this type of facility, as well as the residents not being from Hinsdale. He expressed concerns with the location of the facility and the lack of contributions being received for the degree of waivers being requested.

Commissioner Kluchenek questioned whether there was anything that could be done to increase open space without tearing down the building, which wasn't even a consideration.

Joyce Skoog stated that while you wouldn't be creating more open space, removing certain portions of fence on the property that currently restrict access, would open up for more usable open space and would be available to the community.

Commissioner Crnovich indicated she is in favor of reuse of buildings but that they are still bound by the requirements of the code.

Chairman Byrnes confirmed that the Commission could proceed with the cash contribution route as well.

Jane Grimm indicated that since closing, several non-viable proposals have come to pass. She offered her thoughts on the future of the property and indicated that if this proposal did not pass, the site would sit vacant.

Commissioner Stifflear questioned the ownership and then stated that the current owner is an active developer who purchased the property strategically to redevelop it, so to say it will stay vacant, was not a fair statement.

Ms. Grimm indicated that the owner had originally had conversations with the Village and concluded that it was not economically feasible for them to redevelop the property. She indicated that since then, they have cooperated fully with both Washington Square and Edens, rather than going into foreclosure on the property.

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Carol Wroble indicated that she is the personal contact with HSA and that she could assure the Commission there was no plan on their part to redevelop the property because they could not get the density to make it financially feasible.

Chairman Byrnes appreciated the Commissions concerns regarding open space contribution and summarized the excerpt of the code pertaining to it. He stated that the concerns were on the record, but as the code states it's really the Boards decision whether to accept a cash contribution in lieu of the land contribution. He then summarized the votes that needed to be taken and confirmed with the Village Attorney that he was proceeding appropriately.

Chairman Byrnes summarized the standards and expressed interest in seeing the license criteria set forth by the applicant, included in the ordinance.

Mr. Florey indicated that it had already been noted and would be included. He also indicated that the additional concerns addressed would also be included in the ordinance.

General discussion ensued regarding clarification to the proposed ordinance changes and the motion.

Commissioner Nelson motioned for the approval of a Special Use Permit for a Personal Care Facility and a Special Use Permit for a Planned Development, as detailed in the draft ordinance as amended, for the property at 10 N. Washington. Commissioner Moore seconded. The motion passed 4-3 with the following vote: Ayes: Commissioner Kluchenek, Commissioner Moore, Commissioner Nelson and Commissioner Brody. Nays: Commissioner Stifflear, Chairman Byrnes, Commissioner Crnovich.

Commissioner Nelson motioned to disapprove the Site Plan subject to the parking lot striping plan which included all parking spaces at 45 degrees and a second handicap spot, for the existing facility located at 10 N. Washington Street. Commissioner Brody seconded. The motion failed 5-2 with the following vote; Ayes: Commissioner Stifflear and Commissioner Crnovich. Nays: Commissioner Kluchenek, Commissioner Moore, Commissioner Nelson, Chairman Byrnes and Commissioner Brody. The site plan was approved.

Commissioner Moore motioned for the approval of Exterior Appearance, for the existing facility located at 10 N. Washington Street. Commissioner Nelson seconded. The motion passed 5-2 with the following vote; Ayes: Commissioner Kluchenek, Commissioner Moore, Commissioner Nelson, Chairman Byrnes and Commissioner Brody. Nays: Commissioner Stifflear and Commissioner Crnovich.

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Mr. Gascoigne recommended that the Commission discuss scheduling for approval of the Findings and Recommendations, for both of the cases on tonight's agenda due to limited availability of certain Commissioners for the June meeting.

Chairman Byrnes requested that staff consider continuing the text amendment for the Design Review Commission to the July meeting to receive a better turn out from the Commission.

Mr. Gascoigne confirmed he would check with Robb, but that it shouldn't be a problem.

The Commissioners agreed that they would prefer to maintain the June 8th meeting since they were able to confirm a quorum with the members in attendance.

Mr. Florey reminded the Commission that they needed four affirmative votes for the Findings and Recommendations and they could potentially lose one of their affirmative votes given the responses for who would not be attending. He indicated that some Commissioners carry their vote from the motion on to the findings and some will switch there vote to approve the decision and he just wanted to account for both contingencies.

Commissioner Stifflear indicated that provided the findings properly reflected the Commission's decision, he would likely vote in favor of the findings.

Commissioner Crnovich agreed.

A-08-2011 – 149 E. Ogden (BP) – Design Review Overlay Permit, Special Use for Carryout and Exterior Appearance/Site Plan Review for a New Quick Serve Restaurant Facility.

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

Mario Spina, representative for Parent Petroleum introduced himself and summarized the proposal.

Commissioner Stifflear confirmed the location of the existing and proposed garbage enclosures.

General discussion ensued regarding the dumpster locations and garbage pick-up

Chairman Byrnes asked if the existing green space to the west of the building would be maintained.

Mr. Spina indicated that it would be reduced as a result of the outdoor seating and additional parking spaces proposed.

General discussion ensued regarding the use and potential traffic congestion being a safety concern.

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Mr. Spina appreciated their concerns and explained that everything would be contained.

Commissioner Stifflear expressed concerns with the loss of green space to the west of the building and the fact that removing it would create the need for a variance.

Mr. Gascoigne clarified the variation requests for the Commissioners.

Chairman Byrnes reminded the Commissioners that the property was in the Design Review Overlay District. He felt that they had done a nice job with the brick work and design, but just wanted to make that clarification for the Commissioners.

Mr. Spina summarized the remainder of the improvements being proposed for the site.

Chairman Byrnes asked why they proposed three additional spots when the current layout meets the requirements.

Mr. Spina indicated that it was for the purpose of improved circulation.

Commissioner Kluchenek asked if there was any thought given to protecting the outdoor seating area from vehicles.

Mr. Spina indicated they certainly could.

General discussion ensued regarding examples of buffers that were appropriate.

Commissioner Stifflear asked Mr. Gascoigne to detail the variations the applicant would be requesting.

Mr. Gascoigne explained all of the necessary variations and why they would be required.

Commissioner Stifflear asked if the proposed trash enclosure would be the same size as the existing.

Mr. Spina indicated it would significantly smaller since the current one contains a lot of storage they didn't need. The proposed enclosure would be just for a garbage dumpster and would be located behind the building.

Chairman Byrnes asked Mr. Spina if they were associated with BP.

Mr. Spina indicated that the extent of their association is selling BP gas.

Chairman Byrnes questioned the likelihood of eliminating the three additional parking spots and maintaining the green space.

General discussion ensued and the Commissioners agreed that they would prefer to eliminate the three spaces and maintain the existing green space.

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Commissioner Moore expressed her satisfaction with the improvements to the monument sign but expressed concerns with the number of colors.

Mr. Gascoigne indicated that this would be treated like any other monument sign and each sign would be treated like a tenant panel which would allow three colors for each sign.

Commissioner Stifflear questioned the need for a separate sign for America's Dog.

Mr. Spina indicated that this would be a leased space and he believed that it would be important to them to have a corporate identity on the main monument sign.

General discussion ensued regarding general signage requirements.

Mr. Gascoigne indicated that generally and theoretically speaking, any tenant occupying a space on the site would be permitted to locate their sign on the larger monument sign however in situations like this it would come before the Plan Commission, ultimately making the approval regarding the number and size of the signs, their discretion.

Commissioner Kluchenek expressed his comfort with the proposed sign now that the applicant confirmed that the words "diesel" and "beer and wine" would be removed.

General discussion ensued regarding how the existing sign compared to the proposed.

The applicant indicated that nothing in terms of the sign was changing other than replacing the internally illuminated box sign with brick and reducing the overall massing of the box.

Commissioner Crnovich confirmed the height of the existing sign and questioned if the proposed sign would require a variation.

Mr. Gascoigne explained that because the base of the sign was remaining and the only portion to be replaced was the box and they were only changing the material, the applicant has taken the position that this is a direct replacement of the sign portion. He then explained that if the Commission agreed with the applicant's position, they could approve the sign as a direct replacement. If they did not, and felt this was a new sign, they would have to obtain a variation for the height of the sign in addition to their other variation requests.

General discussion ensued regarding the illumination, materials and colors of the sign.

Chairman Byrnes expressed that overall he was very pleased with the improvements but expressed concern with the three additional parking spaces.

Mr. Spina appreciated the concern and was willing to remove the spaces but expressed interest in maintaining a drive aisle for garbage pick up.

Mr. Gascoigne indicated that if the Commission was comfortable with the drive aisle that could potentially satisfy the loading space requirement as well. He indicated that a

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variation would still be required for the location of the space, but at least they would have a loading space.

The Commission indicated they would rather see more green space and not have the drive aisle, but that they understood the applicant's position and would be open to the site plan with or without the drive aisle.

Commissioner Kluchenek motioned for the approval of A-8-2011 – 149 E. Ogden – BP for Design Review Permit for the construction of a quick serve restaurant and associated site improvements subject to the following conditions:

- The applicant shall remove the three parking spaces proposed for the west side of the parking lot.
- A loading space shall be provided on the west side of the parking lot, if necessary.
- A decorative barrier shall be provided, separating the outdoor seating from the parking lot.
- The proposed modifications to the existing sign shall include the removal of the identification for "diesel" and "beer and wine" being for sale and shall not exceed the existing height of the current sign.

Commissioner Nelson seconded. The motion passed unanimously.

Commissioner Moore motioned for the approval of a Special Use Permit to allow a Carryout Facility, at 149 E. Ogden Avenue. Commissioner Moore seconded. The motion passed unanimously.

Adjournment

Commissioner Nelson moved to adjourn. Commissioner Moore seconded and the meeting adjourned at 10:05 p.m. on May 11, 2011.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

**RE: Case A-05-2011 - Applicant:Eden Supportive Living - Location: 10 N. Washington Street:
Special Use Permit to allow a Planned Development, Special Use Permit to allow a Personal
Care Facility and Site Plan/Exterior Appearance Approval.**

DATE OF PLAN COMMISSION REVIEW: April 13, 2011 and May 11, 2011

DATE OF ZONING AND PUBLIC SAFETY REVIEW: May 23, 2011

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Eden Supportive Living (the "Applicant") submitted an application to the Village of Hinsdale for a Special Use Permit to allow a Planned Development, Special Use Permit to allow a Personal Care Facility and Site Plan/Exterior Appearance Approval (the "Application") for the existing property located at 10 N. Washington Street (the "Property").
2. The Property is located within the R-5, Multi-Family Residential District and O-1, Specialty Office District and improved with an existing vacant facility (R-5) and accessory parking lot (O-1), which previously operated under Special Uses for a Planned Development and a Senior Living facility and received several waivers from the existing bulk regulations.
3. The Applicant is proposing to reuse the existing facility with the intent of providing assisted living for adults with disabilities, ages 22-64.
4. The Plan Commission determined that a previous Planned Development granted for the Property had expired and the current request should be for a new Planned Development.
5. The Plan Commission expressed concerns regarding the use, more specifically the current proposals ability to satisfy all the standards and criteria for a new Planned Development, including open space contributions, as well as the lack of available information for the existing facility required to make the application complete.
6. Residents presented both concerns and support regarding the proposed use.
7. On April 13th, the Plan Commission requested that the applicant provide the following information:
 - Landscape Plan
 - Parking lot striping plan
 - Elevations (while the Commission agreed that photos of the building would suffice, staff was able to locate reasonable elevations)
 - Site Plan/Exterior Appearance Application, and;
 - Draft ordinance
8. On May 11, 2011, the Applicant appeared before the Plan Commission with the requested information, and while the Commission generally approved of the information provided, certain Commissioners still felt that the Applicant had not sufficiently satisfied all of the standards and

criteria required for a new planned development, given the degree of waivers required for the existing structures.

9. The Commission requested that certain language be a part of the draft ordinance granting the requested zoning relief to reflect the Applicant's willingness to pursue a license for assisted living. These matters included limiting the overall number of individuals below the age of 55 to 20%, a 100% private pay model and not accepting or treating individuals with Autism or Asperger's Syndrome.
10. The Plan Commission specifically finds that the Application, as a whole, satisfies the standards in Subsection 11-602 of the Zoning Code applicable to approval of a special use permit, Subsection 11-603 of the Zoning Code applicable to approval of a Planned Development, Subsection 11-604F pertaining to Standards for site plan disapproval and Section 11-606 of the Zoning Code governing exterior appearance review.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 4 "Ayes," 3 "Nay," and 2 "Absent," recommends that the President and Board of Trustees approve the Application for a Special Use permit for a Personal Care Facility at 10 N. Washington Street and a Special Use Permit for a Planned Development, as detailed in the draft ordinance, including the requested modifications of certain Zoning Code regulations for the Planned Development reflected in the draft ordinance, and as amended.

The Village of Hinsdale Plan Commission, by a vote of 5 "Ayes," 2 "Nay," and 2 "Absent," recommends that the President and Board of Trustees approve the Application for exterior appearance approval, for the existing facility located at 10 N. Washington Street.

The Village of Hinsdale Plan Commission, by a vote of 5 "Ayes," 2 "Nay," and 2 "Absent," recommends that the President and Board of Trustees approve the Application for site plan review approval subject to the landscape plan and the parking lot striping plan which included all parking spaces at 45 degrees and a second handicap spot, for the existing facility located at 10 N. Washington Street.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2011.

HINSDALE PLAN COMMISSION

**RE: Case A-08-2011 - Applicant: Parent Petroleum - Location: 149 E. Ogden:
Design Review Permit for Exterior Improvements and a Special Use for a
Carryout Facility**

DATE OF PLAN COMMISSION REVIEW: May 11, 2011

DATE OF ZONING AND PUBLIC SAFETY REVIEW: May 23, 2011

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Parent Petroleum submitted an application to the Village of Hinsdale for design review approval and a special use permit for carryout, to allow for the construction and operation of a 700 square foot Quick Serve Restaurant (QSR) as well as additional site improvements to the gas station and mini-mart for the property located at 149 E. Ogden Road (the "Application").
2. The property is located within the B-3 General Business District and improved with a gas station and mini-mart.
3. The applicant is proposing to construct the addition to the west of the existing convenient store to house a new America's Dog, QSR. Besides the addition, the scope of substantial site changes included the addition of three new parking spaces, updating the existing monument sign, two new wall signs and wrapping the existing canopy poles with decorative brick. In addition, the applicant is also proposing to install new lighting under the canopy that is more energy efficient and produces less spillover.
4. The Plan Commission expressed concerns with traffic safety around the three newly proposed parking spaces as they related to the outdoor seating, as well as the desire to maintain as much open space as possible. As such, they recommended the removal of the three spots and the installation of a decorative barrier between the existing parking and the proposed outdoor seating area.
5. The applicant expressed concerns and requested to maintain at least the drive aisle for the garbage truck to access the dumpster enclosure at the rear of the property
6. The Plan Commission indicated that while they preferred to see the open space, they would afford him the flexibility of leaving the drive aisle if necessary.
7. The Plan Commission expressed general concerns with the monument sign, but most Commissioner's were generally satisfied with the proposed improvements after the confirmation that the words "diesel" and "beer and wine" would be removed and that the new sign would not project any higher than the existing.

8. The Plan Commission specifically finds that the Application, as a whole, satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit, Subsection 11-604F pertaining to Standards for site plan disapproval, Subsection 11-605E Standards and considerations for design review permit and Section 11-606 of the Zoning Code governing exterior appearance review.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 7 "Ayes," 0 "Nay," and 2 "Absent" recommends that the President and Board of Trustees approve the Application for Design Review Permit for Exterior Improvements at 149 E. Ogden Avenue, subject to the following conditions:

- The applicant shall remove the three parking spaces proposed for the west side of the parking lot.
- A loading space shall be provided on the west side of the parking lot, if necessary.
- A decorative barrier shall be provided, separating the outdoor seating from the parking lot.
- The proposed modifications to the existing sign shall include the removal of the identification for "diesel" and "beer and wine" being for sale and shall not exceed the existing height of the current sign.

The Village of Hinsdale Plan Commission, by a vote of 7 "Ayes," 0 "Nay," and 2 "Absent" recommends that the President and Board of Trustees approve the Application for a Special Use Permit for a carryout facility for the property located at 149 E. Ogden Avenue.

THE HINSDALE PLAN COMMISSION

By:

Chairman

Dated this _____ day of _____, 2011.

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

Cc: Robb McGinnis, Building Commissioner
David Cook, Village Manager

Date: June 8, 2011

Re: Scheduling Public Hearing for Case A-11-2011

Applicant: Village of Hinsdale

Request: Text Amendment to Article III (Single-Family Residential Districts), Section 3-110 (Bulk, Space and Yard Requirements) of the Hinsdale Zoning Code as it relates to the Elimination of the Floor Area Ratio Requirement for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission.

The Applicant, the Village of Hinsdale, has submitted an application to amend Sections 3-110 of the Zoning Code, as it relates to the elimination of the maximum Floor Area Ratio for New Single-Family Residences that Receive Design Review Approval from the Design Review Commission. In addition, the proposal includes changes to Title 2 of the Village Municipal Code to designate a Commission to implement the review process and establish standards and guidelines.

It should be noted that if the ZPS and Village Board choose to refer this matter on for further consideration, amendments and changes to the Villages' Municipal Code are considered and voted on only by the ZPS and Village Board. Therefore, if this item is referred to the Plan Commission, the Commission should only discuss the appropriateness of including the additional language into Section 3-110 of the Zoning Code, before referring any recommendation on to the ZPS and Village Board where the appropriateness of the language change to Title 2 and Chapter 15 of the Municipal Code can then be addressed, along with the Plan Commission's recommendation of the text amendment to the Zoning Code for final consideration.


On May 3, 2011, the Village Board of Trustees moved, unanimously, to recommend the aforementioned request be scheduled for a public hearing at the next regularly scheduled Plan Commission meeting.

It is requested that the public hearing be scheduled for July 13, 2011.

Attachment

Cc: President Cauley and Village Board of Trustees
David Cook

Memorandum

To: Chairman Byrnes and Plan Commission Members
From: Sean Gascoigne, Village Planner 
Date: June 8, 2011
Re: Sign Review – 550 W. Ogden Avenue – Hinsdale Orthopaedics

The applicant is proposing two ground signs at the property located at 550 W. Ogden. The site is located in the O-2, Limited Office District and is developed with a two-story office building. There are currently two ground signs on the site that will be removed.

Ground Signs

The applicant is proposing two new ground signs located 10'-0" feet from the north and east property lines on Ogden Avenue and Monroe Street, respectively. According to the application, both signs would be identical in design and have a white background, blue and black text, with the sign along Monroe being a scaled back version of the sign on Ogden. The first sign would be located along Ogden Avenue, have an overall height of 6'-0" and be a total of 28 square feet (3'-6" x 8'-1"). The second sign would be located at the Monroe Street entrance. It would have an overall height of 4'-0" and be a total of 12 square feet (2'-2" x 5'-6"). Both signs would be internally illuminated with fluorescent lighting.

Subsection 9-106J of the Zoning Code provides the requirements for signage in the O-2 Limited Office District. The Code allows one ground sign to be 8'-0" in height with a maximum square footage of 50 square feet per sign face nor more than two faces per sign. As such, the proposed sign application *does not* currently meet the requirements of Section 9-106 – Signs of the Zoning Code, however pursuant to Section 11-607F(2)(c), the Plan Commission does have the authority to increase the maximum number of signs of any functional type otherwise allowed. Should the additional sign be permitted, the maximum square footage for *both* signs cannot exceed the maximum allowance of 50 square feet. As such, the proposed signage would comply.

Cc: President Cauley and the Village Board of Trustees
David Cook, Village Manager

VILLAGE OF HINSDALE
 COMMUNITY DEVELOPMENT DEPARTMENT
 APPLICATION FOR SIGN PERMIT

SIGN (A)

Applicant
 Name: PARVIN-CLAUSS SIGN CO
 Address: 65 TUBERNAY DR
 City/Zip: CAROL STREAM 60188
 Phone/Fax: (630) 510 / 2020
 E-Mail: _____
 Contact Name: MARY CLAUSS

Contractor
 Name: PARVIN-CLAUSS SIGN CO
 Address: (same)
 City/Zip: _____
 Phone/Fax: () _____ / _____
 E-Mail: _____
 Contact Name: _____

ADDRESS OF SIGN LOCATION: 550 W OGDEN
ZONING DISTRICT: _____

Sign Type:
 Permanent Temporary
 Ground Sign
 Wall Sign
 Pole Sign

Sign Information: SIGN (A)
 Overall Size (Square Feet): 28 (36" x 81")
 Overall Height from Grade: 6' Ft.
 Proposed Colors (Maximum of Three Colors):
 ① BLACK ② WHITE
 ③ SILVER BLUE
 Type of Illumination: INTERNAL-FLUORESCENT
 Foot Candles: 27

Site Information:
 Lot/Street Frontage: OGDEN 219'
 Building/Tenant Frontage: 123'
 Existing Sign Information:
 Business Name: HINSDALE ORTHOPEDICS
 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.

Signature of Applicant: Mary Clauss Date: 5/4/11
 Signature of Building Owner: (see attached) Date: 3/24/11

FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____

Parvin-Clauss
SIGN COMPANY

Division • Fabrication • Installation • Maintenance
16515 Midway Drive • Kansas City, MO 64117
Tel: 816.451.0200 • Fax: 816.451.0202
E-Mail: info@parvinclauss.com
WWW.PARVINCCLAUSS.COM

PROJECT:

Hinsdale Orthopaedics
550 W. Ogden Ave.
HINSDALE

CUSTOMER APPROVAL:

DATE _____

AUTHORIZED SIGNATURE

REPRESENTATIVE
Lisa Voight

DRAWN BY
Bill Goodwyn

DATE
1.21.11

SCALE
3/4" = 1'

SHEET NO.
1 of 2

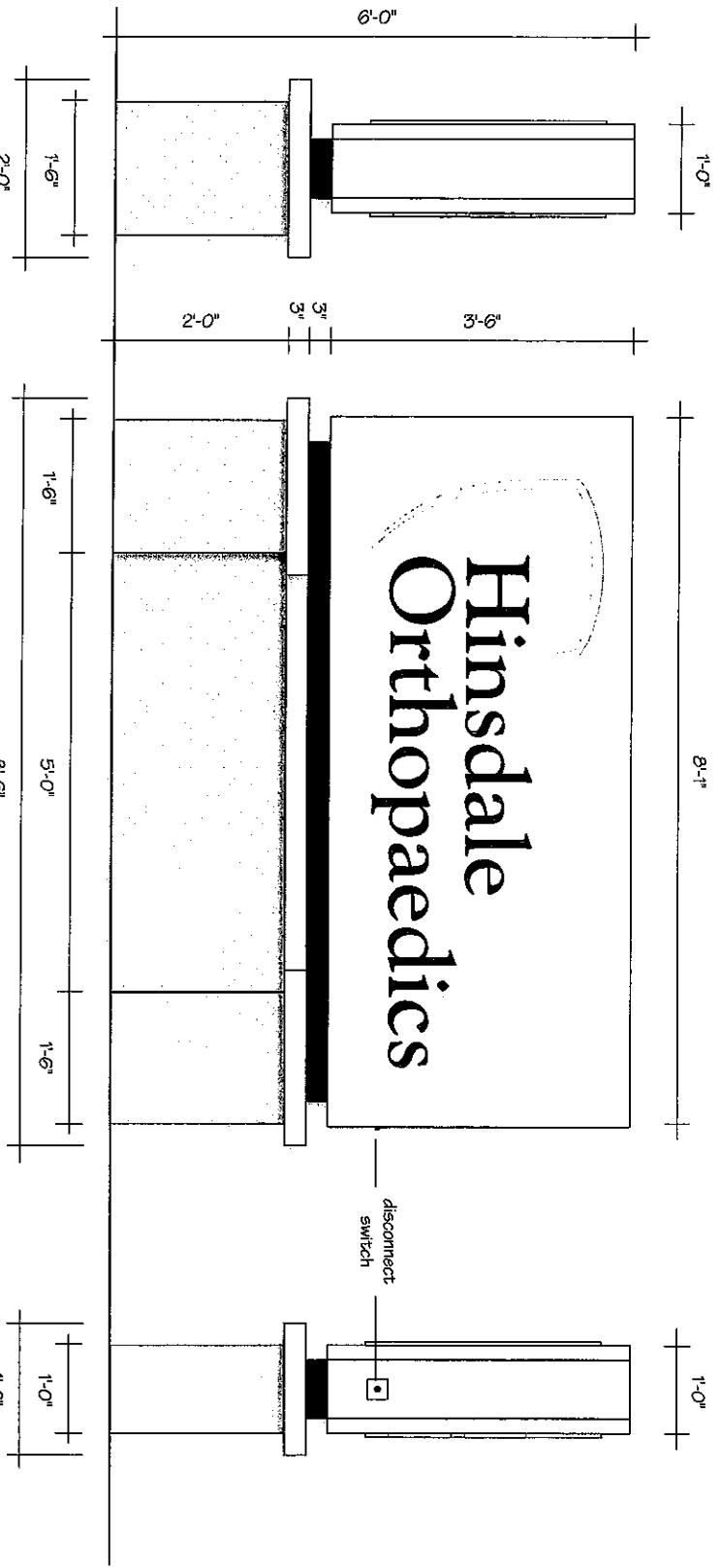
WORK ORDER
#033555

FILE NAME
hin033555

PRINT INFO

REVISIONS:

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(1) 8'-0" x 8'-6" x 2'-0" double face internally illuminated monument sign

- Cabinet: 3'-6" x 8'-1" x 1'-0" aluminum extrusion, painted SATIN WHITE, faces routed for acrylic push-thru graphics
- Graphics: 1/2" thick FCO acrylic push-thru, Opaque BLACK and SILVER BLUE vinyl on faces
- Reveal: 3" aluminum, painted BLACK
- Base: aluminum construction, painted Benjamin Moore 997 BAJA DUNES w/ 1002 FEATHERSTONE cap
- Illumination: H.O. fluorescent lamps
- Power: utilize existing power at site
- Mounting: on existing steel column, to be determined after field survey



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VILLAGE OF HINSDALE
 COMMUNITY DEVELOPMENT DEPARTMENT
 APPLICATION FOR SIGN PERMIT

SIGN (B)

Applicant

Name: PARVIN-CLAUSS SIGN CO

Address: 165 TUBERNAY DR

City/Zip: CAROL STREAM IL 60888

Phone/Fax: (630) 510 / 2020

E-Mail: _____

Contact Name: MARY CLAUSS

Contractor

Name: PARVIN-CLAUSS SIGN CO

Address: (Same)

City/Zip: _____

Phone/Fax: () _____ / _____

E-Mail: _____

Contact Name: _____

ADDRESS OF SIGN LOCATION:
550 W OGDEN

ZONING DISTRICT:

Sign Type:

Permanent Temporary

Ground Sign

Wall Sign

Pole Sign



Sign Information: SIGN (B)

Overall Size (Square Feet): 12 (2'2" x 5'6")

Overall Height from Grade: 4' Ft.

Proposed Colors (Maximum of Three Colors):

① BLACK ② WHITE

③ SILVER BLUE

Type of Illumination: _____

Foot Candles: _____

Site Information:

Lot/Street Frontage: 480' MONROE

Building/Tenant Frontage: 131'

Existing Sign Information:

Business Name: HINSDALE ORTHOPAEDICS

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.

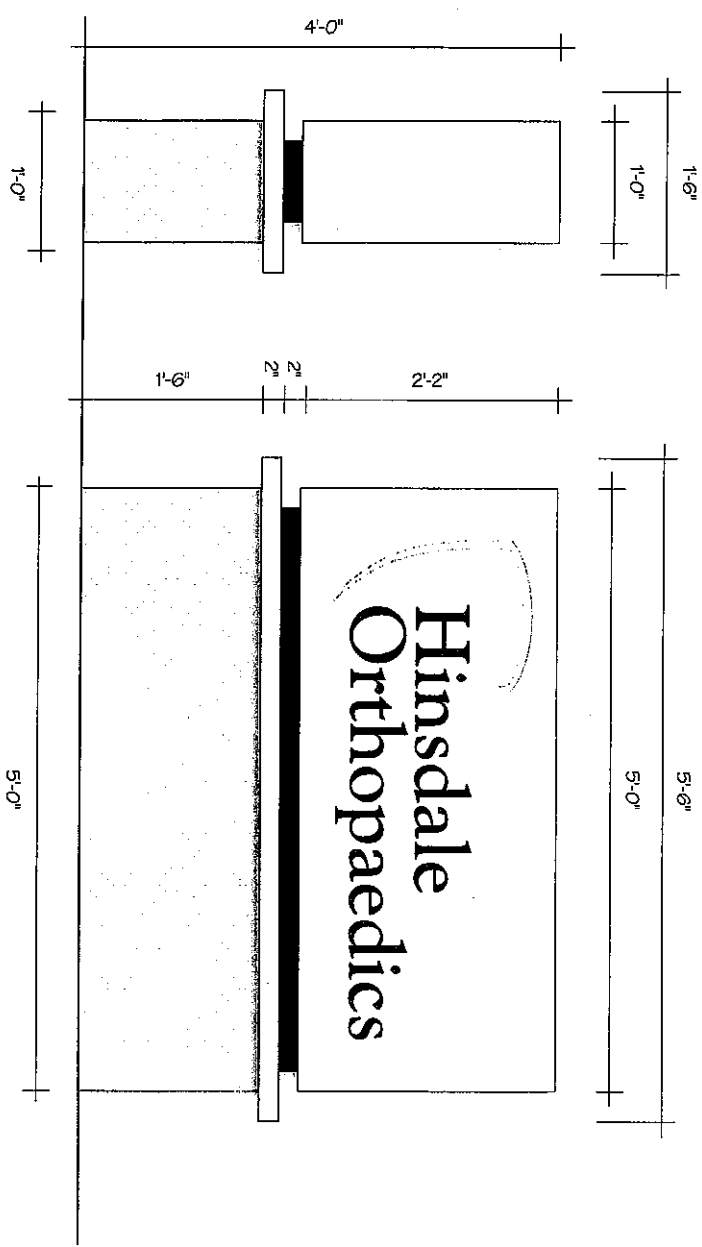
Mary Clauss 5/4/11
 Signature of Applicant Date

(see attached) 3/24/11
 Signature of Building Owner Date

FOR OFFICE USE ONLY: Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: _____ x \$4.00 = _____

Plan Commission Approval Date: _____



(1) 4'-0" x 5'-0" x 1'-0" double face non-illuminated sign

Cabinet: 2'-2" x 5'-0" x 1'-0" aluminum extrusion, painted SATIN WHITE
 Graphics: 3M 220-12 BLACK and 230-237 SILVER BLUE vinyl
 Reveal: 2" aluminum, painted BLACK
 Base: aluminum construction, painted Benjamin Moore 997 BAJA DUNES w/ 1002 FEATHERSTONE cap
 Mounting: on existing steel column, to be determined after field survey



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Parvin-Clauss
SIGN COMPANY

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 Tel: 614.851.8280 • Fax: 614.851.0274
 e-mail: info@parvinclauss.com
 www.parvinclauss.com

PROJECT:

Hinsdale Orthopaedics
 550 W. Ogden Ave.
 HINSDALE

CUSTOMER APPROVAL:

DATE _____
 AUTHORIZED SIGNATURE _____

REPRESENTATIVE

Lisa Voight
 DRAWN BY
 Bill Goodwyn

DATE

1.21.11

SCALE

1" = 1'

SHEET NO.

2 of 2

WORK ORDER

#03355

FILE NAME

hinc3355

PRINT INFO

REVISIONS:

1	
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Date: 24. March. 2011


To: Parvin-Clauss Sign Company
165 Tubeway Drive
Carol Stream, IL 60188

This letter authorizes Parvin-Clauss to proceed with the permit process for the following project:

550 West Ogden Ave
Hinsdale, IL

If you have any questions, you may contact me.

Sincerely,

 NICHELLE CORELLA

Company: HINSDALE ORTHOPAEDICS
Address: 550 W OGDEN