#### **MEETING AGENDA**



# PLAN COMMISSION Wednesday, March 8, 2023 7:30 p.m. MEMORIAL HALL – MEMORIAL BUILDING 19 East Chicago Avenue, Hinsdale, Illinois 60521

(Tentative & Subject to Change)

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. PUBLIC COMMENT (Non-Agenda Items)
- **4. APPROVAL OF MINUTES** February 8, 2023

#### 5. FINDINGS AND RECOMMENDATIONS

- a) Case A-37-2022 2 Salt Creek Lane Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane – Request by Mouse Automotive
- b) Case A-4-2023 218 W. Ogden Avenue Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates

#### 6. PUBLIC MEETINGS

 a) Case A-9-2023 – 11 Salt Creek Lane – MedProperties – Exterior Appearance and Site Plan Review to Allow for Changes to the Existing Building Elevation, Landscape Plan, and Site Plan at 11 Salt Creek Lane in the O03 General Office District

#### 7. SIGN PERMIT REVIEW

a) Case A-6-2023 – Sign Permit Review – 5837 S. Madison Street – Hinsdale Discount Tires and Automotive – Installation of One (1) Wall Sign and a New Sign Face on an Existing Ground Sign

Public comments are welcome on any topic related to the business of the Commission at Regular and Special Meetings during the portion of the meeting devoted to a particular agenda item, or during the period designated for public comment for non-agenda items. Individuals who wish to comment must be recognized by the Chairperson and then speak at the podium, beginning by identifying themselves by name and address. All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read. Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

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 Andrianna Peterson, ADA Coordinator at 630-789-7005 to allow the Village of Hinsdale to make reasonable accommodations for those persons. Additional information may be found on the Village's website at <a href="https://www.villageofhinsdale.org">www.villageofhinsdale.org</a>

# VILLAGE OF HINSDALE PLAN COMMISSION MINUTES OF THE MEETING Wednesday, February 8, 2023

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Cashman, in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, February 8, 2023 at 7:32 p.m., roll call was taken.

**PRESENT:** Commissioners Cynthia Curry, Jim Krillenberger, Patrick Hurley, Julie Crnovich, Mark

Willobee and Scott Moore, and Chairman Steven Cashman

ABSENT: Commissioners Gerald Jablonski and Anna Fiascone

**ALSO PRESENT:** Bethany Salmon, Village Planner

# Approval of Minutes - January 11, 2023

Hearing no comments, a motion was made by Commissioner Willobee, seconded by Commissioner Moore, to approve the January 11, 2023 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Willobee, Moore

NAYS: None

**ABSTAIN:** Commissioners Hurley and Chairman Cashman

ABSENT: Commissioners Jablonski and Fiascone

#### **Public Comment on Non-Agenda Items**

Chairman Cashman asked for public comments. There were no public comments pertaining to non-agenda items.

#### **Public Hearings**

a) Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane – Request by Mouse Automotive

Please refer to <u>Attachment 1</u> for the transcript for Public Hearing Case A-37-2022.

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to open the Public Hearing for Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane. The motion carried with a roll call vote of 7-0 as follows:

AYES: Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

**ABSENT:** Commissioners Jablonski and Fiascone

Anastas Shkurti, the attorney for the project with Robbins DiMonte, Michael Marzano, representing the applicant Mouse Automotive, and Jerry Mortier, representing the project architect The Redmond Company, provided a presentation to the Plan Commission on the proposed development.

Village of Hinsdale Plan Commission Meeting of February 8, 2023 Page 2 of 4

Anastas Shkurti, the attorney for the applicant, was present to address the Commission. He provided a brief overview of the application to rezone the property from the O-2 District to the B-3 District. Mr. Shkurti also provided a brief overview of the application for Exterior Appearance and Site Plan Review.

Mr. Shkurti described the business as a unique, luxury car dealership and stated that if the application is approved, this location would be the largest McLaren dealership in North America. The building would be a two (2) story structure containing retail, office, indoor parking and service areas. The building would utilize the two (2) existing curb cuts for access, a three (3) foot tall black decorative fence would be installed to match the existing fencing on site, and a gate would be installed on the west drive for security.

Mr. Shkurti explained that before the site plan can be approved, the property must be rezoned to allow for car dealerships. Mr. Shkurti stated the current area is underutilized and the former building was demolished in 2012, the site is surrounded with office and commercial uses with no residential properties within 250 feet of the site. He added that the McLaren dealership will be a good fit for the surrounding uses.

Mr. Shkurti addressed the standards for a Map Amendment and explained how this project meets all of the standards. Mr. Shkurti briefly addressed the standards for the site plan application and explained how the project would not have adverse impacts on the area and re-stated the dealership would be a very good fit for the surrounding uses. Mr. Shkurti added the Office Park Association also supports the proposed dealership for this property.

Commissioner Curry stated the building is beautiful asked how the project would impact the existing stormwater vault. It was confirmed that the project would build over a corner of the vault. Details were then provided about excavating around the vault and the site plan area that shows the expansion of it.

Commissioner Krillenberger asked for confirmation of the location of the black fence around the entire perimeter of the property. The plans were enlarged on the screen to more clearly indicate the details of the three (3) foot tall decorative fence to match the existing. Details about the light gray accent panels were also discussed for clarification.

Commissioner Hurley stated the building looked great and asked for confirmation on the location of the lot entrance the large glass building frontage towards Ogden Avenue. Potential signage to be applied for in the future was also briefly explained in response to a question from Commissioner Hurley.

Commissioner Crnovich expressed her appreciation for the very thorough application and packet. She stated she liked the building design and the potential tax revenue it will generate if approved.

Commissioner Krillenberger asked about the operations of sales and service. Mr. Marzano, of Mouse Automotive, explained that the dealership provides vehicle transport to a very large percent of customers purchasing and servicing vehicles.

Commissioner Willobee asked if the turning radius was adequate for delivery trucks using the north entrance. It was confirmed that the area shown in the proposed plan would be adequate in turning radius and sufficient in area required for loading. Follow-up comments of Commissioner Willobee were inaudible.

Commissioner Willobee then asked if the neighboring streets would be used for test drives for sales or service. Mr. Marzano stated that there would be no disruption to neighboring properties and nearby residential streets would not be used for that purpose. Commissioner Willobee also stated the landscape plan looks great.

Village of Hinsdale Plan Commission Meeting of February 8, 2023 Page 3 of 4

Commissioner Moore stated the project looks great and asked about the trees along Ogden Avenue to be removed. It was stated that only select trees would be removed where needed. Mr. Mortier noted that a few trees along Ogden Avenue would be removed for visibility to the building, but they are preserving as many trees as possible.

Commissioner Moore asked about the limited amount of windows on the north elevation stating it made the building appear boxy and institutional on that side compared to the other sides. Some responding comments are not audible. It was explained that the north elevation contains the second floor parking garage, the building will contain windows on the second floor to let natural light in, and that the rendering does not include the landscape plan which will include arborvitae and other plants to soften that wall.

Chairman Cashman expressed appreciation for a very well done package and stated the project would be a great addition to the Village. Some comments were inaudible. Chairman Cashman asked about the current location in Chicago. It was stated that the sales showroom in the west loop would be closed and that the warehouse location on the west side would be retained for overflow use if needed.

Commissioner Curry asked about the origin of the name Mouse Motors, it was stated the business owner has a dog named Mouse.

Commissioner Moore asked about the calculation of sales tax on automobiles. Mr. Marzano explained that tax charged is based on address of resident but believed that Hinsdale would get a portion of tax revenue from cars sold in Illinois and that the Village would get the sales tax from the parts sold and service performed at the Hinsdale location.

Commissioner Crnovich asked when the business is slated to open if approved. Mr. Marzano stated he hoped the doors would be open at the end of 2024.

A motion was made by Commissioner Curry, seconded by Commissioner Hurley, to close the Public Hearing for Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane. The motion carried with a roll call vote of 7-0 as follows:

AYES: Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

**ABSENT:** Commissioners Jablonski and Fiascone

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to approve the Public Hearing for Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane. The motion carried with a roll call vote of 7-0 as follows:

AYES: Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

**ABSENT:** Commissioners Jablonski and Fiascone

Commissioner Crnovich invited Mouse Motors to participate in the 150<sup>th</sup> Anniversary Fourth of July Parade. The applicants responded that they would be interested in taking part.

Village of Hinsdale Plan Commission Meeting of February 8, 2023 Page 4 of 4

#### **Public Meetings**

a) Case A-4-2023 – 218 W. Ogden Avenue – Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates

Shamir Karimi, the owner of the lot, was present to address the Commission and provide a brief overview of the application to establish two (2) code compliant lots and also stated that the packet contains information on how this request meets all of the requirements. Mr. Karimi stated there is no intention to build on the lots at this time, but to list them for sale and let the future owner determine a proposed use.

Commissioner Moore asked for confirmation that the owner has no intention to build on the lots. Mr. Karimi stated that the only intention is to create two (2) code compliant lots zoned for single-family residences that will be sold to new owners.

Commissioners Willobee, Crnovich, and Curry expressed support for the application.

Commissioner Hurley did not have any questions.

Commissioner Krillenberger asked about changes to the ingress/regress. Mr. Karimi stated the existing curb cuts on Ogden Avenue would be closed as required and the lots would be accessed from Vine Street and Grant Street.

Chairman Cashman stated that he believed the large lot sizes would provide flexibility for builders, especially since the lots border Ogden Ave.

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve Case A-4-2023 – 218 W. Ogden Avenue – Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates. The motion carried with a roll call vote of 7-0 as follows:

AYES: Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

**ABSENT:** Commissioners Jablonski and Fiascone

#### Adjournment

Chairman Cashman asked for a motion to adjourn. A motion was made Commissioner Krillenberger, seconded by Commissioner Willobee, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the February 8, 2023.

The meeting was adjourned at 8:12 PM after a unanimous voice vote of 7-0.
ATTEST:

Jennifer Spires, Community Development Office

STATE OF ILLINOIS	)	
	)	SS
COUNTY OF DU PAGE	)	

# BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:

)
Map Amendment and Exterior
Appearance/Site Plan
Review, 2 Salt Creek Lane,
Case A-37-2022,
Mouse Automotive.

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter, before the Hinsdale Plan Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on February 8, 2023, at the hour of 7:30 p.m.

## **BOARD MEMBERS PRESENT:**

MR. STEPHEN CASHMAN, Chairman;

MR. MARK WILLOBEE, Member;

MR. SCOTT MOORE, Member;

MS. CYNTHIA CURRY, Member;

MR. PATRICK HURLEY, Member;

MR. JIM KRILLENBERGER, Member and

MS. JULIE CRNOVICH, Member.

	2		4
1	ALSO PRESENT:	1	Anastas Shkurti. I'm a partner with the Law
2	MS. BETHANY SALMON, Village Planner;	2	Firm of Robbins DiMonte and also would like to
3	MR. ANASTAS SHKURTI, Attorney for	3	thank Bethany here, the village staff, for
	Petitioner;	4	helping us, guiding us through the application
4	MR. MIKE MARZANO, Dealer/Developer;	5	process that we are bringing here before you
5	PIK. PIKE PIAKZANO, Dealer/Developer,	6	today.
	MR. JERRY MORTIER, Architect for	7	The applicants recently purchased
6	Petitioner.	8	2 Salt Creek Lane and wants to develop the site
7		9	into a luxury car dealership for McLaren
,		07:38РМ 10	Chicago.
8	CHAIRMAN CASHMAN: We have one Public	11	For this purpose we have submitted
9	Hearing tonight, Case A-37-2022, 2 Salt Creek	12	a map amendment application to rezone the site
07:36РМ <b>10</b>	Lane, for a map amendment, exterior appearance/ site plan review to allow a luxury car	13	from the O-3 general office district to the B-3
12	dealership on a 2.2 acre site at 2 Salt Creek	14	general business district and we also have
13	Lane. Request by Mouse Automotive.	15	submitted an exterior appearance and site plan
14	And we need to have a motion to	16	review application.
15 16	open the Public Hearing.  MS. CRNOVICH: So moved.	17	The applicant's chief operating
17	MR. KRILLENBERGER: Second.	18	officer, Mr. Mike Marzano, is here to address
18	CHAIRMAN CASHMAN: Roll call, please,	19	the dealership's current and projected
19	Bethany.	07:38PM <b>20</b>	operations and our architect, Mr. Jerry Mortier,
20	MS. SALMON: Commissioner Curry?	21	is also available to provide a review of the
21 22	MS. CURRY: Aye.  MS. SALMON: Commissioner Krillenberger?	22	technical aspects of the site plan review and of
		+	
	3		5
1	3 MR. KRILLENBERGER: Aye.	1	5 the positive standards that you will consider in
1 2		1 2	
_	MR. KRILLENBERGER: Aye.	_	the positive standards that you will consider in
2	MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Hurley?	2	the positive standards that you will consider in approving these applications.
3	MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Hurley? MR. HURLEY: Aye.	3	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief
2 3 4	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?	2 3 4	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map
2 3 4 5	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.	2 3 4 5	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called
2 3 4 5 6	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?	2 3 4 5 6	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site
2 3 4 5 6 7	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.	2 3 4 5 6 7	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will
2 3 4 5 6 7 8	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?	2 3 4 5 6 7 8	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any
2 3 4 5 6 7 8 9	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.	2 3 4 5 6 7 8 9	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.
2 3 4 5 6 7 8 9 07:36PM 10	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?	2 3 4 5 6 7 8 9 07:38PM 10	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and
2 3 4 5 6 7 8 9 07:36PM 10	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.	2 3 4 5 6 7 8 9 07:38PM 10	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it
2 3 4 5 6 7 8 9 07:36PM 10 11	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear	2 3 4 5 6 7 8 9 07:38PM 10 11	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-
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2 3 4 5 6 7 8 9 07:36PM 10 11 12 13	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear  in, applicants or anyone of the public that  would like to speak, stand up.	2 3 4 5 6 7 8 9 07:38PM 10 11 12 13	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury highperformance super cars.  If approved, this project will
2 3 4 5 6 7 8 9 07:36PM 10 11 12 13 14 15	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear  in, applicants or anyone of the public that  would like to speak, stand up.  (WHEREUPON, the oath was	2 3 4 5 6 7 8 9 07:38PM 10 11 12 13 14 15	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-performance super cars.  If approved, this project will become the largest McLaren dealership in North
2 3 4 5 6 7 8 9 07:36PM 10 11 12 13 14 15 16	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear in, applicants or anyone of the public that would like to speak, stand up.  (WHEREUPON, the oath was administered to Mr. Shkurti,	2 3 4 5 6 7 8 9 07:38PM 10 11 12 13 14 15 16	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury highperformance super cars.  If approved, this project will become the largest McLaren dealership in North America and this will place Hinsdale on the
2 3 4 5 6 7 8 9 07:36PM 10 11 12 13 14 15 16 17	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear in, applicants or anyone of the public that would like to speak, stand up.  (WHEREUPON, the oath was administered to Mr. Shkurti,  Mr. Mortier, Mr. Marzano.)	2 3 4 5 6 7 8 9 07:38PM 10 11 12 13 14 15 16 17	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-performance super cars.  If approved, this project will become the largest McLaren dealership in North America and this will place Hinsdale on the international racing map and we are superexcited
2 3 4 5 6 7 8 9 07:36PM 10 11 12 13 14 15 16 17 18	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear in, applicants or anyone of the public that would like to speak, stand up.  (WHEREUPON, the oath was administered to Mr. Shkurti,  Mr. Mortier, Mr. Marzano.)  CHAIRMAN CASHMAN: Welcome. If you	2 3 4 5 6 7 8 9 07:38PM 10 11 12 13 14 15 16 17 18	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-performance super cars.  If approved, this project will become the largest McLaren dealership in North America and this will place Hinsdale on the international racing map and we are superexcited to bring this project here to you.
2 3 4 5 6 7 8 9 07:36PM 10 11 12 13 14 15 16 17 18 19	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear  in, applicants or anyone of the public that  would like to speak, stand up.  (WHEREUPON, the oath was  administered to Mr. Shkurti,  Mr. Mortier, Mr. Marzano.)  CHAIRMAN CASHMAN: Welcome. If you  would like to give us an overview of your	2 3 4 5 6 7 8 9 07:38PM 10 11 12 13 14 15 16 17 18 19	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-performance super cars.  If approved, this project will become the largest McLaren dealership in North America and this will place Hinsdale on the international racing map and we are superexcited to bring this project here to you.  The proposed facility has a unique

6 8 1 will create several new jobs. 1 Ogden Avenue and it's located in Hinsdale office 2 The site plan consists of a 2-story 2 park. The site is severely underused with a 38,367 square foot building with the net area of history of unsuccessful attempts to develop. 3 4 about 32,619 square feet with 46 exterior 4 The last building onsite was demolished in 2012. 5 parking stalls. 5 The site is surrounded by a mix of 6 The building has two interior 6 office and commercial uses. There are no residential districts adjacent to the site and 7 showrooms/service bays, offices and an interior 7 8 parking garage for vehicle storage. The 8 there are no properties in the single-family residential district within 250 feet of the facility has enough indoor parking for all 9 9 07:39PM 10 projected vehicle inventory both for sale and 07:41PM 10 site. 11 for service. 11 On the north, east and west we have 12 multi-tenant office buildings, medical office 12 The site plan provides for approximately 65 indoor parking stalls. Those 13 buildings and a detention pond all in the O-3 13 are 19 for the 2 showrooms. The cars will be district. And then to the south of Ogden 14 14 displayed on the first and second floor and then Avenue, all lots immediately adjacent to the 15 15 there are 12 service bays in the first floor and site are zoned B-3. 16 16 then 34 parking stalls in the parking facility 17 There is the Chase bank at 400 East 17 in the second floor. Ogden, and then 3 car dealerships, Land Rover at 18 18 336 East Ogden, Continental Ferrari at 420 East 19 As Mr. Marzano will explain later, 19 07:40PM **20** McLaren Chicago has a significantly lower 07:42PM **20** Ogden and Current Automotive at 300 East Ogden. 21 intensity use than a typical car dealership and 21 So having a brand new state-of-thethe site will be accessible from the two 22 22 art building housing a high-end dealership like existing curb cuts on the north property line of McLaren on the site will fit very well with the Tower Drive, which is a private road in the 2 surrounding uses. office park of Hinsdale. No new curb cuts are 3 The applicant has provided answers planned. to all map amendment standards in the recent 4 4 For enhanced security, a three-foot application and I'll review them briefly for 5 5 tall black open decorative fence matching the 6 6 you. existing fencing onsite will be installed around 7 First, the proposed amendment is 7 the perimeter of the parking lot. A gate will consistent with the purpose of the village code. 8 8 be installed on the west driveway and a The code already contemplates and permits new 9 9 07:40PM 10 retractable bollard will be installed on the 07:42PM 10 car dealerships along Ogden Avenue in the B-3 11 east driveway. 11 district. And then once rezoned, the site plan 12 First, in order for this project to will satisfy all bulk and height regulations. 12 become a reality, the subject site must be 13 13 Secondly, the proposed dealership 14 rezoned through a map amendment. 14 will be a great fit for the existing uses and 15 The current classification 0-3 does 15 zoning classifications for the properties in the not permit any car dealerships, however, the B-3 vicinity. 16 16 17 business district classification permits new and 17 3. The development trends in the 18 used motor vehicle dealers on lots abutting 18 vicinity have been towards business and 19 Ogden Avenue. 19 commercial development and away from office 07:41PM 20 And the references to the 07:43PM **20** development. Market-wide, office space applicable code sections are in the staff memo. vacancies are at a record high and such office 21 21 22 The site lies immediately north of uses do not generate any sales tax revenue for 22

10 12 1 the village. 1 All traffic that goes in and out of 2 4. The existing zoning 2 the dealership will be limited to the corner of classification, all three, diminishes the value the office park and it will not affect the rest 3 of the site because it has been underused for of the office park and there is currently a over a decade. The last building on the site, traffic light at Ogden Avenue and Salt Creek as we said, was demolished in 2012. 6 Lane. There is also an existing directional 6 sign on Salt Creek Lane that directs traffic 7 5. The public health, safety and 7 welfare of the local community does not benefit 8 east to Tower Drive and then on to Salt Creek 8 from the diminution in value to the site from Lane which will then guide traffic to the 9 its existing O-3 zoning. The site has been 07:43PM 10 07:45PM 10 dealership. 11 vacant and all previous redevelopment efforts 11 11. The utilities and essential since demolition of the building have failed. 12 public services currently available on the site 12 13 6. The proposed amendment will 13 are adequate to accommodate the use permitted under O-3 zoning classification as well as B-3 14 positively affect the enjoyment and the use of 14 adjacent properties. This will be a state-ofzoning classification. So this amendment will 15 15 not further tax any public utilities and the-art facility and a great fit for the 16 16 location and it will be a very attractive and 17 facilities in the area. 17 quiet development and a valuable contributor to 12. The site has been vacant for 18 18 the community. over ten years. The nearby properties 19 19 07:44PM **20** 7. The proposed amendment will 07:46PM **20** immediately to the south that are zoned B-3 have 21 increase and positively affect the value of 21 developed at a much faster pace. The recent adjacent properties. As stated above, the 22 22 development trends in the vicinity have been 11 13 building, and as the architect will explain, is towards business, commercial development and very attractive, unique, very desirable. away from office development. There is no other 8. The amendment will have a 3 planned office space development in the vicinity positive impact on the orderly development of that we are aware of. 4 adjacent properties. This site is the last 13. The proposed amendment is 5 5 undeveloped parcel in this stretch of Ogden needed to allow the redevelopment of this 6 6 7 Avenue. 7 underused lot. The proposed luxury car 9. The passage of time and the 8 dealership under the McLaren brand is the best-8 economic reality have demonstrated that the site 9 case scenario for this specific lot because it 07:44PM 10 is not well-suited for office space use and for 07:46PM 10 will permit a long-term solution for the subject 11 the O-3 zoning classification which it now has. 11 property, generate sales tax revenue for the This site has been severely underused for over a village and it will enhance the value of the 12 13 decade and any plan to develop it as an office 13 neighboring properties. have not succeeded. As a matter of fact, the 14 And then 14, finally. With respect 14 O-3 zoning classification diminishes the value to the map amendment application, there is no 15 15 of the site. overlay district concerns associated with the 16 16 17 10. The proposed amendment and 17 site plan. 18 development will provide adequate ingress and 18 So that kind of summarizes the 14 egress to the new dealership. Access to the standards that are associated with a map 19 19

07:46PM **20** 

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amendment application.

With respect to the site plan

review application, as you know, there are about

07:45PM **20** 

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parking lot will remain in the same location as

Lane to Tower Drive and then on to the site.

it currently is from Ogden Avenue to Salt Creek

14 16 1 16 positive standards and I think about 12 rear of the building and closest to the parking 1 2 negative standards. I'll go through quickly the 2 lot to enhance pedestrian access and safety. negative standards and then I'll permit the 3 The applicant has submitted a architect to go ahead with the positive 4 traffic study report from KLOA which concludes 5 standards and further explanations. 5 that the existing Tower Drive access ways are First, once the property is rezoned 6 sufficient for the traffic to be generated by 6 7 to B-3, the site plan will meet specified 7 the use and then the roadway system has 8 standards required by the zoning code and it 8 sufficient capacity to accommodate the traffic 9 will exceed all practical standards. 9 and no additional improvements or modifications 07:47PM 10 2. The site plan does not 07:49PM 10 are required. 11 interfere with any easements or any rights-of-way. 11 As a matter of fact, the dealership A few existing utility easements will be 12 12 is estimated to generate much less peak hour in relocated or abandoned as part of this 13 daily traffic than an approximately 30,000 13 development. And this is all in line with most square foot office building, that, you know, is 14 14 other new developments. similar to what was previously there or that 15 15 16 3. The site plan does not create could be expected in the future in the event 16 any negative destruction or modification of a that this project doesn't go through. 17 17 natural, topographical or physical features of 6. The site plan provides abundant 18 18 the site. The site is relatively flat and has screening and shielding away from nearby uses. 19 19 07:47PM **20** been in that condition since the previous 07:49PM **20** Jerry will explain that a little bit more, but 21 building was demolished. 21 overall, there shouldn't be any concerns about noise or light penetration into the adjacent 22 4. The site plan will not have any 22 15 17 negative effects on the surrounding properties. 1 lots. 2 The site is located along the southernmost 7. The structures and landscaping boundary of the office park. Customers and have abundant amenities and are wholly visitors who drive to the dealership will have compatible with the nearby structures and uses. 4 4 minimum contacts with the other office park lots. The design objective is to exceed landscape 5 5 6 The entire development is well 6 ordinance requirements for the B-3 zoning while within the building setbacks and the building 7 balancing the overall budget of the project. 7 8 area of the lot and the development complements 8. The site plan makes adequate 8 the three dealerships immediately to the south. 9 provisions for the creation and preservation of 9 07:48PM 10 The site plan and use will be quiet 07:50PM 10 open space and for the continued maintenance. in nature. This will not be a loud development 11 All plantings specified for open space are low 11 and it is intended to be peaceful and work very 12 maintenance. 12 well with nature. 13 13 9. The plan does not create 14 5. The plan will not create any drainage or erosion problems for the site. The 14 undue traffic congestion or hazards in the public 15 development plan is to utilize the existing 15 streets and it will not create inefficient storm trap structure and then expand it 16 16 17 pedestrian or vehicular circulation paths. 17 accordingly to accommodate any additional 18 Access to the parking lot of the 18 stormwater requirements. 19 development will remain at substantially the 19 10. The plan will seamlessly 07:48PM **20** same location as it is right now. The site plan 07:50PM 20 incorporate the development utilities into the

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guides the visitors to the property. The main

customer entrance of the building will be in the

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existing utility system and it will not

unreasonably burden it. This is a low-intensity

18 20 use and that will be a lower burden on the concrete wall there to basically end it and then 1 1 village than past developments of this same site 2 build our building up against it. We will need 2 or any alternative commercial or office uses. to expand it because of our impervious, so we 4 11. There are no required public 4 will need to enlarge it from what's shown there. 5 uses. 5 MS. CURRY: It's a beautiful structure. 6 MR. MORTIER: Thank you. 6 And 12, finally. The site plan MS. CURRY: It looks more like a 7 does not adversely affect the public health, 7 safety or general welfare. Instead, and indeed, 8 museum; it's beautiful. 8 this project is a great fit for the location. 9 MR. SHKURTI: The blue area there, 9 It will be a quiet development and it will still 07:53PM 10 that's where the storm --07:51PM 10 be a valuable contributor to the community with 11 MR. MORTIER: It's shared between this neighboring upscale retailers. This is the best-12 12 property and the neighboring property. case scenario for the village given the low 13 MS. CURRY: Thank you. 13 CHAIRMAN CASHMAN: Jim? 14 intensity and potential tax revenue related to 14 the applicant's high-dollar vehicles. 15 MR. KRILLENBERGER: Mr. Shkurti 15 16 The owners' association also mentioned a black security fence. I can't find a 16 rendition of that fence. I see it individually. 17 supports the proposal, subject to some 17 conditions that Bethany can explain, or we can MR. MORTIER: It's low. It's the same 18 18 19 answer for you, and McLaren Chicago will be a 19 fence on the front of the property. 07:51PM **20** very wonderful addition to the village and an 07:53PM **20** MR. SHKURTI: If we could magnify this, 21 attraction for the village. 21 you would be able to see that it shows in the legend if you scroll up a little bit. 22 So this was my brief summary. I'd 22 21 like to open up the floor to questions from you. 1 MR. MORTIER: It's the same fence that's on the property. Mr. Marzano and Mr. Mortier will adequately MR. SHKURTI: It's 36-inch ornamental respond to those but if you have any questions 3 from me specifically, please, feel free to call fence all the way on top left and side corner. 4 4 5 me up again. Thank you. 5 Do you see that? 6 CHAIRMAN CASHMAN: Thank you. 6 MR. KRILLENBERGER: Yes. 7 We don't have any questions at this 7 MR. SHKURTI: The rendering is there moment. Would you like to continue to present but we had to magnify that. 8 8 or are you open for questions on the entire 9 MR. KRILLENBERGER: Correct. It's 9 07:52PM 10 application? 07:54PM 10 not -- when you say security fence, I think --11 MR. MARZANO: We are open for questions. 11 MR. MORTIER: It's that -- basically, 12 MR. MORTIER: We are open for questions. that same height. We had it taller. Bethany, 13 CHAIRMAN CASHMAN: Great. Cynthia? 13 to her credit, said don't even bother. 14 MS. CURRY: I know you talked about the MR. SHKURTI: There will be a gate on 14 15 stormwater, there's an underground storm vault. the western entrance and that will be a 15 Does that get relocated or -retractable bollards on the eastern entrance 16 16 17 MR. MORTIER: We are building over a from Tower Drive so that should allow the 17 18 corner of it, just a corner. It's a precast 18 maximum security. MR. KRILLENBERGER: I love the 19 structure, approximately two feet below grade, 19 07:52PM **20** extends another eight feet down. So what we 07:54PM **20** aesthetics as long as that's secure enough for will do is we will excavate around it, cut off 21 21 you guys. 22 the portion that we need to construct a new 22 There's also on the same page where

	22		24
1	that's identified, vertical architectural ribbed	1	CHAIRMAN CASHMAN: You mentioned some
2	panel which looks like a border. C 3.	2	ground signs on that wall.
3	MR. MORTIER: That's a corrugated metal	3	MR. MORTIER: There's two brick piers
4	panel. It's an architectural, it's a heavier	4	now. We are going to take out a section of
5	metal with vertical ribs on it.	5	metal fence and put some brick connecting it and
6	MR. KRILLENBERGER: Where is that	6	replace it. See that brick fence, we will place
7	located?	7	some signage on there.
8	MR. SHKURTI: We probably have to	8	MR. HURLEY: Wonderful. That's it.
9	switch the files.	9	Thank you.
07:55PM <b>10</b>	MR. MORTIER: It's more an accent. If	07:56РМ 10	CHAIRMAN CASHMAN: Julie?
11	you look at the top, you see the white structural	11	MS. CRNOVICH: Thank you for the very
12	frame and then along the very top you see that	12	thorough application in the packet. This rarely
13	light gray, it would be in that location.	13	happens, but I don't have any questions. You
14	MR. KRILLENBERGER: Okay.	14	have covered everything and I love the way the
15	MR. MORTIER: It's an accent material.	15	building looks. I think it will be a good fit
16	You will see the vertical wood slats and then	16	for the location. Low impact. I'm not worried
17	the alternate of the metal panel.	17	about a variance request because your cars will
18	MR. KRILLENBERGER: Okay. I'm thrilled	18	be inside and I like the tax revenue. Very well
19	with what you have done, so I have no other	19	done.
07:55PM <b>20</b>	questions.	07:57PM <b>20</b>	MR. KRILLENBERGER: Earlier I didn't
21	CHAIRMAN CASHMAN: Pat?	21	see it in this presentation, but last month's
22	MR. HURLEY: Yes. Thank you. It looks	22	presentation said hardly anybody drives to your
	23		25
1	wonderful.	1	dealership. People go and get in their car to
2	So the only parking is going to be	2	look. Is that the case? Is that part of the
3	on the north side right, northwest, northeast	3	reason for the
4	corners?	4	MR. MARZANO: So for service we
5	MR. MORTIER: Correct.	5	frequently just collect cars and bring them.
6	MR. HURLEY: So I assume that means the	6	I'd say it's 90 to 95 percent of our business is
7	only entrances to the building are going to be	7	just picking cars up for our customers.
8	on the north side of the building too?	8	MR. KRILLENBERGER: And that's the
9	MR. MORTIER: Off Tower.	9	national and global experience, Chicago
07:55PM 10	MR. HURLEY: And so the rest of it is	07:57PM <b>10</b>	experience?
11	to the south it's all just essentially open	11	MR. MARZANO: Mainly. I mean, we
12	window kind of space for visual attraction and	12	service a pretty big area. We are in Wisconsin,
13 14	that kind of stuff?	13	obviously Illinois, some of Michigan, Indiana
	MR. MORTIER: Correct. Yes, we have a	14	and then when it starts to stretch west, it's
15	lot of glass on that first floor.	15	kind of just a gray area of we take what we can
16 17	MR. HURLEY: No, it's great. It looks wonderful.	16 17	get. A lot of work is trucked in and even customer deliveries.
18 19	This is the signage you expect to do?	18 19	I have a feeling with a new building like this, you know, people will want
07:56PM <b>20</b>	MR. MORTIER: We will be back in front	07:58PM <b>20</b>	to come and see it but that's the goal. I mean
07:56PM <b>20</b>	of you with the signage package but at this time	07:58PM <b>20</b>	that's why we made it pretty and we wanted to be
22	this is what we are thinking of.	22	a different place that people want to be at.
	and is what we are tilliking on		a americal place that people want to be at.

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26 1 MR. KRILLENBERGER: That's reflected in 1 what's there where there's not building. 2 the traffic studies as well. 2 MR. MOORE: And then the water thing, MR. MARZANO: Yes. what Cynthia said, where would you expand that 3 3 4 CHAIRMAN CASHMAN: Mark? 4 vault? 5 MR. WILLOBEE: Following after Julie, I 5 MR. MORTIER: It's going to be under don't have any comment. Overall, I think it's a 6 the parking lot to the north --6 great application. I appreciate it. MR. MOORE: To the northeast? 7 7 MR. MORTIER: Yes. And we will have to 8 I did have a question about you are 8 showing the loading area just to the north of 9 work with engineering to get the final package 9 the building. Just looking at, like, currently put together and figure out how large we need to 07:58PM 10 08:00PM 10 we still get trucks parking on streets, on Oak 11 make it. 12 Street. So will you mostly be coming in the 12 MR. MOORE: One of the things that I west entrance with the trucks? It doesn't look would bring up, if I look at the north elevation 14 like the turn radius will work on the east end. of the building, there's very limited windows 14 So you will be able to get in the parking lot there and I look at the south and the east and 15 15 it's beautiful, I mean, truly beautiful, and though? 16 16 MR. MARZANO: Yes. We ran a path just very attractive. Anything on the north? 17 17 analysis. Trucks will navigate this site. It Because if I think about office space, when 18 18 will take a talented driver. Luckily there people build office space buildings in the area, 19 19 07:59PM **20** won't be any cars in the lot. 08:01PM **20** you can see they are constructed almost 21 MR. WILLOBEE: And just a question 21 quasi-residential. You know what I mean, they about test drives or service drives after you kind of fit. 22 22 fix something, those won't be like through the 1 MR. MARZANO: Yes. 2 residential neighborhood or anything like that? MR. MOORE: This on the north side looks MR. MARZANO: I'm a recent addition to 3 kind of boxy, institutional. Not a criticism, Hinsdale, so I get that concern. Being close to just saying to me it does. It looks like it's --4 294, I think that's kind of the target of just MR. MARZANO: I think the goal there 5 5 straight 294 and down and then come back. No 6 was a little bit of security too. I mean --6 7 intent to disrupt the neighborhood. 7 MR. WILLOBEE: Those are all the 8 questions I have. I think landscaping looks 08:00PM 10 great. I like the -- how you are hiding the 08:01PM 10 11 dumpsters. Thanks. 11 to come in. 12 CHAIRMAN CASHMAN: Scott? 12 MR. MOORE: I have to go with the group 13 13 on this, it's a great presentation. So if I say 14 14 something, I'm not nitpicking. think. 15 15 16 You say most of the trees along 16 17

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08:00PM **20** 

goes?

MR. SHKURTI: That's the garage over there. That's where the 34 garage spaces are to store vehicles for work. So we would rather not have windows or any incentive for people to try MR. MARZANO: And there's some up in the second floor for kind of to let the natural light in. They are tough to see in that photo I MR. MORTIER: What we don't have is any Ogden Avenue and Salt Creek will remain. What renderings of a landscape plan either. If we 17 18 were to impose a landscaping on this, you would see arborvitae lining the entire base of the MR. MORTIER: There are a couple that 19 are close to the front entry that we are putting 08:02PM **20** building on the north side. MR. MOORE: Got it. the building right where they are planted right 21 MR. MORTIER: Yes. now. But wherever we can, we are preserving 22 KATHLEEN W. BONO, CSR 630-834-7779 8 of 16 sheets

	30		32
1	MR. MOORE: Like I said, I'm nitpicking	1	the irony of it. He's massive. He's good. I
2	and you can drive the cars in my neighborhood.	2	think he's going on, like, 13, so pretty good
3	MR. MARZANO: We will give you one to	3	for an old dog.
4	drive.	4	MR. MOORE: On the economics of how
5	MR. MOORE: I like it. It looks	5	this works, if people are ordering online and
6	wonderful.	6	buying online, does that all funnel through your
7	MR. MARZANO: Thank you. Appreciate it.	7	dealership in Hinsdale?
8	CHAIRMAN CASHMAN: It's a very well	8	MR. MARZANO: So sales tax for any
9	done, very thorough package. I appreciate that.	9	vehicle you buy, and that's as it stands right
08:02PM 10	I know Bethany pushes that but you responded	08:05PM 10	now, you just pay taxes where you live. So if
11	well, I imagine. I really appreciate that.	11	you buy a car in Indiana and you are a Hinsdale
12	I think it's an awesome addition to	12	resident, you will pay your Illinois tax and I
13	the village. I'm excited about the visual of	13	don't know if on top of that when buying out of
14	it, you know, coming into town and seeing that	14	state, Hinsdale takes a piece. I think there's
15	on the corner, it really I like the letters	15	a Hinsdale additional tax of like one percent or
16	from the dealers, they are supportive of your	16	something like that. So, mixed answer, yes and
17	investment here. I think it's really a nice	17	no. Anything sold in Illinois, I believe
18	addition. When the building was there, it was a	18	Hinsdale would get a piece.
19	very small office building and I think they	19	MR. MOORE: So if you have a big
08:03PM <b>20</b>	knocked it down because it was more costly to	08:05PM <b>20</b>	geographic footprint, that's across multiple
21	have it up. So it's great to see something	21	states.
22	happen on this site. I wish you a lot of	22	MR. MARZANO: The only thing that would
	31		33
1	31 success.	1	33 really be brought in the picture there is they
1 2		1 2	
	success.		really be brought in the picture there is they
2	success.  MR. MARZANO: Thank you.	2	really be brought in the picture there is they are going to collect on service and parts
2 3	success.  MR. MARZANO: Thank you.  CHAIRMAN CASHMAN: Where are you	3	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are
3 4	success.  MR. MARZANO: Thank you.  CHAIRMAN CASHMAN: Where are you located currently in the city?	3	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you
2 3 4 5	success.  MR. MARZANO: Thank you.  CHAIRMAN CASHMAN: Where are you located currently in the city?  MR. MARZANO: We are split right now.	2 3 4 5	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you are collecting taxes.
2 3 4 5 6	success.  MR. MARZANO: Thank you.  CHAIRMAN CASHMAN: Where are you located currently in the city?  MR. MARZANO: We are split right now.  Sales is at 645 West Randolph in the west loop,	2 3 4 5 6	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you are collecting taxes.  MR. MOORE: And all work is done on
2 3 4 5 6 7	MR. MARZANO: Thank you.  CHAIRMAN CASHMAN: Where are you located currently in the city?  MR. MARZANO: We are split right now.  Sales is at 645 West Randolph in the west loop, and then service is in the west side of the city	2 3 4 5 6 7	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you are collecting taxes.  MR. MOORE: And all work is done on that location, correct?
2 3 4 5 6 7 8	MR. MARZANO: Thank you.  CHAIRMAN CASHMAN: Where are you located currently in the city?  MR. MARZANO: We are split right now.  Sales is at 645 West Randolph in the west loop, and then service is in the west side of the city like the very outskirt like Central and 290 in a	2 3 4 5 6 7 8	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you are collecting taxes.  MR. MOORE: And all work is done on that location, correct?  MR. MARZANO: Yes.
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34 1 CHAIRMAN CASHMAN: Roll call vote, 2 please, Bethany. 3 MS. SALMON: Commissioner Curry? 4 MS. CURRY: Aye. 5 MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. 6 MS. SALMON: Commissioner Hurley? 7 8 MR. HURLEY: Aye. MS. SALMON: Commissioner Crnovich? 9 MS. CRNOVICH: Aye. 10 11 MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. 12 MS. SALMON: Commissioner Moore? 13 MR. MOORE: Aye. 14 15 MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. 16 17 (WHICH, were all of the 18 proceedings had, evidence offered or received in the 19

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

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I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

above entitled cause.)

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 20th day of February, A.D. 2023.

KATHLEEN W. BONO C.S.R. No. 84-1423

Notary Public, DuPage County

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# FINDINGS OF FACT AND RECOMMENDATION OF THE HINSDALE PLAN COMMISSION TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

APPLICATION: Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance /

Site Plan Review to allow for the development of a luxury car dealership on a 2.2-

acre site at 2 Salt Creek Lane - Request by Mouse Automotive

**PROPERTY:** 2 Salt Creek Lane (09-01-207-012)

**APPLICANT:** Mouse Automotive

**REQUEST:** Map Amendment, Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: February 8, 2023

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** April 18, 2023

**SUMMARY OF REQUEST:** The Village of Hinsdale received an application from Mouse Automotive requesting approval of an Exterior Appearance / Site Plan Review and Map Amendment to allow for the development of a 2.2-acre property located at 2 Salt Creek Lane into a luxury car dealership for McLaren Chicago. The proposed Map Amendment will entail the rezoning of the property from the O-3 General Office District to the B-3 General Business District. New and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use in the B-3 District. The applicant will be required to obtain separate approval of a variation from the Zoning Board of Appeals and the Board of Trustees to allow for a reduction to parking.

The site has been vacant since 2012 following the demolition of a two-story office building. The former parking lot, dumpster enclosure, decorative fence, and underground stormwater vault remain on site. The property is located in the Hinsdale Office Park and is subject to private covenants controlled by the Owners Association. The Office Park of Hinsdale Owners Association has provided a no objection letter to the Village and is working with the applicant on finalizing an easement agreements.

The property is surrounded by a mix of office and commercial uses. Multi-tenant office buildings, medical office buildings, and a detention pond are located to the north, east, and west of the site in the O-3 District. Automobile dealerships and a bank are located to the south across Ogden Avenue in the B-3 District. Specifically, three automobile dealerships are located on the neighboring blocks to the south of the site (Land Rover at 336 E. Ogden Avenue, Continental / Ferrari at 420 E. Ogden Avenue, Current Automotive at 300 E. Ogden Avenue).

There are no properties in a Single-Family Residential District located within 250 feet of the site. The closest single-family property is located in the R-4 District approximately 475 feet to the south on Oak Street across Ogden Avenue. The Graue Mill County Condominium subdivision is located approximately 780 feet from the north of the site in the R-5 District.

**PUBLIC HEARING SUMMARY:** On January 11, 2023, the Plan Commission scheduled the public hearing for this application. A public hearing for the submitted applications was held on Wednesday, February 8, 2023, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on January 19, 2023. A copy of the published notice is attached hereto as <a href="Exhibit 1">Exhibit 1</a> and made a part hereof. Mailed notice was sent to nearby property owners and a sign was posted by the applicant, as required by the Village's Zoning Ordinance ("Zoning Code"). In addition, the Village publicized the public hearing on its website.

At the duly and properly noticed public hearing, Anastas Shkurti, the attorney for the project with Robbins DiMonte, Michael Marzano, representing the applicant Mouse Automotive, and Jerry Mortier, representing the project architect The Redmond Company, provided a presentation to the Plan Commission on the proposed development.

Following the presentation, the Plan Commission members asked the applicant questions and provided feedback on the project. The applicant responded to the questions by the Plan Commission members. Topics discussed during the public hearing included the expansion of the underground stormwater vault, the proposed ornamental fencing for security purposes around the parking lot that will match the existing fence on site, the proposed building materials, and access to the site. There was a discussion on the proposed conceptual signage shown on the plans, which will be reviewed separately for approval by the Plan Commission in the future.

Several Commissioners noted they liked the architectural design and appearance of the building, the sales tax generation from the proposed use, and the landscaping and screening provided on site.

There was a conversation on the proposed operations for the dealership. Mr. Marzano noted that the majority of the vehicle service operations will entail picking up cars from a customer's location. There was then a discussion on the loading area and site design, where Mr. Mortier noted that the parking lot and loading area were configured to allow for vehicle delivery. The applicant confirmed that test drives for vehicles will not occur in adjacent residential areas.

There was a discussion on the trees to be preserved and removed on site. Mr. Mortier noted that a few trees along Ogden Avenue would be removed for visibility to the building, but they are preserving as many trees as possible.

One Commissioner asked about the design of the rear elevation and the lack of windows. The applicant noted that the rear elevation was designed based on the second-floor parking garage. The rendering also is missing the proposed landscaping that will be planted that will soften the architecture of the building.

The existing locations of Mouse Automotive, the name of the dealership, and sales tax generation were also discussed. The applicant stated that they hope to open by the end of 2024.

Testimony was taken and heard by the Plan Commission on application requests. No members of the public provided comment at the meeting. Staff did not receive feedback or comments from members of the public prior to the meeting. There being no questions or members of the public wishing to speak on the application, the public hearing was closed.

A transcript of the public hearing is attached hereto as Exhibit 2 and made a part hereof.

**MOTION AND RECOMMENDATION:** On February 8, 2023, the Plan Commission made the following motion on the proposed Map Amendment and Exterior Appearance and Site Plan Review.

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to recommend to the Village Board approval of Case A-37-2022, a Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane, as submitted. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

AYES: Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and

Chairman Cashman

NAYS: None ABSTAIN: None

**ABSENT:** Commissioners Jablonksi and Fiascone

**FINDINGS ON THE PROPOSED MAP AMENDMENT:** The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-601(E) of the Hinsdale Zoning Code, made the following Findings as to the Proposed Map Amendment:

STANDARDS FOR APPROVING MAP AMENDMENT: Section 11-601(E) of the Zoning Code provides that the wisdom of amending the zoning map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the board of trustees should be guided by the principle that its power to amend this code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, certain factors:

- 1. The consistency of the proposed amendment with the purposes of this code.
- 2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
- 3. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.
- 4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
- 5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
- 6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
- 7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
- 8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
- 9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
- 10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
- 11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.
- 12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
- 13. The community need for the proposed amendment and for the uses and development it would allow.

MAP AMENDMENT FINDINGS: The Plan Commission found that a Map Amendment to allow for the rezoning of the subject property from the O-3 General Office District to the B-3 General Business District is generally consistent with the purposes of the Zoning Code. The proposed Map Amendment is consistent with the existing uses and zoning classifications for the properties in the vicinity and the property will be suitable for the proposed luxury car dealership upon rezoning to the B-3 District.

The subject property is located on Ogden Avenue across from existing properties in the B-3 District. In the B-3 District, new and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use. The B-3 District is intended to serve the Hinsdale suburban community with a full range

of locally oriented business uses commonly located along established traffic routes and is a more generalized commercial district designed for established areas of heavier vehicular traffic.

The property is surrounded by a mix of commercial and office uses. The proposed luxury car dealership is consistent with the existing car dealerships located nearby on the south of Ogden Avenue that are in the B-3 District: Land Rover at 336 E. Ogden Avenue; Continental / Ferrari at 420 E. Ogden Avenue; and, Current Automotive at 300 E. Ogden Avenue.

The development trends in the vicinity of the subject property have been towards business and commercial development and away from office development. Market-wide, office space vacancies are at high levels, and such use does not generate sales tax revenue. These factors contribute to the existing zoning classification diminishing the value of 2 Salt Creek Lane as it has been underused for over a decade. The public health, safety, and welfare of the local community does not benefit from the diminution in value to 2 Salt Creek Lane from its existing O-3 District zoning classification as it has been vacant since 2012 and all redevelopment efforts since have failed up to this point. The proposed use of a luxury car dealership under the McLaren brand is the best-case scenario for this specific lot because it will permit a long-term solution for the subject property, generate sales tax revenue for the Village, and enhance the values of the neighboring properties.

The proposed Map Amendment will not diminish the public health, safety, and welfare of the area and will positively affect the enjoyment and the use of adjacent properties. There are no properties in a Single-Family Residential District located within 250 feet of the site. The closest single-family property is located in the R-4 District approximately 475 feet to the south on Oak Street across Ogden Avenue. The Graue Mill County Condominium subdivision is located approximately 780 feet from the north of the site in the R-5 District.

The proposed luxury car dealership will fit within the context of the neighboring commercial area and adjacent car dealerships. Mouse Automotive / McLaren Chicago is a unique, non-traditional luxury car dealership with exceptionally low intensity, low traffic, and low on-site unit sales. About 80% of vehicle sales take place online and an enclosed hauler handles 90-95% of the delivery and pick-up of serviced vehicles. The dealership projects no more than 20 total new and used cars sales per month including online sales. The proposed use will generate significantly less vehicular traffic than an administrative or medical office space building of smaller size. The proposed development will provide adequate ingress and egress to the new McLaren Chicago dealership. Access to the parking lot will remain at the same location where it is currently located from Tower Drive. No access will be provided from Salt Creek Lane or Ogden Avenue. The current configuration will create no negative impacts on vehicular traffic patterns.

The proposed Map Amendment will not negatively impact the future development of adjacent properties and will benefit the community by re-developing a site that has been vacant and underused for over 10 years. McLaren Chicago will be single-use, low intensity, and self-contained development and it will not impact any adjacent properties that seek to re-develop.

The utilities and essential public services currently available at the site are adequate to accommodate the use. The amendment will not further tax public utilities and facilities in the area. In any event, the development will upgrade the water main along Ogden from a 6" line to an 8" line. The existing underground storm trap structure may be expanded as necessary. Communications with ComEd have begun to relocate any easement that runs through the site.

**FINDINGS ON THE EXTERIOR APPEARANCE AND SITE PLAN REVIEW:** In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met.

Commissioners noted that proposed plans met several of the standards for approval identified in the Zoning Code. With the exception of the requested parking variation, the proposed site plan meets the standards of the Zoning Code (Section 11-604(F)(1)(a)).

The proposed site plan provides ample landscaping and preserves the majority of tress on site (Section 11-604(F)(1)(e) and (i). The proposed site plan will not create undue traffic congestion or hazards on public streets, and the circulation of elements of the site plan will not unreasonably create vehicular or pedestrian hazards, as determined in the submitted traffic study and based on the specific operations of the proposed luxury car dealership (Section 11-604(F)(1)(g)). The existing site also utilizes existing driveways and access to the site from Tower Drive. The applicant intends to increase the size of the existing underground stormwater vault and utilities existing utility systems servicing the site (Section 11-604(F)(1)(k) and (l)). The proposed architectural design and building materials are of a high-quality design and are respectful to the character of and will be compatible with the neighboring area and buildings (Section 11-605(E)(1) and (2)).

**RECOMMENDATION:** Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of seven (7) ayes and zero (0) nays, with two (2) absent, recommend approval of Case A-37-2022, a Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane, as submitted.

Signed:

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date:

# VILLAGE OF HINSDALE NOTICE OF PLAN COMMISSION PUBLIC HEARING

**PUBLIC NOTICE IS HEREBY GIVEN** to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, February 8, 2023 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from Mouse Automotive for an Exterior Appearance / Site Plan Review and Map Amendment to allow for the development of a 2.2-acre property located at 2 Salt Creek Lane into a luxury car dealership for McLaren Chicago. The proposed Map Amendment will entail the rezoning of the property from the O-3 General Office District to the B-3 General Business District. New and used motor vehicle dealers on lots abutting Ogden Avenue are classified as a permitted use in the B-3 District. The applicant will be required to obtain separate approval of a variation from the Zoning Board of Appeals and the Board of Trustees to allow for a reduction to parking. This request is known as Case A-37-2022.

Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 2 Salt Creek Lane, Hinsdale IL, 60521 (PIN: 09-01-207-012) and legally described as follows:

PARCEL 1: LOT 7 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2022, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-07897, DESCRIBED AS EXHIBITS C1 THROUGH C5 ATTACHED THERETO, AND ALSO AS CREATED BY LICENSE AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AS SUPPLEMENTED BY SUPPLEMENTAL DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 AND SUPPLEMENTAL DECLARATION OF LICENSE RECODED AS DOCUMENT R79-107322, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON, AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-0005825 AND AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT R2012-024784 FPR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; REPAIR, REPLACEMENT AND RENEWAL OF UTILITY IMPROVEMENTS; RETENTION, DETENTION AND DRAINAGE OF WATER; AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS.

ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1,2,3,4,6,7,8,9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT E2002-243817, IN DUPAGE COUNTY ILLINOIS.

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: January 12, 2023

Andrianna Peterson, Acting Village Clerk

To be published in the Hinsdalean on January 19, 2023

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BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:

Map Amendment and Exterior
Appearance/Site Plan
Review, 2 Salt Creek Lane,
Case A-37-2022,
Mouse Automotive.

REPORT OF PROCEEDINGS had and testimony taken at the hearing of the above-entitled matter, before the Hinsdale Plan Commission, at 19 East Chicago Avenue, Hinsdale, Illinois, on February 8, 2023, at the hour of 7:30 p.m.

## **BOARD MEMBERS PRESENT:**

MR. STEPHEN CASHMAN, Chairman;

MR. MARK WILLOBEE, Member;

MR. SCOTT MOORE, Member;

MS. CYNTHIA CURRY, Member;

MR. PATRICK HURLEY, Member;

MR. JIM KRILLENBERGER, Member and

MS. JULIE CRNOVICH, Member.

	2		4
1	ALSO PRESENT:	1	Anastas Shkurti. I'm a partner with the Law
2	MS. BETHANY SALMON, Village Planner;	2	Firm of Robbins DiMonte and also would like to
3	MR. ANASTAS SHKURTI, Attorney for	3	thank Bethany here, the village staff, for
	Petitioner;	4	helping us, guiding us through the application
4	MR. MIKE MARZANO, Dealer/Developer;	5	process that we are bringing here before you
5	PIK. PIKE PIAKZANO, Dealer/Developer,	6	today.
	MR. JERRY MORTIER, Architect for	7	The applicants recently purchased
6	Petitioner.	8	2 Salt Creek Lane and wants to develop the site
7		9	into a luxury car dealership for McLaren
,		07:38РМ 10	Chicago.
8	CHAIRMAN CASHMAN: We have one Public	11	For this purpose we have submitted
9	Hearing tonight, Case A-37-2022, 2 Salt Creek	12	a map amendment application to rezone the site
07:36РМ <b>10</b>	Lane, for a map amendment, exterior appearance/ site plan review to allow a luxury car	13	from the O-3 general office district to the B-3
12	dealership on a 2.2 acre site at 2 Salt Creek	14	general business district and we also have
13	Lane. Request by Mouse Automotive.	15	submitted an exterior appearance and site plan
14	And we need to have a motion to	16	review application.
15 16	open the Public Hearing.  MS. CRNOVICH: So moved.	17	The applicant's chief operating
17	MR. KRILLENBERGER: Second.	18	officer, Mr. Mike Marzano, is here to address
18	CHAIRMAN CASHMAN: Roll call, please,	19	the dealership's current and projected
19	Bethany.	07:38PM <b>20</b>	operations and our architect, Mr. Jerry Mortier,
20	MS. SALMON: Commissioner Curry?	21	is also available to provide a review of the
21 22	MS. CURRY: Aye.  MS. SALMON: Commissioner Krillenberger?	22	technical aspects of the site plan review and of
		+	
	3		5
1	3 MR. KRILLENBERGER: Aye.	1	5 the positive standards that you will consider in
1 2		1 2	
_	MR. KRILLENBERGER: Aye.	_	the positive standards that you will consider in
2	MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Hurley?	2	the positive standards that you will consider in approving these applications.
3	MR. KRILLENBERGER: Aye. MS. SALMON: Commissioner Hurley? MR. HURLEY: Aye.	3	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief
2 3 4	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?	2 3 4	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map
2 3 4 5	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.	2 3 4 5	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called
2 3 4 5 6	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?	2 3 4 5 6	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site
2 3 4 5 6 7	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.	2 3 4 5 6 7	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will
2 3 4 5 6 7 8	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?	2 3 4 5 6 7 8	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any
2 3 4 5 6 7 8 9	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.	2 3 4 5 6 7 8 9	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.
2 3 4 5 6 7 8 9 07:36PM 10	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?	2 3 4 5 6 7 8 9 07:38PM 10	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and
2 3 4 5 6 7 8 9 07:36PM 10	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.	2 3 4 5 6 7 8 9 07:38PM 10	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it
2 3 4 5 6 7 8 9 07:36PM 10 11	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear	2 3 4 5 6 7 8 9 07:38PM 10 11	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-
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2 3 4 5 6 7 8 9 07:36PM 10 11 12 13 14 15 16 17 18	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear in, applicants or anyone of the public that would like to speak, stand up.  (WHEREUPON, the oath was administered to Mr. Shkurti,  Mr. Mortier, Mr. Marzano.)  CHAIRMAN CASHMAN: Welcome. If you	2 3 4 5 6 7 8 9 07:38PM 10 11 12 13 14 15 16 17 18	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-performance super cars.  If approved, this project will become the largest McLaren dealership in North America and this will place Hinsdale on the international racing map and we are superexcited to bring this project here to you.
2 3 4 5 6 7 8 9 07:36PM 10 11 12 13 14 15 16 17 18 19	MR. KRILLENBERGER: Aye.  MS. SALMON: Commissioner Hurley?  MR. HURLEY: Aye.  MS. SALMON: Commissioner Crnovich?  MS. CRNOVICH: Aye.  MS. SALMON: Commissioner Willobee?  MR. WILLOBEE: Aye.  MS. SALMON: Commissioner Moore?  MR. MOORE: Aye.  MS. SALMON: Chairman Cashman?  CHAIRMAN CASHMAN: Aye.  Is there anyone we need to swear  in, applicants or anyone of the public that  would like to speak, stand up.  (WHEREUPON, the oath was  administered to Mr. Shkurti,  Mr. Mortier, Mr. Marzano.)  CHAIRMAN CASHMAN: Welcome. If you  would like to give us an overview of your	2 3 4 5 6 7 8 9 07:38PM 10 11 12 13 14 15 16 17 18 19	the positive standards that you will consider in approving these applications.  On my end, I will provide a brief summary of the project and review the map amendment standards and the other so-called negative standards that are associated with site plan review and after this introduction, we will open up the floor to your questions and any other questions from the public.  McLaren Chicago is a unique and nontraditional automotive dealership and it specializes in selling modern luxury high-performance super cars.  If approved, this project will become the largest McLaren dealership in North America and this will place Hinsdale on the international racing map and we are superexcited to bring this project here to you.  The proposed facility has a unique

6 8 1 will create several new jobs. 1 Ogden Avenue and it's located in Hinsdale office 2 The site plan consists of a 2-story 2 park. The site is severely underused with a 38,367 square foot building with the net area of history of unsuccessful attempts to develop. 3 4 about 32,619 square feet with 46 exterior 4 The last building onsite was demolished in 2012. 5 parking stalls. 5 The site is surrounded by a mix of 6 The building has two interior 6 office and commercial uses. There are no residential districts adjacent to the site and 7 showrooms/service bays, offices and an interior 7 8 parking garage for vehicle storage. The 8 there are no properties in the single-family residential district within 250 feet of the facility has enough indoor parking for all 9 9 07:39PM 10 projected vehicle inventory both for sale and 07:41PM 10 site. 11 for service. 11 On the north, east and west we have 12 multi-tenant office buildings, medical office 12 The site plan provides for approximately 65 indoor parking stalls. Those 13 buildings and a detention pond all in the O-3 13 are 19 for the 2 showrooms. The cars will be district. And then to the south of Ogden 14 14 displayed on the first and second floor and then Avenue, all lots immediately adjacent to the 15 15 there are 12 service bays in the first floor and site are zoned B-3. 16 16 then 34 parking stalls in the parking facility 17 There is the Chase bank at 400 East 17 in the second floor. Ogden, and then 3 car dealerships, Land Rover at 18 18 336 East Ogden, Continental Ferrari at 420 East 19 As Mr. Marzano will explain later, 19 07:40PM **20** McLaren Chicago has a significantly lower 07:42PM **20** Ogden and Current Automotive at 300 East Ogden. 21 intensity use than a typical car dealership and 21 So having a brand new state-of-thethe site will be accessible from the two 22 22 art building housing a high-end dealership like existing curb cuts on the north property line of McLaren on the site will fit very well with the Tower Drive, which is a private road in the 2 surrounding uses. office park of Hinsdale. No new curb cuts are 3 The applicant has provided answers planned. to all map amendment standards in the recent 4 4 For enhanced security, a three-foot application and I'll review them briefly for 5 5 tall black open decorative fence matching the 6 6 you. existing fencing onsite will be installed around 7 First, the proposed amendment is 7 the perimeter of the parking lot. A gate will consistent with the purpose of the village code. 8 8 be installed on the west driveway and a The code already contemplates and permits new 9 9 07:40PM 10 retractable bollard will be installed on the 07:42PM 10 car dealerships along Ogden Avenue in the B-3 11 east driveway. 11 district. And then once rezoned, the site plan 12 First, in order for this project to will satisfy all bulk and height regulations. 12 become a reality, the subject site must be 13 13 Secondly, the proposed dealership 14 rezoned through a map amendment. 14 will be a great fit for the existing uses and 15 The current classification 0-3 does 15 zoning classifications for the properties in the not permit any car dealerships, however, the B-3 vicinity. 16 16 17 business district classification permits new and 17 3. The development trends in the 18 used motor vehicle dealers on lots abutting 18 vicinity have been towards business and 19 Ogden Avenue. 19 commercial development and away from office 07:41PM 20 And the references to the 07:43PM **20** development. Market-wide, office space applicable code sections are in the staff memo. vacancies are at a record high and such office 21 21 22 The site lies immediately north of uses do not generate any sales tax revenue for 22

10 12 1 the village. 1 All traffic that goes in and out of 2 4. The existing zoning 2 the dealership will be limited to the corner of classification, all three, diminishes the value the office park and it will not affect the rest 3 of the site because it has been underused for of the office park and there is currently a over a decade. The last building on the site, traffic light at Ogden Avenue and Salt Creek as we said, was demolished in 2012. 6 Lane. There is also an existing directional 6 sign on Salt Creek Lane that directs traffic 7 5. The public health, safety and 7 welfare of the local community does not benefit 8 east to Tower Drive and then on to Salt Creek 8 from the diminution in value to the site from Lane which will then guide traffic to the 9 its existing O-3 zoning. The site has been 07:43PM 10 07:45PM 10 dealership. 11 vacant and all previous redevelopment efforts 11 11. The utilities and essential since demolition of the building have failed. 12 public services currently available on the site 12 13 6. The proposed amendment will 13 are adequate to accommodate the use permitted under O-3 zoning classification as well as B-3 14 positively affect the enjoyment and the use of 14 adjacent properties. This will be a state-ofzoning classification. So this amendment will 15 15 not further tax any public utilities and the-art facility and a great fit for the 16 16 location and it will be a very attractive and 17 facilities in the area. 17 quiet development and a valuable contributor to 12. The site has been vacant for 18 18 the community. over ten years. The nearby properties 19 19 07:44PM **20** 7. The proposed amendment will 07:46PM **20** immediately to the south that are zoned B-3 have 21 increase and positively affect the value of 21 developed at a much faster pace. The recent adjacent properties. As stated above, the 22 22 development trends in the vicinity have been 11 13 building, and as the architect will explain, is towards business, commercial development and very attractive, unique, very desirable. away from office development. There is no other 8. The amendment will have a 3 planned office space development in the vicinity positive impact on the orderly development of that we are aware of. 4 adjacent properties. This site is the last 13. The proposed amendment is 5 5 undeveloped parcel in this stretch of Ogden needed to allow the redevelopment of this 6 6 7 Avenue. 7 underused lot. The proposed luxury car 9. The passage of time and the 8 dealership under the McLaren brand is the best-8 economic reality have demonstrated that the site 9 case scenario for this specific lot because it 07:44PM 10 is not well-suited for office space use and for 07:46PM 10 will permit a long-term solution for the subject 11 the O-3 zoning classification which it now has. 11 property, generate sales tax revenue for the This site has been severely underused for over a village and it will enhance the value of the 12 13 decade and any plan to develop it as an office 13 neighboring properties. have not succeeded. As a matter of fact, the 14 And then 14, finally. With respect 14 O-3 zoning classification diminishes the value to the map amendment application, there is no 15 15 of the site. overlay district concerns associated with the 16 16 17 10. The proposed amendment and 17 site plan. 18 development will provide adequate ingress and 18 So that kind of summarizes the 14 egress to the new dealership. Access to the standards that are associated with a map 19 19

07:46PM **20** 

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amendment application.

With respect to the site plan

review application, as you know, there are about

07:45PM **20** 

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parking lot will remain in the same location as

Lane to Tower Drive and then on to the site.

it currently is from Ogden Avenue to Salt Creek

14 16 1 16 positive standards and I think about 12 rear of the building and closest to the parking 1 2 negative standards. I'll go through quickly the 2 lot to enhance pedestrian access and safety. negative standards and then I'll permit the 3 The applicant has submitted a architect to go ahead with the positive 4 traffic study report from KLOA which concludes 5 standards and further explanations. 5 that the existing Tower Drive access ways are First, once the property is rezoned 6 sufficient for the traffic to be generated by 6 7 to B-3, the site plan will meet specified 7 the use and then the roadway system has 8 standards required by the zoning code and it 8 sufficient capacity to accommodate the traffic 9 will exceed all practical standards. 9 and no additional improvements or modifications 07:47PM 10 2. The site plan does not 07:49PM 10 are required. 11 interfere with any easements or any rights-of-way. 11 As a matter of fact, the dealership A few existing utility easements will be 12 12 is estimated to generate much less peak hour in relocated or abandoned as part of this 13 daily traffic than an approximately 30,000 13 development. And this is all in line with most square foot office building, that, you know, is 14 14 other new developments. similar to what was previously there or that 15 15 16 3. The site plan does not create could be expected in the future in the event 16 any negative destruction or modification of a that this project doesn't go through. 17 17 natural, topographical or physical features of 6. The site plan provides abundant 18 18 the site. The site is relatively flat and has screening and shielding away from nearby uses. 19 19 07:47PM **20** been in that condition since the previous 07:49PM **20** Jerry will explain that a little bit more, but 21 building was demolished. 21 overall, there shouldn't be any concerns about noise or light penetration into the adjacent 22 4. The site plan will not have any 22 15 17 negative effects on the surrounding properties. 1 lots. 2 The site is located along the southernmost 7. The structures and landscaping boundary of the office park. Customers and have abundant amenities and are wholly visitors who drive to the dealership will have compatible with the nearby structures and uses. 4 4 minimum contacts with the other office park lots. The design objective is to exceed landscape 5 5 6 The entire development is well 6 ordinance requirements for the B-3 zoning while within the building setbacks and the building 7 balancing the overall budget of the project. 7 8 area of the lot and the development complements 8. The site plan makes adequate 8 the three dealerships immediately to the south. 9 provisions for the creation and preservation of 9 07:48PM 10 The site plan and use will be quiet 07:50PM 10 open space and for the continued maintenance. in nature. This will not be a loud development 11 All plantings specified for open space are low 11 and it is intended to be peaceful and work very 12 maintenance. 12 well with nature. 13 13 9. The plan does not create 14 5. The plan will not create any drainage or erosion problems for the site. The 14 undue traffic congestion or hazards in the public 15 development plan is to utilize the existing 15 streets and it will not create inefficient storm trap structure and then expand it 16 16 17 pedestrian or vehicular circulation paths. 17 accordingly to accommodate any additional 18 Access to the parking lot of the 18 stormwater requirements. 19 development will remain at substantially the 19 10. The plan will seamlessly 07:48PM **20** same location as it is right now. The site plan 07:50PM **20** incorporate the development utilities into the

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guides the visitors to the property. The main

customer entrance of the building will be in the

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existing utility system and it will not

unreasonably burden it. This is a low-intensity

18 20 use and that will be a lower burden on the concrete wall there to basically end it and then 1 1 village than past developments of this same site 2 build our building up against it. We will need 2 or any alternative commercial or office uses. to expand it because of our impervious, so we 4 11. There are no required public 4 will need to enlarge it from what's shown there. 5 uses. 5 MS. CURRY: It's a beautiful structure. 6 MR. MORTIER: Thank you. 6 And 12, finally. The site plan MS. CURRY: It looks more like a 7 does not adversely affect the public health, 7 safety or general welfare. Instead, and indeed, 8 museum; it's beautiful. 8 this project is a great fit for the location. 9 MR. SHKURTI: The blue area there, 9 It will be a quiet development and it will still 07:53PM 10 that's where the storm --07:51PM 10 be a valuable contributor to the community with 11 MR. MORTIER: It's shared between this neighboring upscale retailers. This is the best-12 12 property and the neighboring property. case scenario for the village given the low 13 MS. CURRY: Thank you. 13 CHAIRMAN CASHMAN: Jim? 14 intensity and potential tax revenue related to 14 the applicant's high-dollar vehicles. 15 MR. KRILLENBERGER: Mr. Shkurti 15 16 The owners' association also mentioned a black security fence. I can't find a 16 rendition of that fence. I see it individually. 17 supports the proposal, subject to some 17 conditions that Bethany can explain, or we can MR. MORTIER: It's low. It's the same 18 18 19 answer for you, and McLaren Chicago will be a 19 fence on the front of the property. 07:51PM **20** very wonderful addition to the village and an 07:53PM **20** MR. SHKURTI: If we could magnify this, 21 attraction for the village. 21 you would be able to see that it shows in the legend if you scroll up a little bit. 22 So this was my brief summary. I'd 22 21 like to open up the floor to questions from you. 1 MR. MORTIER: It's the same fence that's on the property. Mr. Marzano and Mr. Mortier will adequately MR. SHKURTI: It's 36-inch ornamental respond to those but if you have any questions 3 from me specifically, please, feel free to call fence all the way on top left and side corner. 4 4 5 me up again. Thank you. 5 Do you see that? 6 CHAIRMAN CASHMAN: Thank you. 6 MR. KRILLENBERGER: Yes. 7 We don't have any questions at this 7 MR. SHKURTI: The rendering is there moment. Would you like to continue to present but we had to magnify that. 8 8 or are you open for questions on the entire 9 MR. KRILLENBERGER: Correct. It's 9 07:52PM 10 application? 07:54PM 10 not -- when you say security fence, I think --11 MR. MARZANO: We are open for questions. 11 MR. MORTIER: It's that -- basically, 12 MR. MORTIER: We are open for questions. that same height. We had it taller. Bethany, 13 CHAIRMAN CASHMAN: Great. Cynthia? 13 to her credit, said don't even bother. 14 MS. CURRY: I know you talked about the MR. SHKURTI: There will be a gate on 14 15 stormwater, there's an underground storm vault. the western entrance and that will be a 15 Does that get relocated or -retractable bollards on the eastern entrance 16 16 17 MR. MORTIER: We are building over a from Tower Drive so that should allow the 17 18 corner of it, just a corner. It's a precast 18 maximum security. MR. KRILLENBERGER: I love the 19 structure, approximately two feet below grade, 19 07:52PM **20** extends another eight feet down. So what we 07:54PM **20** aesthetics as long as that's secure enough for will do is we will excavate around it, cut off 21 21 you guys. 22 the portion that we need to construct a new 22 There's also on the same page where

	22		24
1	that's identified, vertical architectural ribbed	1	CHAIRMAN CASHMAN: You mentioned some
2	panel which looks like a border. C 3.	2	ground signs on that wall.
3	MR. MORTIER: That's a corrugated metal	3	MR. MORTIER: There's two brick piers
4	panel. It's an architectural, it's a heavier	4	now. We are going to take out a section of
5	metal with vertical ribs on it.	5	metal fence and put some brick connecting it and
6	MR. KRILLENBERGER: Where is that	6	replace it. See that brick fence, we will place
7	located?	7	some signage on there.
8	MR. SHKURTI: We probably have to	8	MR. HURLEY: Wonderful. That's it.
9	switch the files.	9	Thank you.
07:55PM <b>10</b>	MR. MORTIER: It's more an accent. If	07:56РМ 10	CHAIRMAN CASHMAN: Julie?
11	you look at the top, you see the white structural	11	MS. CRNOVICH: Thank you for the very
12	frame and then along the very top you see that	12	thorough application in the packet. This rarely
13	light gray, it would be in that location.	13	happens, but I don't have any questions. You
14	MR. KRILLENBERGER: Okay.	14	have covered everything and I love the way the
15	MR. MORTIER: It's an accent material.	15	building looks. I think it will be a good fit
16	You will see the vertical wood slats and then	16	for the location. Low impact. I'm not worried
17	the alternate of the metal panel.	17	about a variance request because your cars will
18	MR. KRILLENBERGER: Okay. I'm thrilled	18	be inside and I like the tax revenue. Very well
19	with what you have done, so I have no other	19	done.
07:55PM <b>20</b>	questions.	07:57PM <b>20</b>	MR. KRILLENBERGER: Earlier I didn't
21	CHAIRMAN CASHMAN: Pat?	21	see it in this presentation, but last month's
22	MR. HURLEY: Yes. Thank you. It looks	22	presentation said hardly anybody drives to your
	23		25
1	wonderful.	1	dealership. People go and get in their car to
2	So the only parking is going to be	2	look. Is that the case? Is that part of the
3	on the north side right, northwest, northeast	3	reason for the
4	corners?	4	MR. MARZANO: So for service we
5	MR. MORTIER: Correct.	5	frequently just collect cars and bring them.
6	MR. HURLEY: So I assume that means the	6	I'd say it's 90 to 95 percent of our business is
7	only entrances to the building are going to be	7	just picking cars up for our customers.
8	on the north side of the building too?	8	MR. KRILLENBERGER: And that's the
9	MR. MORTIER: Off Tower.	9	national and global experience, Chicago
07:55PM 10	MR. HURLEY: And so the rest of it is	07:57PM <b>10</b>	experience?
11	to the south it's all just essentially open	11	MR. MARZANO: Mainly. I mean, we
12	window kind of space for visual attraction and	12	service a pretty big area. We are in Wisconsin,
13 14	that kind of stuff?	13	obviously Illinois, some of Michigan, Indiana
	MR. MORTIER: Correct. Yes, we have a	14	and then when it starts to stretch west, it's
15	lot of glass on that first floor.	15	kind of just a gray area of we take what we can
16 17	MR. HURLEY: No, it's great. It looks wonderful.	16 17	get. A lot of work is trucked in and even customer deliveries.
18 19	This is the signage you expect to do?	18 19	I have a feeling with a new building like this, you know, people will want
07:56PM <b>20</b>	MR. MORTIER: We will be back in front	07:58PM <b>20</b>	to come and see it but that's the goal. I mean
07:56PM <b>20</b>	of you with the signage package but at this time	07:58PM <b>20</b>	that's why we made it pretty and we wanted to be
22	this is what we are thinking of.	22	a different place that people want to be at.
	and is what we are tilliking on		a americal place that people want to be at.

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26 1 MR. KRILLENBERGER: That's reflected in 1 what's there where there's not building. 2 the traffic studies as well. 2 MR. MOORE: And then the water thing, MR. MARZANO: Yes. what Cynthia said, where would you expand that 3 3 4 CHAIRMAN CASHMAN: Mark? 4 vault? 5 MR. WILLOBEE: Following after Julie, I 5 MR. MORTIER: It's going to be under don't have any comment. Overall, I think it's a 6 the parking lot to the north --6 great application. I appreciate it. MR. MOORE: To the northeast? 7 7 MR. MORTIER: Yes. And we will have to 8 I did have a question about you are 8 showing the loading area just to the north of 9 work with engineering to get the final package 9 the building. Just looking at, like, currently put together and figure out how large we need to 07:58PM 10 08:00PM 10 we still get trucks parking on streets, on Oak 11 make it. 12 Street. So will you mostly be coming in the 12 MR. MOORE: One of the things that I west entrance with the trucks? It doesn't look would bring up, if I look at the north elevation 14 like the turn radius will work on the east end. of the building, there's very limited windows 14 So you will be able to get in the parking lot there and I look at the south and the east and 15 15 it's beautiful, I mean, truly beautiful, and though? 16 16 MR. MARZANO: Yes. We ran a path just very attractive. Anything on the north? 17 17 analysis. Trucks will navigate this site. It Because if I think about office space, when 18 18 will take a talented driver. Luckily there people build office space buildings in the area, 19 19 07:59PM **20** won't be any cars in the lot. 08:01PM **20** you can see they are constructed almost 21 MR. WILLOBEE: And just a question 21 quasi-residential. You know what I mean, they about test drives or service drives after you kind of fit. 22 22 fix something, those won't be like through the 1 MR. MARZANO: Yes. 2 residential neighborhood or anything like that? MR. MOORE: This on the north side looks MR. MARZANO: I'm a recent addition to 3 kind of boxy, institutional. Not a criticism, Hinsdale, so I get that concern. Being close to just saying to me it does. It looks like it's --4 294, I think that's kind of the target of just MR. MARZANO: I think the goal there 5 5 straight 294 and down and then come back. No 6 was a little bit of security too. I mean --6 7 intent to disrupt the neighborhood. 7 MR. WILLOBEE: Those are all the 8 questions I have. I think landscaping looks 08:00PM 10 great. I like the -- how you are hiding the 08:01PM 10 11 dumpsters. Thanks. 11 to come in. 12 CHAIRMAN CASHMAN: Scott? 12 MR. MOORE: I have to go with the group 13 13 on this, it's a great presentation. So if I say 14 14 something, I'm not nitpicking. think. 15 15 16 You say most of the trees along 16 17

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08:00PM **20** 

goes?

MR. SHKURTI: That's the garage over there. That's where the 34 garage spaces are to store vehicles for work. So we would rather not have windows or any incentive for people to try MR. MARZANO: And there's some up in the second floor for kind of to let the natural light in. They are tough to see in that photo I MR. MORTIER: What we don't have is any Ogden Avenue and Salt Creek will remain. What renderings of a landscape plan either. If we 17 18 were to impose a landscaping on this, you would see arborvitae lining the entire base of the MR. MORTIER: There are a couple that 19 are close to the front entry that we are putting 08:02PM **20** building on the north side. MR. MOORE: Got it. the building right where they are planted right 21 MR. MORTIER: Yes. now. But wherever we can, we are preserving 22 KATHLEEN W. BONO, CSR 630-834-7779 8 of 16 sheets

	30		32
1	MR. MOORE: Like I said, I'm nitpicking	1	the irony of it. He's massive. He's good. I
2	and you can drive the cars in my neighborhood.	2	think he's going on, like, 13, so pretty good
3	MR. MARZANO: We will give you one to	3	for an old dog.
4	drive.	4	MR. MOORE: On the economics of how
5	MR. MOORE: I like it. It looks	5	this works, if people are ordering online and
6	wonderful.	6	buying online, does that all funnel through your
7	MR. MARZANO: Thank you. Appreciate it.	7	dealership in Hinsdale?
8	CHAIRMAN CASHMAN: It's a very well	8	MR. MARZANO: So sales tax for any
9	done, very thorough package. I appreciate that.	9	vehicle you buy, and that's as it stands right
08:02PM 10	I know Bethany pushes that but you responded	08:05PM 10	now, you just pay taxes where you live. So if
11	well, I imagine. I really appreciate that.	11	you buy a car in Indiana and you are a Hinsdale
12	I think it's an awesome addition to	12	resident, you will pay your Illinois tax and I
13	the village. I'm excited about the visual of	13	don't know if on top of that when buying out of
14	it, you know, coming into town and seeing that	14	state, Hinsdale takes a piece. I think there's
15	on the corner, it really I like the letters	15	a Hinsdale additional tax of like one percent or
16	from the dealers, they are supportive of your	16	something like that. So, mixed answer, yes and
17	investment here. I think it's really a nice	17	no. Anything sold in Illinois, I believe
18	addition. When the building was there, it was a	18	Hinsdale would get a piece.
19	very small office building and I think they	19	MR. MOORE: So if you have a big
08:03PM <b>20</b>	knocked it down because it was more costly to	08:05PM <b>20</b>	geographic footprint, that's across multiple
21	have it up. So it's great to see something	21	states.
22	happen on this site. I wish you a lot of	22	MR. MARZANO: The only thing that would
	31		33
1	31 success.	1	33 really be brought in the picture there is they
1 2		1 2	
	success.		really be brought in the picture there is they
2	success.  MR. MARZANO: Thank you.	2	really be brought in the picture there is they are going to collect on service and parts
2 3	success.  MR. MARZANO: Thank you.  CHAIRMAN CASHMAN: Where are you	3	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are
3 4	success.  MR. MARZANO: Thank you.  CHAIRMAN CASHMAN: Where are you located currently in the city?	3	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you
2 3 4 5	success.  MR. MARZANO: Thank you.  CHAIRMAN CASHMAN: Where are you located currently in the city?  MR. MARZANO: We are split right now.	2 3 4 5	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you are collecting taxes.
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2 3 4 5 6 7 8 9 08:03PM 10 11 12 13 14 15 16 17 18 19 08:04PM 20	MR. MARZANO: Thank you. CHAIRMAN CASHMAN: Where are you located currently in the city? MR. MARZANO: We are split right now. Sales is at 645 West Randolph in the west loop, and then service is in the west side of the city like the very outskirt like Central and 290 in a warehouse, so it's very divided. CHAIRMAN CASHMAN: Anything else? MS. CURRY: Are those facilities going to stay in place or they are done? MR. MARZANO: So sales in the west loop will completely go away. We own the building on the west side so that will stay for overflow or anything like that so that's going to stay in the picture. MS. CURRY: I might be the only person who doesn't know this but why is it Mouse Motors?	2 3 4 5 6 7 8 9 08:05PM 10 11 12 13 14 15 16 17 18 19 08:06PM 20	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you are collecting taxes.  MR. MOORE: And all work is done on that location, correct?  MR. MARZANO: Yes.  MS. CURRY: Once you break ground, when do you anticipate moving in?  MR. MARZANO: I think end of '24 would be the goal right now in a perfect world. We would love for it to be as soon as possible but I think best case is late '24.  CHAIRMAN CASHMAN: Any other questions?  (No response.)  Thank you.  Can we have a vote to close the Public Hearing?  Is there a motion?
2 3 4 5 6 7 8 9 08:03PM 10 11 12 13 14 15 16 17 18	MR. MARZANO: Thank you. CHAIRMAN CASHMAN: Where are you located currently in the city? MR. MARZANO: We are split right now. Sales is at 645 West Randolph in the west loop, and then service is in the west side of the city like the very outskirt like Central and 290 in a warehouse, so it's very divided. CHAIRMAN CASHMAN: Anything else? MS. CURRY: Are those facilities going to stay in place or they are done? MR. MARZANO: So sales in the west loop will completely go away. We own the building on the west side so that will stay for overflow or anything like that so that's going to stay in the picture. MS. CURRY: I might be the only person who doesn't know this but why is it Mouse	2 3 4 5 6 7 8 9 08:05PM 10 11 12 13 14 15 16 17 18 19	really be brought in the picture there is they are going to collect on service and parts revenue so that's just treated as if you are buying a coffee from Starbucks or wherever, you are collecting taxes.  MR. MOORE: And all work is done on that location, correct?  MR. MARZANO: Yes.  MS. CURRY: Once you break ground, when do you anticipate moving in?  MR. MARZANO: I think end of '24 would be the goal right now in a perfect world. We would love for it to be as soon as possible but I think best case is late '24.  CHAIRMAN CASHMAN: Any other questions?  (No response.)  Thank you.  Can we have a vote to close the Public Hearing?

34 1 CHAIRMAN CASHMAN: Roll call vote, 2 please, Bethany. 3 MS. SALMON: Commissioner Curry? 4 MS. CURRY: Aye. 5 MS. SALMON: Commissioner Krillenberger? MR. KRILLENBERGER: Aye. 6 MS. SALMON: Commissioner Hurley? 7 8 MR. HURLEY: Aye. MS. SALMON: Commissioner Crnovich? 9 MS. CRNOVICH: Aye. 10 11 MS. SALMON: Commissioner Willobee? MR. WILLOBEE: Aye. 12 MS. SALMON: Commissioner Moore? 13 MR. MOORE: Aye. 14 15 MS. SALMON: Chairman Cashman? CHAIRMAN CASHMAN: Aye. 16 17 (WHICH, were all of the 18 proceedings had, evidence offered or received in the 19

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

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I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

above entitled cause.)

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 20th day of February, A.D. 2023.

KATHLEEN W. BONO C.S.R. No. 84-1423

Notary Public, DuPage County

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## FINDINGS OF FACT AND RECOMMENDATION OF THE HINSDALE PLAN COMMISSION TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

APPLICATION: Case A-4-2023 – 218 W. Ogden Avenue – Tentative & Final Plat of Subdivision and

Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for

Karimi Estates

PROPERTY: 218 W. Ogden Avenue (PINs: 09-01-117-001; 09-01-117-002; 09-01-117-005; 09-

01-117-006)

APPLICANT: KAL Development, LLC

**REQUEST:** Tentative and Final Plat of Subdivision / Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: February 8, 2023

**BOARD OF TRUSTEES 1<sup>ST</sup> READING:** March 7, 2023

**SUMMARY OF REQUEST:** The Village of Hinsdale received an application from KAL Development, LLC requesting approval of a Tentative and Final Plat of Subdivision in addition to an Exterior Appearance and Site Plan Review to subdivide four (4) existing non-conforming lots into two (2) code compliant lots located at 218 W. Ogden Avenue in the R-4 Single Family Residential District for the Karimi Estates subdivision.

The subject property is currently vacant and was formerly improved with a building used by the Hinsdale Animal Hospital. The property is surrounded by single-family detached homes in the R-2 Single Family Residential District to the north across Ogden Avenue and to the south, east, and west in the R-4 Single Family Residential District.

The applicant is proposing to subdivide the existing four (4) lots, which collectively total 47,263 square feet in area, into two (2) code-compliant lots that are nearly equal in size. The existing Lots 1 and 2, located off of Grant Street, will be combined into the proposed Lot 1. The existing Lots 10 and 11, located off of Vine Street, will be combined into the proposed Lot 2. The proposed Lot 1 will measure 23,879 square feet (0.54 acres) and Lot 2 will measure 23,384 square feet (0.53 acres). At this time, the applicant is only proposing to subdivide the existing lots. There are currently no plans to redevelop the lots. Lot 1 and Lot 2 will remain vacant until a building permit is approved by the Village for the new construction of single-family homes. The proposed lots will be required to meet the bulk requirements of the R-4 District listed in Section 3-110 of the Zoning Code. Because detailed construction plans have not yet been prepared, the applicant or future owner will need to verify code compliance at the time of building permit submittal.

Per Title 11-7-7 of the Municipal Code, the applicant may request, and the Plan Commission may, at its discretion, waive any of the requirements for a Tentative Plat which it deems unnecessary or not pertinent to a particular subdivision. For Final Plats, the Plan Commission may also waive the requirements and supporting documents listed in Title 11-1-10 and Title 11-1-11. The full requirements outlined in Title 11-7-7 through Title 11-1-11 are attached for review. The applicant has requested several requirements be waived, which are identified and included in a written response in the application packet. At this time, the applicant is only proposing to subdivide the existing lot. There are no development plans for either lot at this time. Therefore, detailed plans or engineering plans have not been prepared to meet the Tentative and Final Plat requirements in the Municipal Code.

Public notice is not required for a Tentative and Final Plat. In accordance with Section 11-604(C)(3), an Exterior Appearance / Site Plan Review is required as the property exceeds 30,000 square feet in size. Because the subject property is intended for a single-family residential use and is located in a residential zoning district, public notice via the newspaper, certified mail, or signage is not required for this project.

**PUBLIC MEETING SUMMARY AND FINDINGS:** On February 8, 2023, the request was reviewed at a public meeting by the Plan Commission. Shabbir Karimi, representing KAL Development Group, provided an overview of the project and noted that the two (2) lots will be code-compliant. Mr. Karimi confirmed that there are no intentions to build single-family homes on the lots and they are only requesting to subdivide the lots at this point to list them for sale. The future purchasers of the lots would then move forward with construction plans for single-family homes.

Commissioners stated support for the project, noting it is positive that the lots will be code-complaint and will be used for single-family residential homes to match the surrounding zoning and land uses. One Commissioner asked about ingress and egress to the lots. Mr. Karimi stated that they were required to remove the former access from Ogden Avenue, so the lots will be accessible from Vine Street and Grant Street once they are developed.

In recommending approval of the Site Plan Review, the Plan Commission determined the applicable standards set forth in Section 11-604(F) of the Village's Zoning Code have been met. The standards in Section 11-606(F) for an Exterior Appearance Review were not applicable as this project does not entail development and involves a Tentative and Final Plat of Subdivision. Commissioners noted that proposed plans met several of the standards for approval identified in the Zoning Code including meeting all zoning code requirements as matching the single-family residential character of the neighboring properties and the surrounding zoning districts. (Section 11-604(F)(1)(a) and (f)).

No members of the public provided comment at the meeting. Staff did not receive complaints or negative feedback from members of the public prior to the meeting.

A motion to approve the Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review was made by Commissioner Crnovich and seconded by Commissioner Curry, as submitted. The vote carried by a roll call vote as follows:

AYES: Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and Chairman

Cashman

NAYS: None ABSTAIN: None

ABSENT: Commissioner Jablonski and Fiascone

**RECOMMENDATIONS:** Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of seven (7) ayes and zero (0) nays, with two (2) absent, recommended to the President and Board of Trustees approval of Case A-4-2023 for 218 W. Ogden Avenue for a Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates, as submitted.

Signed:	
	Steve Cashman, Chair Plan Commission Village of Hinsdale
Date:	

## VILLAGE OF Linsdale Est. 1873

#### **MEMORANDUM**

**DATE:** March 3, 2023

**TO:** Chairman Cashman and Plan Commissioners

**CC:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Bethany Salmon, Village Planner

SUBJECT: Case A-9-2023 – 11 Salt Creek Lane – MedProperties – Exterior Appearance and Site Plan

Review to Allow for Changes to the Existing Building Elevation, Landscape Plan, and Site

Plan at 11 Salt Creek Lane in the O03 General Office District

**FOR**: March 8, 2023 Plan Commission Meeting

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#### **GENERAL APPLICATION INFORMATION**

Applicant: David Dastur, Jensen & Halstead, LTD.

Subject Property: 11 Salt Creek Lane (PIN: 06-36-405-022)

Site Area: 3.89 acres (169,798 square feet)

Existing Zoning & Land Use: O-3 General Office District – Multi-Tenant Medical Office Building

Surrounding Zoning & Land Use:

North: O-3 General Office District – Office South: O-3 General Office District – Office

East: O-3 General Office District – (across Spinning Wheel Drive) Vacant Land / Office

West: O-3 General Office District – (across Salt Creek Lane) Office / Salt Creek

#### **APPLICATION SUMMARY**

The applicant requests approval of an Exterior Appearance and Site Plan Review to allow for changes to exterior façade of the existing three-story building and site located at 11 Salt Creek Lane in the O-3 General Office District.

Proposed changes to the site include the construction of a new drop-off and loading area near the main entrance on the east side of the building, alterations to the existing parking lot and sidewalks, modifications to site landscaping and screening, and the replacement of the existing dumpster enclosure. The applicant is also proposing changes to the building elevations, including the replacement of windows and doors, installation of new light fixtures, and alterations to the existing porticos and entrance trim.

The property is located in the Hinsdale Office Park. The building is used as a multi-tenant medical office building and is accessible from Salt Creek Lane, a private street. The property is surrounded by a mix of office buildings in the O-3 District, most of which are used for medical offices. There are no properties in a Single-Family Residential District located within 250 feet of the site. The existing site is non-conforming with respect to several bulk requirements for the O-3 District, such as yards and setbacks.

#### **MEMORANDUM**



#### **REQUEST AND ANALYSIS**

The applicant is proposing various improvements to the existing site plan and building elevations, which are detailed below:

• Construction of a Drop-off / Loading Area and Changes to the Parking Lot - The applicant is proposing to install a new drop-off and loading area near the main entrance on the east elevation to provide better access to patients entering the medical office building. To accommodate the new drop-off and loading area, the adjacent parking spaces, drive aisle, and landscape islands will be reconfigured. Two (2) existing parking lot light poles will be relocated further toward the building to allow for the installation of a new sidewalk to connect the main building entrance to the adjacent parking and loading areas. The central parking area will continue to accommodate two-way traffic, but the southern drive aisle will be narrowed in width to only allow for one-way vehicle exiting to the south.

A total of 176 parking spaces are currently provided on site. Four (4) parking spaces will be removed as part of this project, which will result in a total of 172 spaces. Per Section 9-104(J), the proposed use is required to provide one (1) parking space for each 275 square feet of net floor area for business and professional office uses where the gross square footage of the building is 10,001 to 50,000 square feet. With 36,860 square feet of net floor area, 134 parking spaces are required on site. The prior approval for Hinsdale Office Park under Ordinance No. O2002-18 required 160 parking spaces on site. As proposed, the number of parking spaces proposed meets code requirements and prior approvals.

- <u>Landscape Plan</u> The applicant has provided a detailed landscape plan and tree preservation plan for review. New landscaping will be installed around the perimeter of the building and in several parking lot landscape islands. Existing bare grass areas will be restored with sod or seeded. The majority of the existing trees on site will be preserved. Sixteen (16) shade, ornamental, or evergreen trees will be planted. Twenty-one (21) trees will be removed. Per the cover letter, the majority of these trees are in a state of decline, are considered a public hazard by limiting visibility, or negatively impact the appearance of the property. The plans were reviewed by the Village Forester and determined the proposed tree removal plan was reasonable.
- <u>Screening</u> The existing transformer near the main entrance on the east elevation will be screened
  with a new privacy fence. The Trex composite fence will measure six (6) feet tall to fully screen the
  transformer and will be a dark brown color. The area is currently screened with a mix of hedges and
  trees, which will be removed. New landscaping will be installed around the perimeter of the fence.
- <u>Dumpster Enclosure</u> The existing dumpster enclosure on the east side of the site has deteriorated and will be replaced as part of the project. The enclosure will be constructed of six (6) foot tall cedar fencing in the same location as the existing enclosure.
- <u>Building Elevations</u> Changes to the building elevations are summarized below. No signage is
  proposed as part of this project. Any changes to signage would require the submittal of a separate
  Sign Permit application for review by the Plan Commission at a later date.
  - Removal of the Portico Railings The existing railings / balustrades on top of the porticos on the
    east and west elevations have deteriorated and will be removed. The porticos will be repaired
    and painted to match the existing color where needed.
  - <u>Entrance Doors and Trim</u> On the north, south and west elevations, the existing exterior doors will be replaced with solid white metal doors and a new glass transom window. The existing trim

## MEMORANDUM



and decorative headers around the doors will be removed and replaced with simple white cement siding painted to match the color of the porticos. For the main entrance on the east elevation, new automatic sliding glass doors with white aluminum trim and a glass transom window will be installed.

- <u>Light Fixtures</u> On the north, south and east elevations, new wall-mounted sconces will be
  installed on both sides of the entrance doors. On the west elevation facing Salt Creek Lane, the
  existing hanging pendant below the portico will be replaced with a new light fixture. The applicant
  has included the proposed light fixtures for review.
- Windows All existing windows on the building will be replaced with new fixed windows with a slightly different design than the existing windows. The applicant has included a rendering of the proposed windows in the application packet. There are no changes to the size of the window openings or headers.

#### **REVIEW PROCESS**

Pursuant to Section 11-604 and Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for an Exterior Appearance Review or Site Plan Review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in Subsection 11-103(H), recommending either approval or disapproval of the Exterior Appearance and Site Plan based on the standards set forth in Section 11-604 and Section 11-606.

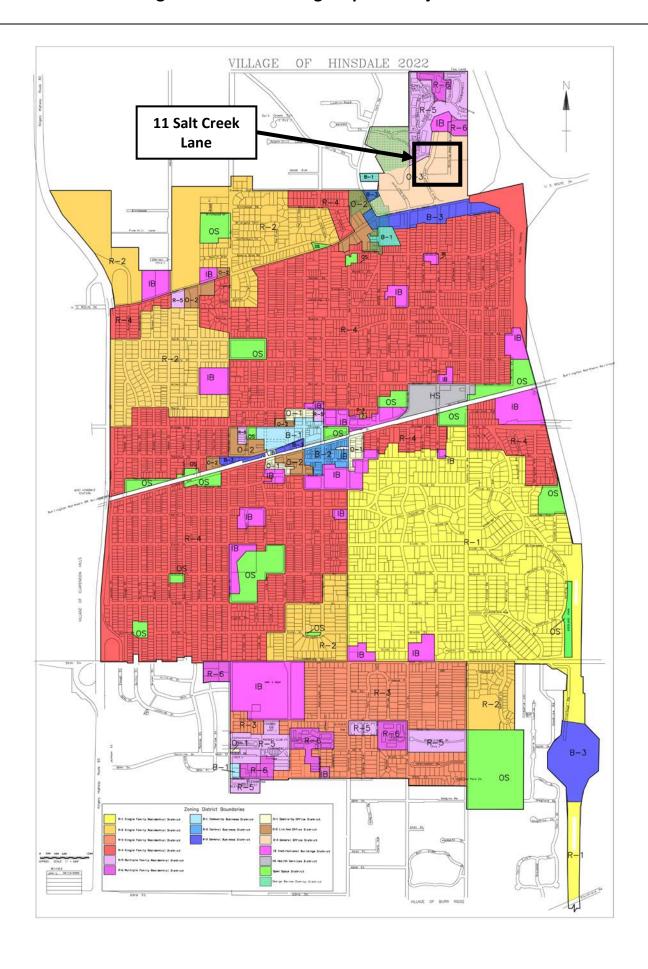
Within 90 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board of Trustees, by ordinance duly adopted, shall approve the site plan as submitted, or shall make modifications acceptable to the applicant and approve such modified site plan, or shall disapprove it either with or without a remand to the plan commission for further consideration. The failure of the board of trustees to act within ninety (90) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying site plan approval.

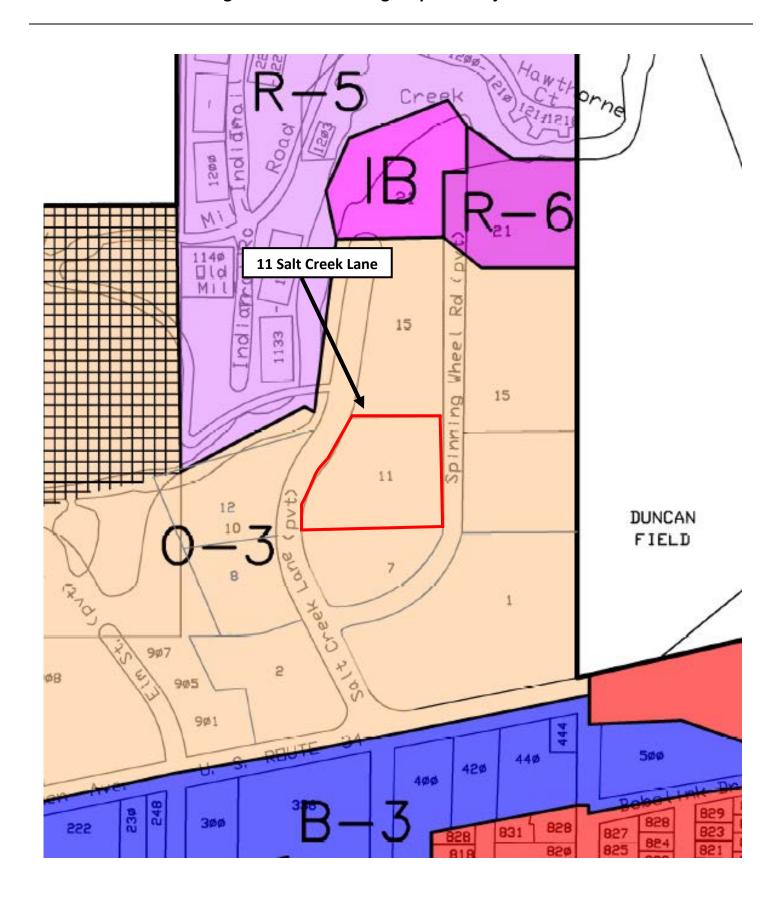
The subject property is not located within 250 feet from a single-family zoning district, therefore, public notice via the newspaper, certified mail, or signage is not required for this project.

#### **ATTACHMENTS**

- 1. Zoning Map and Project Location
- 2. Aerial View
- 3. Birdseye View
- 4. Street View
- 5. Exterior Appearance & Site Plan Review Application and Exhibits

## Village of Hinsdale Zoning Map and Project Location

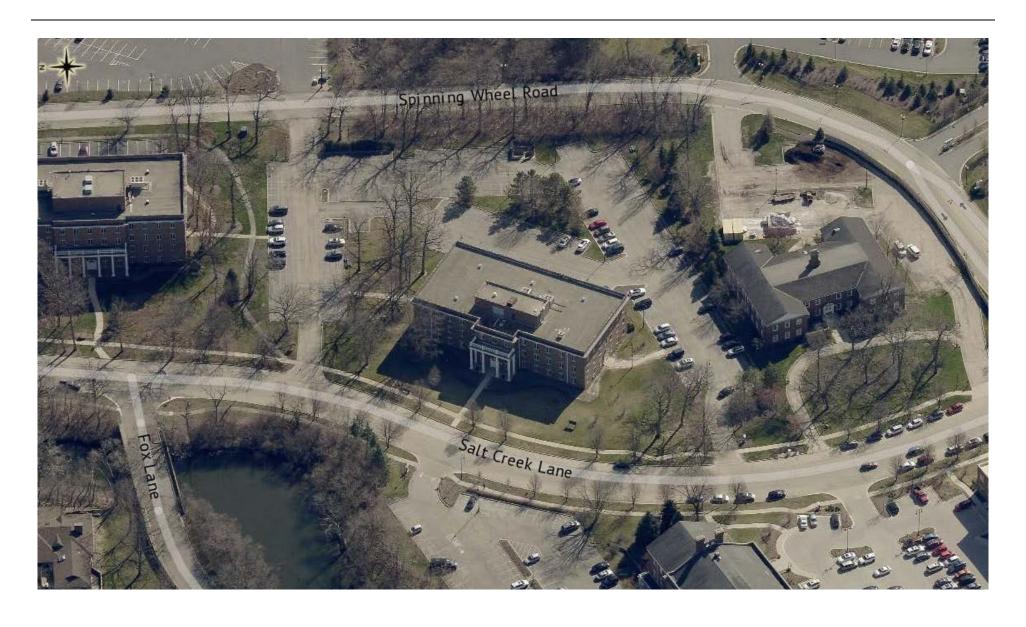




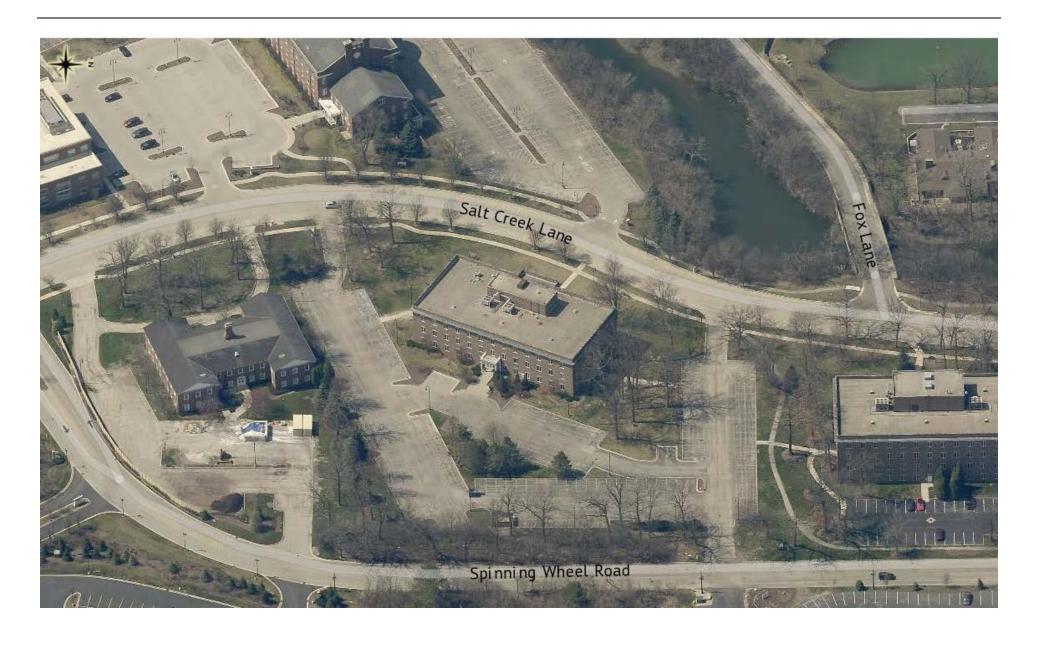
## Aerial View – 11 Salt Creek Lane



## Birds Eye View – 11 Salt Creek Lane



## Birds Eye View – 11 Salt Creek Lane



## Street View – 11 Salt Creek Lane





#### **PROJECT NARRATIVE**



01/31/2023

Bethany Salmon Village Planner Village of Hinsdale 19 E. Chicago Avenue Hinsdale, Illinois 60521

Re: Salt Creek Entry MPR22240

Dear Bethany,

Please see the following narrative for the scope of work.

#### Architectural:

- Removal of the balustrades at the existing porticos due to deterioration. The Roofing and portico will be patched and repaired as required.
- Replacement of all existing windows with more thermally efficient storefront system windows.
- Replacement of exterior metal doors on the north, south and west elevations with thermally insulated hollow metal doors and a new transom.
- Replacement and revision to the existing east entrance to accommodate a new aluminum framed double sliding glass door.
- Replacement and installation of all exterior light fixtures.
- o Replacement of existing trash enclosure to match existing trash enclosure.

#### Landscape:

- Most of the trees suggested for removal are in a state of decline, considered problematic as a potential public hazard, and negatively impact the overall appearance of the property.
- One street tree at Salt Creek Lane is in decline and will be replaced along with those that are missing (Tree #16, Tree Preservation Plan, sheet L1). The ornamental pear at the south vehicular entrance will not be replaced as its proximity interferes with the driveway sight triangle (Tree #10).
- Selective clearing of low quality and declining trees at the south vehicle entrance will allow for improved wayfinding of the medical office building – patients and visitors have difficulty identifying the location with obstructed views of the building and ground signage (Trees #1, #3, #5, and #9)

#### **PROJECT NARRATIVE**



- The continuity of the European Hornbeam at the east building face will be lost with four having to be removed for the new drop-off configuration. All seven trees will be replaced with multi-branched Jane Magnolia that will offer red-purple spring flowering, interesting branching, vertical structure, and appropriate scale in relationship with the building while not obstructing windows (Trees #54-#60).
- The oak, ash, and maple identified for removal are dead or in a state of decline, and in the case of the ash, are susceptible to ash-bore (Trees #25, #32, #39, #40, #41, #46, #51, and #52).

#### • Civil:

- Removal of several parking spaces to enlarge existing drop off at east entrance for increased patient safety.
- Added additional sidewalk adjacent to drop off to connect southern parking lot main entrance.

Sincerely,

JENSEN & HALSTEAD, LTD.

John McDonald Project Manager

cc: Dave Dastur, Jensen and Halstead, Kelleen Enright, MedProperties Group



## VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

## PLAN COMMISSION APPLICATION

#### I. GENERAL INFORMATION

Applicant	Owner
Name:	Name:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()/	Phone/Fax: ()/
E-Mail:	E-Mail:
Others, if any, involved in the project (i.e. Archi	itect, Attorney, Engineer)
Name:	Name:
Title:	Title:
Address:	Address:
City/Zip:	City/Zip:
Phone/Fax: ()	Phone/Fax: ()/
E-Mail:	E-Mail:
Disclosure of Village Personnel: (List the name, add of the Village with an interest in the owner of record, the A application, and the nature and extent of that interest)  1)	applicant or the property that is the subject of this

#### II. SITE INFORMATION

Address of subject property:		
Property identification number (P.I.N. or tax number):		
Brief description of proposed project:		
	· · · · · · · · · · · · · · · · · · ·	
General description or characteristics of the site:		
	· · · · · · · · · · · · · · · · · · ·	
Existing zoning and land use:		
Surrounding zoning and existing land uses:		
North:	South:	
East:	West:	
Proposed zoning and land use:		
Please mark the approval(s) you are seeking and standards for each approval requested:	attach all applicable applications and	
☐ Site Plan Approval 11-604	☐ Map and Text Amendments 11-601E	
☐ Design Review Permit 11-605E	Amendment Requested:	
☐ Exterior Appearance 11-606E		
☐ Special Use Permit 11-602E	☐ Planned Development 11-603E	
Special Use Requested:	<ul> <li>Development in the B-2 Central Business District Questionnaire</li> </ul>	

## TABLE OF COMPLIANCE

The following table is based on the _	Zoning District.	
	Minimum Code Requirements	Proposed/Existing Development
Minimum Lat Araa (a.f.)		
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building		
Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure		
Information		
* Must provide actual square footage	number and percentage.	
Where any lack of compliance is shown, star application despite such lack of compliance:		e's authority, if any, to approv

#### 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.
    - 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.
    - Location, size, and arrangement of all outdoor signs and lighting.
    - Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
    - 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.
- 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.

	PAYMENT.	
On the	31, day ofJanuary, 2_023	_, I/We have read the above certification, understand it, and agree
o abia	Oly Oly	
	Signature of applicant or authorized agent	Signature of applicant or authorized agent
	Name of applicant or authorized agent	Name of applicant or authorized agent
SUBSC	CRIBED AND SWORN	

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_\_\_ day of

Notary Public

MIRTA GONZALEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 4, 2023

4



# COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:	

#### **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.

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

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

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> 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.

craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

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

#### **VILLAGE OF HINSDALE**

## COMMUNITY DEVELOPMENT DEPARTMENT

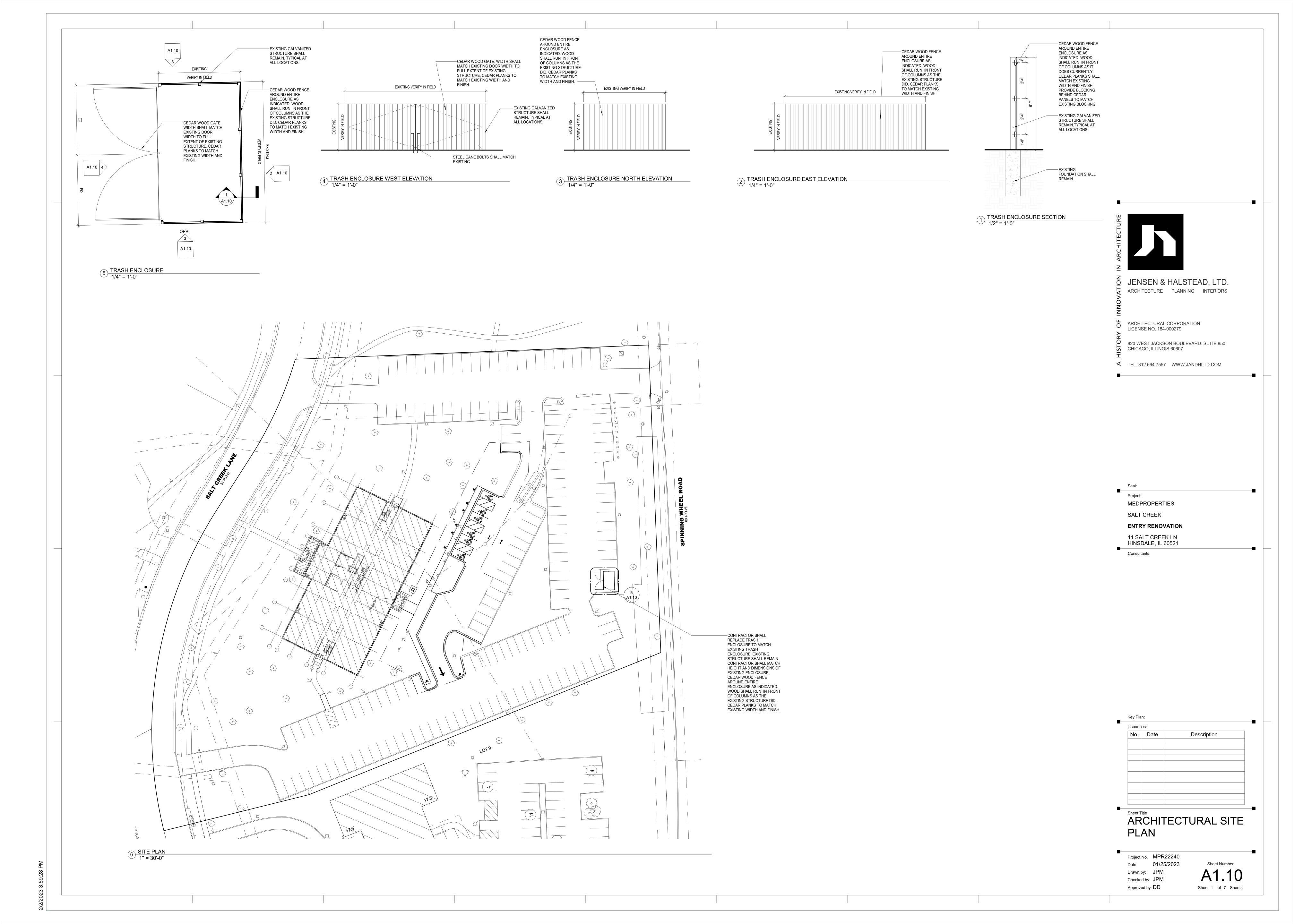
19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

#### **Application for Certificate of Zoning Compliance**

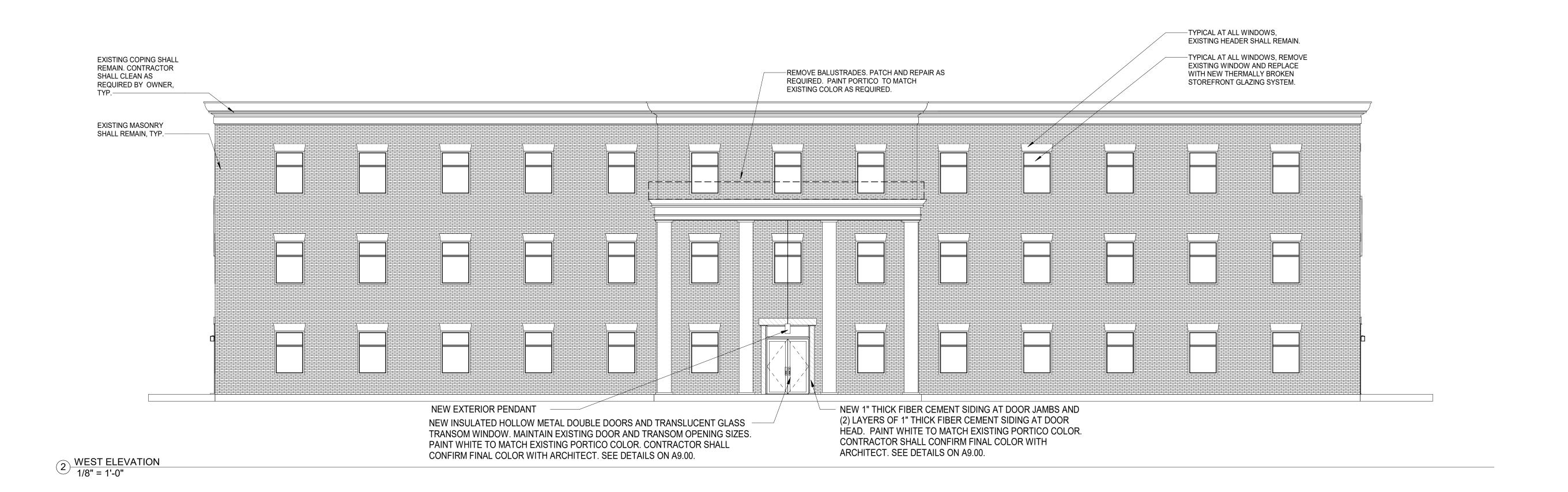
You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

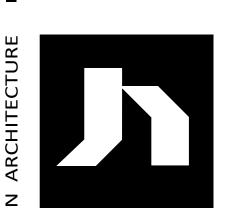
Applicant's name:	David Dastur	David Dastur			
Owner's name (if differen	11 Salt Creek Campus LLC				
Property address:	11 Salt Creek La	11 Salt Creek Lane Hinsdale, IL 60521			
Property legal description	: [attach to this for	n]			
Present zoning classifica	t <b>ion:</b> O-3, General (	Office District			
Square footage of proper	<b>y:</b> 41,856				
Lot area per dwelling:	N/A	N/A			
Lot dimensions:	479'' x 513'	479" x 513'			
Current use of property:	Medical Office B	Medical Office Building			
Proposed use:		Single-family detached dwelling  ✓ Other: Medical Office Building			
Approval sought:	☐ Building Perm ☐ Special Use P ☑ Site Plan ☐ Design Review ☐ Other:	ermit □ Planned [ ☑ Exterior A	Development ppearance		
Brief description of reque	st and proposal:				
Expansion of the existing drop-o	ff. Exterior upgrades to	ne windows, exterior door	s and porticos.		
Plans & Specifications:	[submit with this	[submit with this form]			
	Provided: R	equired by Code:			
Yards:					
front: interior side(s)	80.2'	25' 0' / 0'			

Provided:	Required by Co	ode:
corner side rear	N/A 35.9'	N/A 25'
Setbacks (businesses ar front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	100.5' 89.5' / N/A 216.6' N/A N/A N/A N/A	25' 10' /10' N/A 25' N/A N/A N/A N/A
Building heights:		
principal building(s): accessory building(s)	42'-4" : N/A	60' N/A
Maximum Elevations:		
principal building(s): accessory building(s)	42'-4" : N/A	60' N/A
Dwelling unit size(s):	N/A	<u>N/A</u>
Total building coverage:	N/A	<u>N/A</u>
Total lot coverage:	55%	<u>55 %</u>
Floor area ratio:	.247	0.35
Accessory building(s):	N/A	
Spacing between building	gs:[depict on at	tached plans]
principal building(s): accessory building(s)	: N/A N/A	
Number of off-street parl Number of loading space		juired: <u>160</u> 
Statement of applicant:		
understand that any omiss be a basis for denial or rev  By:  Applicant's signation	sion of applicable ocation of the C David Dastur	ided in this form is true and complete. e or relevant information from this form could ertificate of Zoning Compliance
David Dastur Applicant's printed	I name	
Dated: 1/31	, 20 <u>23</u>	-2-









JENSEN & HALSTEAD, LTD.

ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850 CHICAGO, ILLINOIS 60607

▼ TEL. 312.664.7557 WWW.JANDHLTD.COM

Seal:

MEDPROPERTIES

SALT CREEK

ENTRY RENOVATION

11 SALT CREEK LN

HINSDALE, IL 60521

Consultants:

Key Pla

Issuances:

No. Date Description

12/14/2022 ISSUE FOR APPEARANCE REVIEW

EXTERIOR ELEVATIONS

Project No. MPR22240

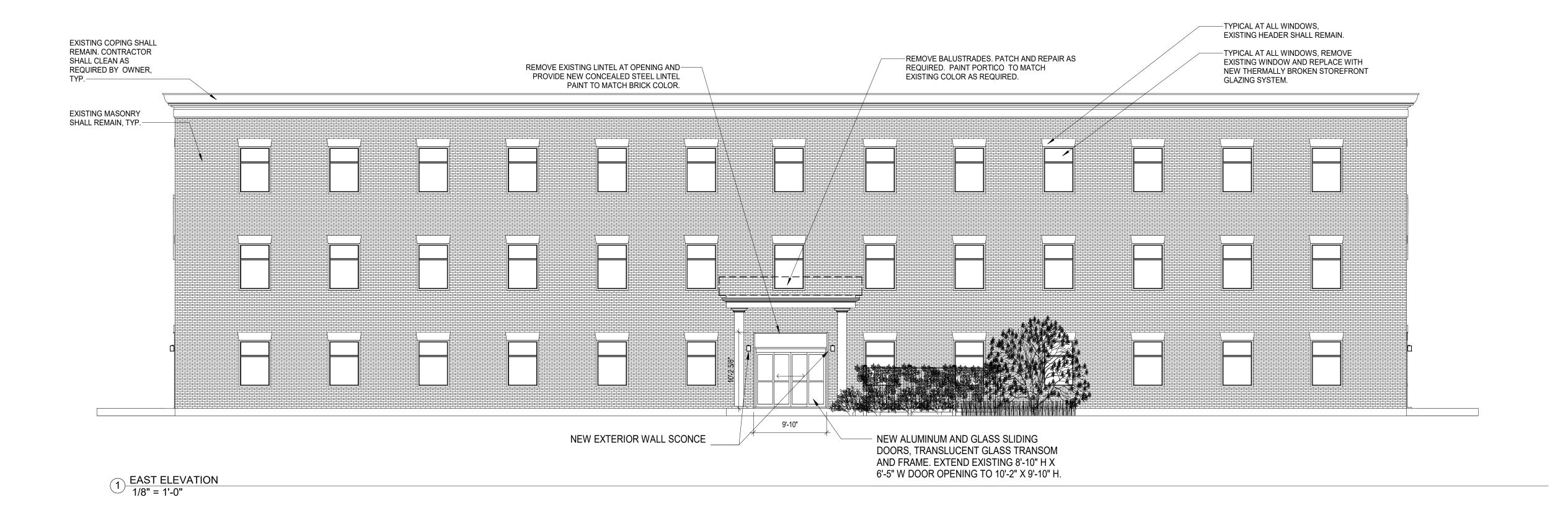
Date: 01/25/2023

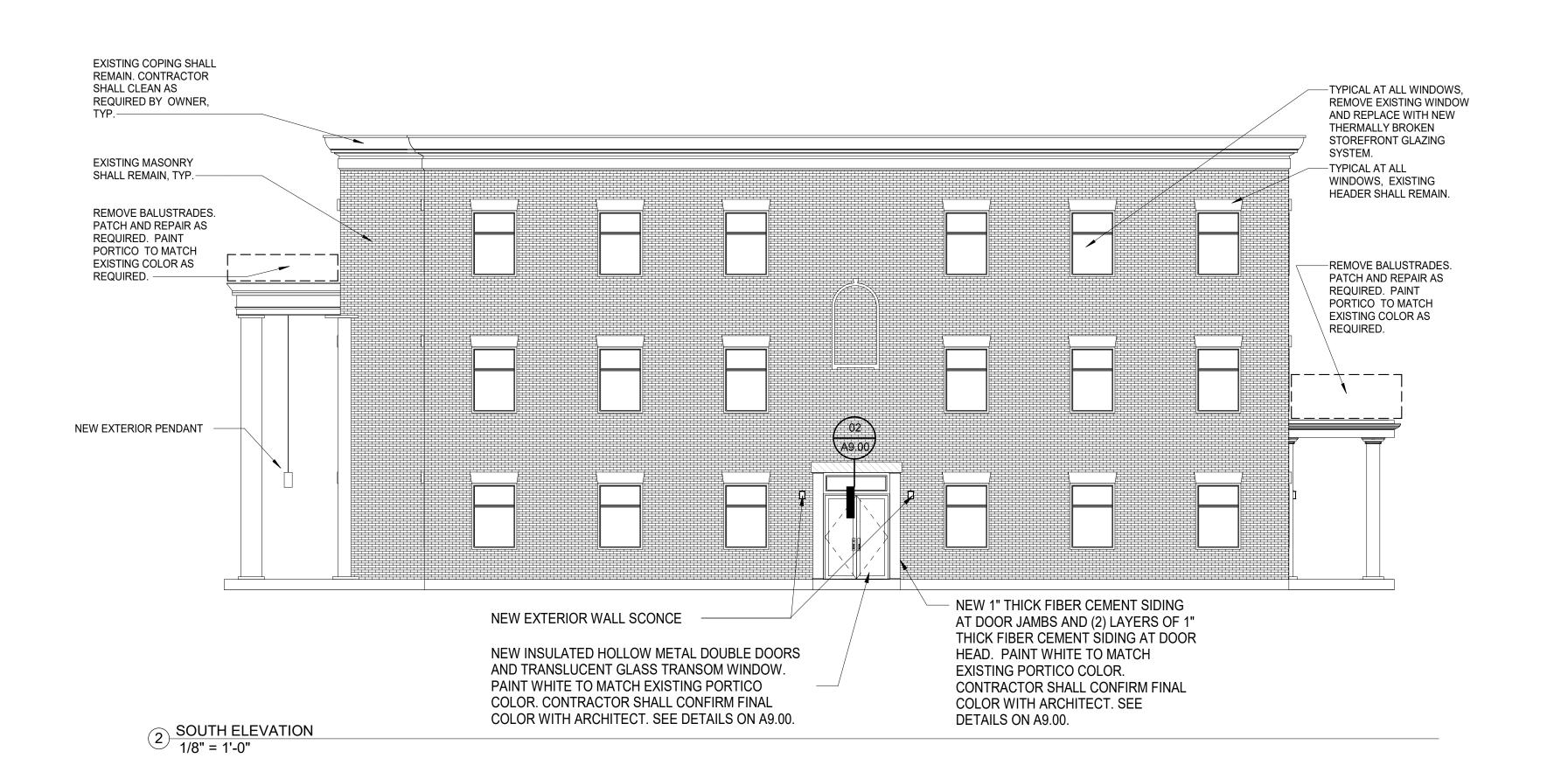
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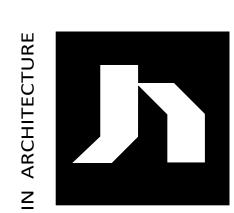
Checked by: JM

Approved by: DD

A8.00
Sheet 2 of 7 Sheets







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820 WEST JACKSON BOULEVARD. SUITE 850 CHICAGO, ILLINOIS 60607

▼ TEL. 312.664.7557 WWW.JANDHLTD.COM

Project:

MEDPROPERTIES

SALT CREEK

ENTRY RENOVATION

HINSDALE, IL 60521
Consultants:

11 SALT CREEK LN

Key Pla

No. Date Description

12/14/2022 ISSUE FOR APPEARANCE REVIEW

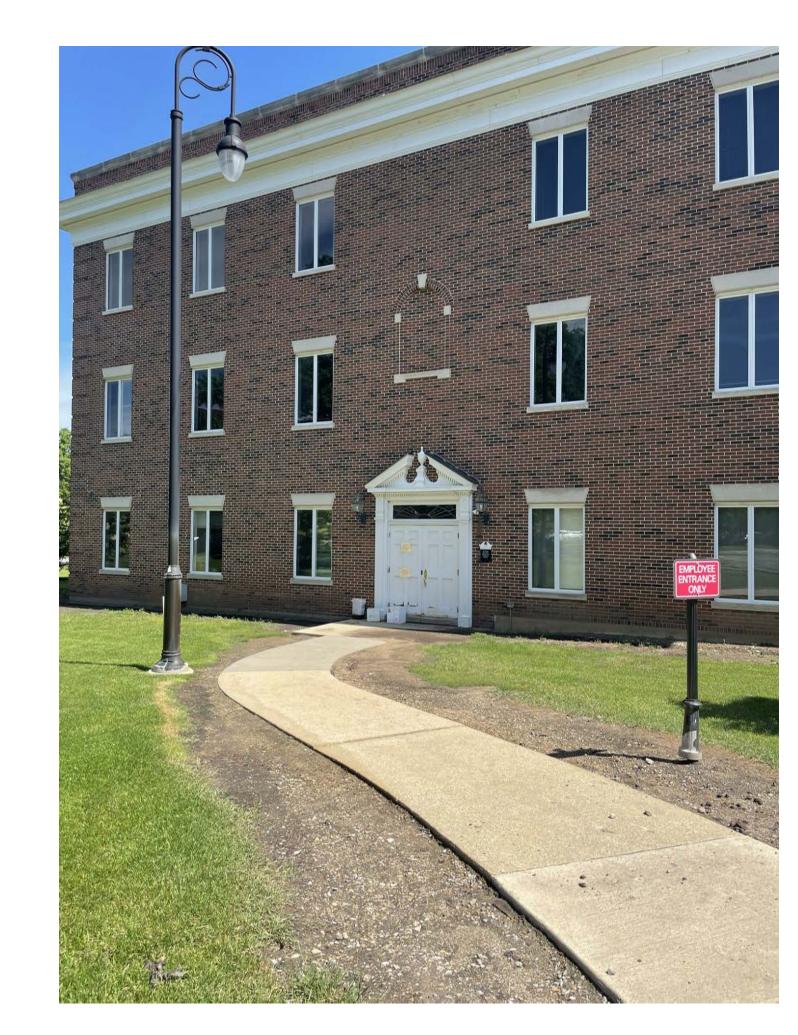
Sheet Title
EXTERIOR ELEVATIONS

Project No. MPR22240
Date: 01/25/2023
Drawn by: LL/JM
Checked by: JM
Approved by: DD

A8.01
Sheet 3 of 7 Sheets



BALUSTRADES TO BE REMOVED DUE TO WOOD DETERIATION. EXISTING DOOR TO BE REPLACED WITH NEW THERMALLY BROKEN ALUMINUM DOOR. SEE ARCHITECTURAL PLANS AND ELEVATIONS.



TYPICAL FOR NORTH AND SOUTH ELEVATIONS, EXISTING DOOR TRIM TO BE REPLACED WITH NEW PORITICO. SEE ELEVATIONS FOR NEW SCOPE OF WORK. EXISTING DOOR TO BE REPLACED WITH NEW INSULATED METAL DOOR.

TRANSFER TO THE PARTY.

BALUSTRADES TO BE REMOVED DUE TO WOOD

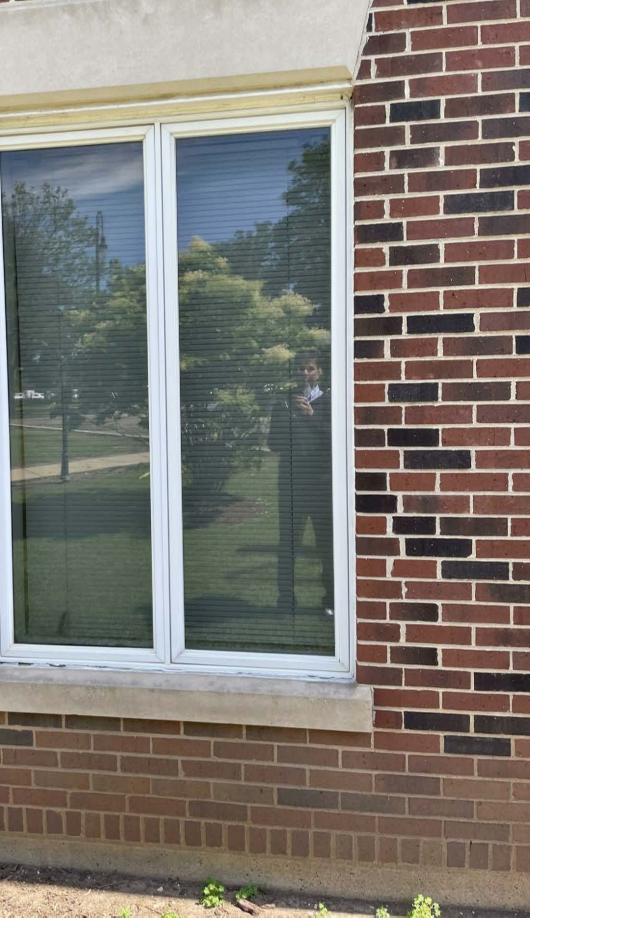
ARCHITECTURAL PLANS AND ELEVATIONS.

NEW THERMALLY BROKEN ALUMINUM DOOR. SEE

DETERIATION. EXISTING DOOR TO BE REPLACED WITH



SEE EXTERIOR ELEVATIONS FOR NEW WINDOW DESIGN.



EXISTING WINDOW TO BE REPLACED.



EXISTING DOOR TRIM TO BE REPLACED . SEE ELEVATIONS FOR NEW SCOPE OF WORK. EXISTING DOOR TO BE REPLACED WITH NEW INSULATED METAL DOOR.



EXISTING WINDOWS TO BE REPLACED. SEE EXTERIOR ELEVATIONS FOR NEW WINDOW DESIGN.



EXISTING BUILDING PHOTOS

JENSEN & HALSTEAD, LTD.

ARCHITECTURE PLANNING INTERIORS

820 WEST JACKSON BOULEVARD. SUITE 850

▼ TEL. 312.664.7557 WWW.JANDHLTD.COM

ARCHITECTURAL CORPORATION LICENSE NO. 184-000279

CHICAGO, ILLINOIS 60607

**MEDPROPERTIES** 

**ENTRY RENOVATION** 

11 SALT CREEK LN HINSDALE, IL 60521

SALT CREEK

Project No. MPR22240 01/25/2023 Drawn by: LL/JM Checked by: JM Approved by: DD

Sheet Number A8.03 Sheet 4 of 7 Sheets

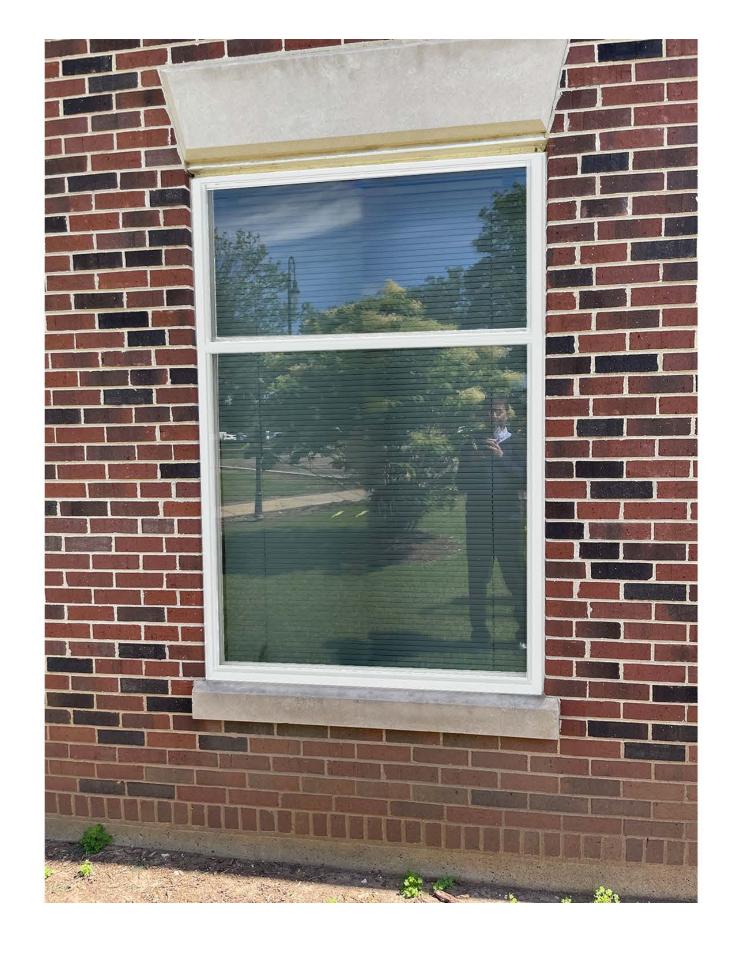
Description



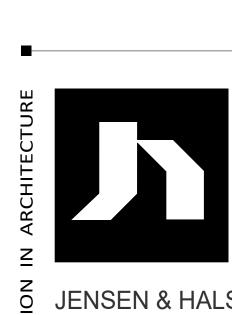
EXTERIOR SCONCES SHALL BE REPLACED WITH FIXTURE SHOWN.



PENDANT ON WEST SIDE SHALL BE REPLACED WITH FIXTURE SHOWN.



EXISTING WINDOWS SHALL BE REPLACED WITH FIXED THERMALLY EFFICIENT STOREFRONT SYSTEM SIMILAR TO ADJACENT BUILDINGS.



JENSEN & HALSTEAD, LTD.

ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850 CHICAGO, ILLINOIS 60607

\_\_\_\_\_

◀ TEL. 312.664.7557 WWW.JANDHLTD.COM



EAST DOOR SHALL BE REPLACED BY NEW ALUMINUM AND GLASS SLIDNG DOORS, TRANSLUCENT TRANSOM GLASS AND FRAME. SIMILAR TO ABOVE IMAGE. PROVIDE WHITE POWDER COAT TO ALUMINUM DOOR AND FRAME.



EXTERIOR DOORS ON THE NORTH,
WEST AND SOUTH SIDES SHALL BE
REPLACED WITH AN INSULATED
HOLLOW METAL DOOR WITH A SIMILAR
DOOR ELEVATION AESTHETIC.



DOOR TRIM WILL BE SIMILAR TO TRIM SHOWN AROUND DOOR IN IMAGE.

- Count
Project: MEDPROPERTIES
SALT CREEK
ENTRY RENOVATION
11 SALT CREEK LN HINSDALE, IL 60521
Consultants:

ssuance	es:	
No.	Date	Description

NEW SCOPE OF WORK

Project No. MPR22240
Date: 01/25/2023
Drawn by: LL/JM
Checked by: JM
Approved by: DD

Sheet Number

A8.04

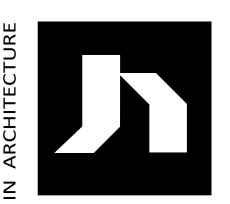
Sheet 5 of 7 Sheets



ADVENT HEALTH CANCER INSTITUTE - 1 SALT CREEK LANE, HINSDALE, IL 60521



EDWARD ELMHURST IMMEDIATE CARE - 8 SALT CREEK LANE STE 202, HINSDALE, IL 605212903



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ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850 CHICAGO, ILLINOIS 60607

◀ TEL. 312.664.7557 WWW.JANDHLTD.COM

**MEDPROPERTIES** 

SALT CREEK

**ENTRY RENOVATION** 

11 SALT CREEK LN HINSDALE, IL 60521

Description

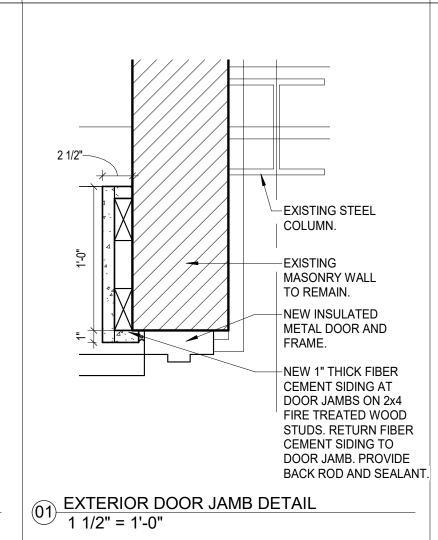
CONTEXTUAL PHOTOS

Project No. MPR22240 Date: 01/25/2023 Checked by: JPM

Approved by: DD

Sheet Number Sheet 6 of 7 Sheets

EXISTING MASONRY WALL TO REMAIN. SEALANT BETWEEN FIBER CEMENT PANELS ----NEW (2) LAYERS 1" FIBER CEMENT SIDING AT DOOR HEAD ON 2X4 FIRE TREATED WOOD STUDS. RETURN 1" FIBER CEMENT SIDING TO DOOR TRANSOM HEAD. PROVIDE BACKER ROD AND SEALANT. —— NEW INSULATED METAL TRANSOM FRAME AND GLAZING 02 EXTERIOR DOOR HEADER DETAIL 1/2" = 1'-0"



N ARCHITECTURE

JENSEN & HALSTEAD, LTD.
ARCHITECTURE PLANNING INTERIORS

ARCHITECTURAL CORPORATION LICENSE NO. 184-000279

820 WEST JACKSON BOULEVARD. SUITE 850 CHICAGO, ILLINOIS 60607

◀ TEL. 312.664.7557 WWW.JANDHLTD.COM

Seal:

MEDPROPERTIES

SALT CREEK

ENTRY RENOVATION

11 SALT CREEK LN HINSDALE, IL 60521

Consultants:

Key

Issua

No. Date Description

12/14/2022 ISSUE FOR APPEARANCE REVIEW

WALL PARTITIONS,
DOOR TYPES, FRAMES
AND ELEVATIONS

Project No. MPR22240

Date: 01/25/2023

Drawn by: LL/JM

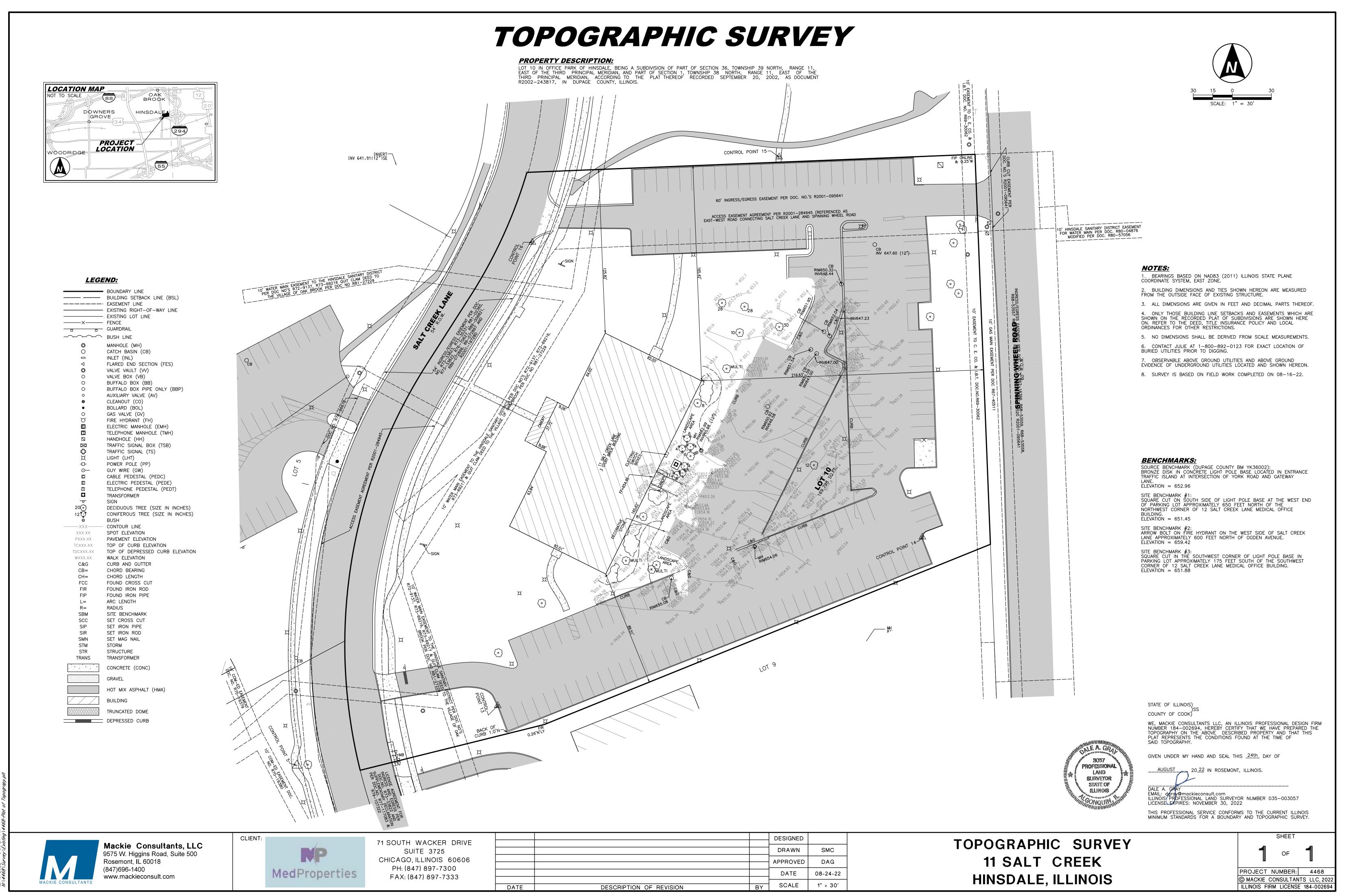
Checked by: JM

Approved by: DD

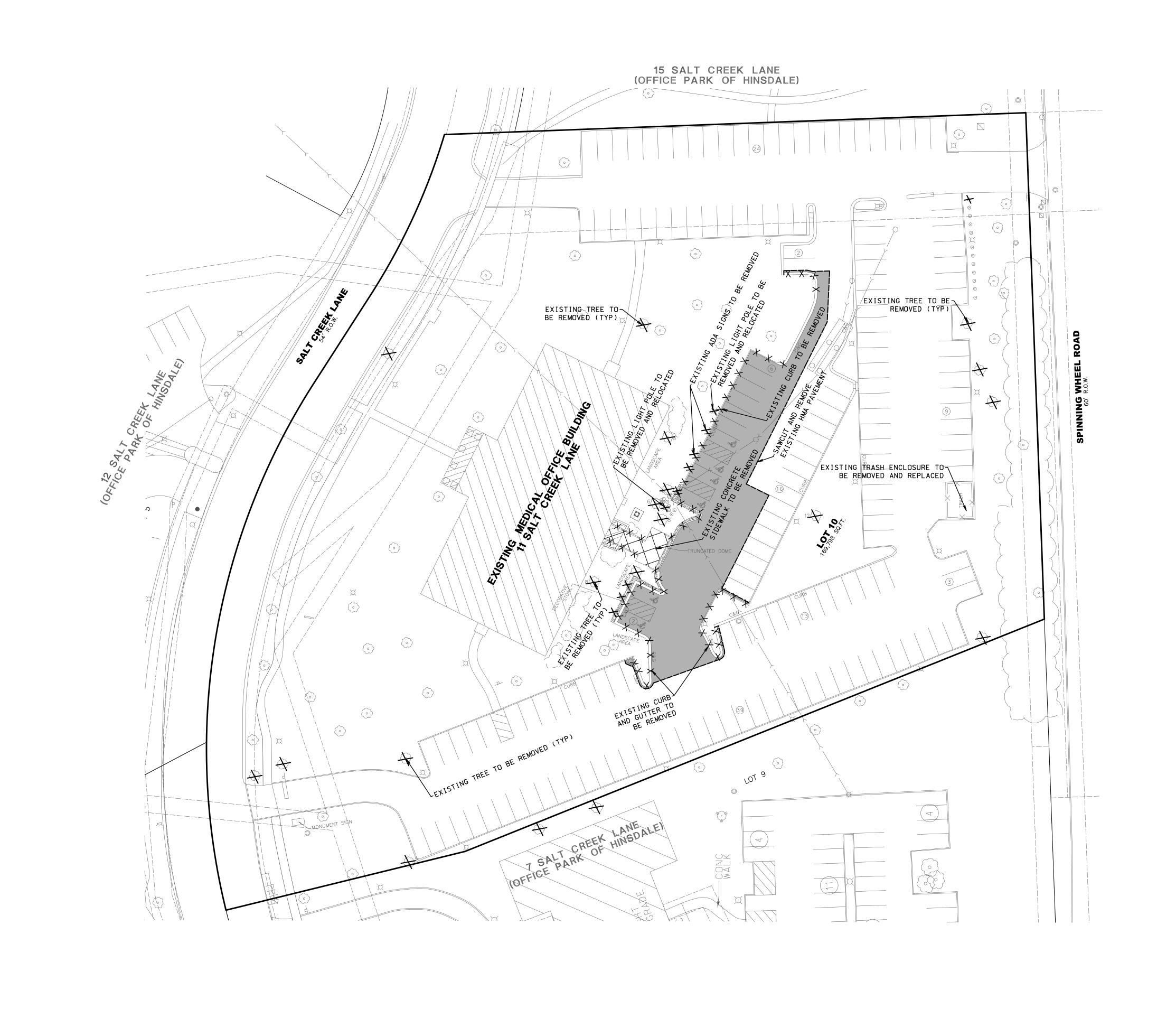
Sheet Number

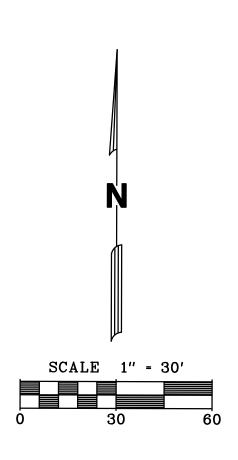
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Sheet 7 of 7 Sheets



WH 16:95:8 600/81/61





DEMOLITION LEGEND

EXISTING CONCRETE TO BE REMOVED EXISTING HMA PAVEMENT TO BE REMOVED EXISTING GRAVEL TO BE REMOVED EXISTING CURB TO BE REMOVED

 $\times$ EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED

EXISTING PARKING SPACES = 176 SPACES

Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 www.mackieconsult.com

CLIENT:

**MEDPROPERTIES** 

71 SOUTH WACKER DRIVE, SUITE 3725 CHICAGO, IL 60606 PHONE: 847-897-7315

			DESIGNED	MJM
			DRAWN	MJM
			APPROVED	TKB
		+	DATE	01/18/2023
1-21-2023 DATE	REVISED PER VILLAGE COMMENTS  DESCRIPTION OF REVISION	TKB BY	SCALE	1" = 30'

**DEMOLITION PLAN** 11 SALT CREEK LANE HINSDALE, ILLINOIS

PROJECT NUMBER: 4468

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71 SOUTH WACKER DRIVE, SUITE 3725 CHICAGO, IL 60606 PHONE: 847-897-7315

			DRAWN	MJM
			APPROVED	TKB
	DELVIOLD DED VIII A OF COMMENTO	<b>T</b> 5	DATE	12-5-2022
1-21-2023 DATE	REVISED PER VILLAGE COMMENTS  DESCRIPTION OF REVISION	TKB BY	SCALE	1" = 30'

11 SALT CREEK LANE HINSDALE, ILLINOIS

PROJECT NUMBER: 4468
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No.   Common Name									Pre-constr.	Post-consti
Real Pales	No	Common Name	Scientific Name	Size (DRH)	Condition	Form	Problems	Proposed Action	Tree Care	Tree Care
Record Mayle   Accr platemates   1,5	1							•		
State   Stat	<u> -</u>					<b>-</b>			Kelliove	IN/A
March Mapric   Access f. Haimmod   10,0°   Poor   Poor   Poor   Preserver   Preserver   Caffed   NA   NA   NA   NA   NA   NA   NA   N		<del></del>							L	<u> </u>
State			· · · · · · · · · · · · · · · · · · ·							
Fig.   Fig.   Control Part   Contr	4	Marmo Maple	Acer x. f. 'Marmo'	11.0"	Poor	Poor	Trunk decay	Preserve - Offsite	N/A	N/A
Fig.   Fig.   Control Part   Contr	5	Linden	Tilia spp.	19.5"	Fair	Fair		Remove - Open view of oaks	Remove	N/A
7   White Oak	6	Red Oak	<del></del>	32.0"	Fair	Good		•		
Wiltin Coak	7									
Novey Maple   December   Perus   Chinedor   12 Perus	<u>-</u>									
10 Charticides Pear   Pyrus C. Charticleer   12.0°   Poor   Poor   Severe trush split/dacay   Remove - In celline   Remove   NA									<u> </u>	
11   Charticleer Pear   Pyrus C. Charticleer   5.0°   Cood   Good   Charticleer   12   Charticleer   15.0°   Fair   Fair   10% deadwood   Pyreserve   3										
12   Charticleer Pear   Pyrus C. Charticleer   13.5"   Fair   Fair   15% deadwood   Preserve   3	10	Chanticleer Pear	Pyrus c. 'Chanticleer'	12.0"	Poor	Poor	Severe trunk split/decay	Remove - In decline	Remove	N/A
12   Charlicleer Pear   Pyras C. Charlicleer   13.5"   Fair   Fair   10% deadwood   Preserve   3	11	Chanticleer Pear	Pyrus c. 'Chanticleer'	5.0"	Good	Good		Preserve		
13   Charticleer Pear   Pyrus C. Charticleer   16.0°   Fair Poor Fair   15% deadwood   Preserve   3	12	Chanticleer Pear		13.5"	Fair	Fair			3	,
14   Charlection Pear   Pyrus C. Charlection   13.5"   Good   Sood   Sh deadwood   Preserve   3			1							
15   Charticleer Pear   Pyrus c. Chantoleer   14.0"   Poor   Poor   Pyrus c. Chantoleer   12.0"   Poor   Poor   Poor   Pyrus c. Chantoleer   12.0"   Poor			1 -				1			
16   Chartoleer Pear   Pyrus c. Chantoleer   12.0"   Poor   Fair   40% deadwood   Remove - In decline   Remove   NA			1							
17	15		1							
16   Pin Oak	16	Chanticleer Pear	Pyrus c. 'Chanticleer'	12.0"	Poor	Fair	40% deadwood	Remove - In decline	Remove	N/A
16   Pin Oak	17	London Planetree	Platanus x. acerifolia	6.0"	Good	Good	5% deadwood	Preserve	3	
19   Horey Locust   Gledislas triacanthos   23.0"   Fair   Fair   5% deadwood, epicormic sprouts   Preserve   Offsite   N/A   N/A	_				Fair/Poor	Fair			123	1
20   Indefn										
21 White Oak	_									NI/A
22										
23 White Oak	21	White Oak	Quercus alba	27.0"	Good/Fair	Good	5% deadwood, excessive mulch at base	Preserve - Remove mulch	1,3	
23 White Oak	22	American Basswood	Tilia americana	17.0" x 4	Fair	Fair		Preserve - Offsite	N/A	N/A
28 Norway Maple	23					<u> </u>				
25 White Oak										<del>  '</del>
25   White Oak   Quercus abba   16.0"   Feir   Feir   Feir   Sk deadwood   Preserve   1.3   1			<del> </del>							NI/A
28   White Oak   Quercus alba   26.0"   Fair   Fair   S% deadwood, opicormic sprouts   Preserve   1.3   1.										N/A
28 White Oak   Quercus alba   24.0"   Fair   Good   5% deadwood   Preserve   1,3   1			Quercus alba			Fair				1
29 White Oak	27	White Oak	Quercus alba	26.0"	Fair	Fair	5% deadwood, epicormic sprouts	Preserve	1,3	1
29 White Oak	28	White Oak	Quercus alba	24.0"	Fair	Good	5% deadwood	Preserve	1.3	1
30   Ohio Buckeye   Aesculus glabra   9.5"   Good   Sood   Preserve   1.3	_									1
31 White Oak									1,5	<u>'</u>
			T T						L	
33 Red Maple	31		Quercus alba		Fair	Good	5% deadwood	Preserve	1,3	
34   White Oak   Quercus alba   26.5"   Fair   Poor   10% deadwood, leaning   Preserve   1.3	32	White Ash	Fraxinus americana	7.5"	Fair	Fair		Remove - Prone to ash bore	Remove	N/A
34   White Oak   Quercus alba   26.5"   Fair   Poor   5% deadwood, leaning   Preserve - Offsite   N/A   N/A	33	Red Maple	Acer rubrum	8.5"	Fair	Good		Preserve		·
Signature   State									N/A	N/A
Section   Sect										
37 White Oak   Quercus alba   17.0"   Fair   Fair   Fair   5% deadwood, epicormic sprouts   Preserve   1,3   1										
Milto Oak   Quercus alba   24.0"   Fair   Fair   10% deadwood   Preserve   1,3   1			Quercus alba					Preserve		1
39 White Oak   Quercus alba   23.5°   Fair/Poor   Poor   10% deadwood, slight lean   Preserve   1,3   1	37	White Oak	Quercus alba	17.0"	Fair	Fair	5% deadwood, epicormic sprouts	Preserve	1,3	1
39 White Oak   Quercus alba   23.5°   Fair/Poor   Poor   10% deadwood, slight lean   Preserve   1,3   1	38	White Oak	Quercus alba	24.0"	Fair	Fair	10% deadwood	Preserve	1.3	1
Minte Oak   Quercus alba   23.5"   Fair/Poor   Poor   10% deadwood, slight lean   Preserve   1,3   1										N/A
Mithite Ash							·		_	
White Ash	_									
Mylite Oak   Quercus alba   29.0"   Good/Fair   Fair   5% deadwood   Preserve - Clear veg. at base   1,3   1	_						· · · · · · · · · · · · · · · · · · ·			
White Oak   Quercus alba   23.0"   Fair   Fair   Fair   5% deadwood, epicormic sprouts   Preserve   1,3   1	42	White Ash	Fraxinus americana	6.5"	Fair/Poor	Poor	Trunk splits and decay	Remove - In decline	Remove	N/A
White Oak   Quercus alba   23.0"   Fair   Fair   Fair   5% deadwood, epicormic sprouts   Preserve   1,3   1	43	White Oak	Quercus alba	29.0"	Good/Fair	Fair	5% deadwood	Preserve - Clear veg. at base	1,3	1
45   Swamp White Oak   Amstrong Maple   Acer x. freemanii   9.5"   Poor   Fair   Severe trunk split/decay   Remove - In decline   Remove   N/A	44	White Oak		23.0"	Fair	Fair		,,,		1
Additional Maple   Acer x. freemanii   9.5"   Poor   Fair   Severe trunk split/decay   Remove - In decline   Remove   N/A										
47 Armstrong Maple Acer x. freemanii 10.5" Fair Fair Pair Preserve - Offsite N/A N/A Armstrong Maple Acer x. freemanii 12.0" Fair Fair Pair Preserve - Offsite N/A N/A N/A N/A Olorado Spruce Picea pungens 10.0" Fair Fair 20% deadwood - lower branches Preserve - Offsite N/A										
48         Armstrong Maple         Acer x, freemanii         12.0"         Faiir         Fair         Fair         Fair         Fair         Fair         Fair         Preserve - Offsite         N/A         N/A           49         Colorado Spruce         Picea pungens         10.0"         Fair         Fair         20% deadwood - lower branches         Preserve - Offsite         N/A         N/A           50         Armstrong Maple         Acer x, freemanii         14.5"         Fair         Poor         Severe trunk decay, thin crown, topped         Remove - Offsite hazard         Remove         N/A         N/A         N/A         Status         Preserve         Offsite hazard         Remove         N/A         N/A         Status         Preserve         Offsite hazard         Remove         N/A         N/A         Status         Preserve         Offsite hazard         Remove         N/A         N/A         N/A         N/A         N/A         Status         N/A         N		<u> </u>								
49 Colorado Spruce Picea pungens 10.0" Fair Fair 20% deadwood - lower branches Preserve - Offsite N/A N/A Armstrong Maple Acer x. freemanii 14.5" Fair Fair Proserve - Offsite N/A N/A N/A N/A SArmstrong Maple Acer x. freemanii 14.5" Poor Poor Severe trunk decay, thin crown, topped Remove - Offsite hazard Remove N/A N/A SA Fraxinus americana 10.5" Poor Poor Severe trunk decay, thin crown, topped Remove - Offsite hazard Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A Salpanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve Syringa reticulata 10.0' Go	_	•								
49     Colorado Spruce     Picea pungens     10.0"     Fair     Fair     20% deadwood - lower branches     Preserve - Offsite     N/A     N/A       50     Armstrong Maple     Acer x. freemanii     14.5"     Fair     Fair     Fair     Preserve - Offsite     N/A     N/A       51     White Ash     Fraxinus americana     14.0"     Poor     Poor     Severe trunk decay, thin crown, topped     Remove - Offsite hazard     Remove     N/A       52     White Ash     Fraxinus americana     10.5"     Poor     Poor     Severe trunk decay, thin crown, topped     Remove - Offsite hazard     Remove     N/A       53     Japanese Tree Lilac     Syringa reticulata     10.0"     Good     Good     Remove - In conflict w/ new     Remove     N/A       54     European Hornbeam     Carpinus b. 'Fastigiata' 7.0"     Good     Good     Remove - In conflict w/ new     Remove     N/A       55     European Hornbeam     Carpinus b. 'Fastigiata' 7.0"     Good     Good     Remove - In conflict w/ new     Remove     N/A       57     European Hornbeam     Carpinus b. 'Fastigiata' 7.0"     Fair     Fair     Remove - In conflict w/ new     Remove     N/A       58     European Hornbeam     Carpinus b. 'Fastigiata' 7.0"     Good     Good     Re	48	Armstrong Maple	Acer x. freemanii	12.0"	Fair	Fair		Preserve - Offsite	N/A	N/A
Fair									N/A	
State   White Ash										
Severe trunk decay, thin crown, topped   Remove - Offsite hazard   Remove   N/A										
53 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 54 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 55 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 56 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 57 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 58 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 59 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 60 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 61 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Remove - In conflict w/ new Remove N/A 62 Japanese Tree Lilac Syringa reticulata 12.0' Excellent Excellent Preserve 63 Japanese Tree Lilac Syringa reticulata 12.0' Excellent Excellent Preserve 64 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 65 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 66 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 67 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve										
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European Hornbeam   Carpinus b. 'Fastigiata'   7.0"   Good   Good   Remove - In conflict w/ new   Remove   N/A	_									
57 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 58 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Fair Fair Remove - In conflict w/ new Remove N/A 59 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 60 European Hornbeam Carpinus b. 'Fastigiata' 7.0" Good Good Remove - In conflict w/ new Remove N/A 61 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 62 Japanese Tree Lilac Syringa reticulata 12.0' Excellent Excellent Preserve 63 Japanese Tree Lilac Syringa reticulata 12.0' Excellent Excellent Preserve 64 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 65 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 66 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 67 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve 68 Japanese Tree Lilac Syringa reticulata 10.0' Good Good Preserve	_									
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69   Japanese Tree Lilac   Syringa reticulata   10.0'   Good   Good   Preserve   Preserve										
	69	Japanese Tree Lilac	Syringa reticulata	10.0'	Good	Good		Preserve		l

Deep root injection of Nitrogen liquid fertilizer w/ Essential & Companion to introduce supplementary nutrients/organic matter to soil & reduce stress Soil basal drench of plant growth regulator around trunk of tree designed to increase root density and tolerance to stress caused by construction

3 Crown Cleaning Crown cleaning dead, dying, and weak branches 1" in diameter and greater to reduce hazard and improve safety/appearance Crown thinning of rubbing/crossing branches to increase airflow to canopy, strengthen structure of tree, & compensate for root loss from construction 5 Root Zone Excavation Perform Root Zone Excavation to remove girdling roots/foreign particles which may be inhibiting the uptake of nutrients & water throughout tree 6 Deep Watering Thorough soaking of root system to help with construction/transplant shock, root loss, and heat stress Spread 3" layer of hardwood mulch underneath canopy of the tree to conserve water, moderate soil temperatures, & prevent mechanical damage

## **General Notes**

- 1. BASE INFORMATION ACQUIRED FROM CIVIL ENGINEERING PLANS PREPARED BY MACKIE CONSULTANTS, LLC.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PURCHASING ALL PERMITS, FEES AND INSPECTIONS NECESSARY FOR PROPER IMPLEMENTATION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK
- 3. CONTRACTOR SHALL APPLY AND OBTAIN A TREE REMOVAL PERMIT FOR APPROVAL OF PROPOSED TREE REMOVALS PRIOR TO
- 4. NO CONSTRUCTION ACTIVITY, MOVEMENT AND PLACEMENT OF EQUIPMENT, OR MATERIAL, OR SPOILS STORAGE AND NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED NOR AT ANY HIGHER LOCATION.
- 5. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIAL DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD REASONABLY EXPECT TO
- 6. EXISTING GRADES SHALL BE MAINTAINED WITH NO DISTURBANCE PERMITTED (NO GRADING OR SOIL BACKFILLING) WITHIN THE 7. PRESERVE EXISTING TREES AS INDICATED. PERFORM REMOVAL AND DISPOSAL OF EXISTING VEGETATION IN CONFLICT WITH THE NEW SITE IMPROVEMENTS SPECIFIED ON THE TOPOGRAPHICAL SITE DEVELOPMENT PLAN. GRUB TREE ROOTS 18" BELOW GRADE AND SHRUBS ROOTS 10" BELOW GRADE. REMOVAL OPERATIONS SHALL REQUIRE THAT ALL TREE AND VEGETATION SPECIFIED FOR REMOVAL SHALL BE IMMEDIATELY LOADED ON TO TRUCKS FOR DISPOSAL OFF SITE.
- 8. PRESERVED TREES LOCATED WITHIN THE CONSTRUCTION ZONE SHALL BE PROPERLY PRUNED TO REMOVE DEAD, DISEASED, WEAK, AND BROKEN BRANCHES. SELECTIVE PRUNING (THINNING) SHALL BE NECESSARY TO COMPENSATE FOR ROOT LOSS AND REQUIRED CLEARANCES. TREES LOCATED IN CLOSE PROXIMITY OF EXCAVATION SHALL HAVE ROOT PRUNING PERFORMED WITHIN (1) FOOT OF EXCAVATION WORK IN ORDER TO PROMOTE NEW ROOT GROWTH AND
- PROVIDE WOUND CLOSURE (SUITABLE EQUIPMENT FOR ROOT PRUNING MAY INCLUDE A TRENCHER, ROOT PRUNER, OR STUMP GRINDER). TREES LOCATED WITHIN THE CONSTRUCTION ZONE SHALL BE TREATED WITH A SOIL INJECTED LIQUID ROOT FERTILIZER AS SPECIFIED AND PERFORMED BY A CERTIFIED ARBORIST.
- THE SERVICES OF A CERTIFIED ARBORIST SHOULD BE SECURED TO PERFORM THE AFOREMENTIONED TREE PRUNING, ROOT PRUNING, FERTILIZING AND SITE MONITORING DURING AND AFTER CONSTRUCTION.
- 10. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL J.U.L.I.E. (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.
- 11. REFER TO SHEET L3 FOR TREE PROTECTION DETAILS.

630.375.9400

LANDSCAPE ARCHITECTURE 902 Sundew Court, Aurora, IL 60504

C 2022 Trippiedi Design, P.C.

CAUTION: DRAWINGS MAY BE NOT BE PRINTED TO SCALE. AT FULL SIZE THE LINE SHOWN IS 3 INCHES LONG. CONSTRUCTION DIMENSIONS SHOULD NOT BE SCALED.

> Issued for Village Submittal 11/03/2022 Issued for Client Review Issue Description

Issued for Village Submittal

Exp. Date 8-31-2023

MedProperties Group

71 S. Wacker Drive, Suite 3725 Chicago, IL 60606

Medical Office Building

Salt Creek Medical Campus 11 Salt Creek Hinsdale, IL

Tree Preservation Plan



## Plant and Material Schedules

Shade, Intermediate, and Evergree	n Trees				
Botanical Name	Common Name	Size	Qty	Mature Size	Bloom Color, Time
Magnolia I. x. s. 'Jane'	Jane Magnolia	6.0' Clump	7	10-15'h x 8-12'w	Red-Purple, Apr-May
Platanus x. a. 'Morton Circle'	Exclamation London Planetree	3.0" C	1	60'h x 45'w	N/A
Pyrus c. 'Chanticleer'	Chanticleer Callery Pear	2.5" C	3	30-35'h x 15'w	White, May
Syringa reticulata	Japanese Tree Lilac	7.0' Clump	2	20-30'h x 15-25'w	White, May-Jun
Taxodium distichum	Common Baldcypress	3.5" C	3	50-70'h x 20-30'w	N/A
Trees Selected at Mariani Plants ar	nd Hinsdale Nursery				
Flowering and Evergreen Shrubs					
Botanical Name	Common Name	Size	Qty	Mature Size	Bloom Color, Time
Buxus 'Green Velvet'	Green Velvet Boxwood	18"S/18"H	137	4'h x 4'w	Evergreen
Diervilla r. Kodiak Red 'G2X885411'	Kodiak Red Bush-Honeysuckle	18"S/18"H	29	3-4'h x 4-5'w	Yellow, Jun-Aug
Hydrangea a. 'NCHA5'	Invincibelle Wee White Hydrangea	18"S/18"H	42	1-2.5'h x 2-3'w	White, Jun-Sep
Hydrangea p. Bobo 'ILVOBO'	Bobo Hydrangea	18"S/18"H	116	2.5-3'h x 3-4'w	White, Jul-Sep

Viburnum plicatum f. tom. 'Mariesii' Mariesii Doublefile Viburnum 4.0' H 3 8-10'h x 8-10'w White, May

Perennials, Ornamental Grasses, Groundcover, Vines, and Season Flowers						
Botanical Name	Common Name	Size	Qty	Mature Size	Bloom Color, Time	
Allium 'Summer Beauty'	Summer Beauty Onion	1 Gal	292	12-18"h x 18-24"w	Lav/Purple, Jun-Aug	
Amsonia t. 'Storm Cloud'	Storm Cloud Blue Star	1 Gal	18	24-36"h x 3-4'w	Blue, May-Jul	
Calamagrostis x. a. 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal	10	5-6'h x 24"w	Yellow, Jun-Jul	
Carex brevior	Plains Oval Sedge	3" Plug	76	8-12"h x 12-18"w	Brown, Apr-May	
Geranium 'Rozanne'	Rozanne Geranium	1 Gal	170	12-18"h x 24-36"w	Blue, May-Oct	
Hemerocallis 'Fragrant Returns'	Fragrant Returns Daylily	1 Gal	200	18-24"h x 18-24"w	Yellow, Jun-Sep	
Hydrangea a. ssp. Petiolaris	Climbing Hydrangea	3 Gal	6	30-60'h x 6-8'w	Whtie, Jun-Jul	
Liriope spicata	Creeping Lilyturf	4" Pot	780	8-12"h x 8-12"w	Purple, Aug	
Nepeta x. f. 'Early Bird'	Early Bird Catmint	1 Gal	34	12-18"h x 12-18"w	Purple, Apr-Sep	
Sporobolus heterolepis	Prairie Dropseed	1 Gal	54	24-36"h x 24-36"w	Brown, Aug-Sep	
Sporobolus heterolepis	Prairie Dropseed	4" Pot	70	24-36"h x 24-36"w	Brown, Aug-Sep	

Source Perennials	at Mariani	Plants	and	Midwest	Groundco	ver

Source Shrubs at Mariani Plants, Hinsdale Nursery, and Midwest Groundcovers

Description	Size/Units	Qty	Rema
Site Preparation - Removal of existing landscape & existing turf within construction zone	SY	as req.	
Kentucky Bluegrass Sod Allowance - HD2000 Kentucky Bluegrass by Central Sod Farms	SY	450	(4,050 SF)
Kentucky Bluegrass Seed (Sun) Allowance - Turf Restoration	SY	90	(810 SF)
Kentucky Bluegrass Seed (Shade) Allowance - Turf Restoration	SY	700	(6,300 SF)
Excelsior Curlex I CL Quickgrass Erosion Control Blanket - Dyed Green w/ QuickMow	SY	790	(7,110 SF)
photo-degradable - white single netting (use to protect all turf seed areas)			
Note, straw w/ tackifier or straw blankets will not be permitted			
Premium Shredded Hardwood Mulch - dark, double processed (3" layer for trees	CY	82	
and shrubs; 2" layer for perennials, ornamental grasses and groundcover: Creeping Lilyturf)			
Landscape Bed Preparation / Soil Amendment Mix: "One Step Soil Conditioner" Prepared by Midwest	CY	95	3" layer for a
Trading - Southern Pine Bark Fines, Organic Compost, Leaf Mulch, Hardwood Fines, Iron			planting bed
Sulfate, Blue Chip, Gypsum, with Mycorrhizae	CY	15	tree/shrub p
(incorporate 3" layer for planting bed preparation; utilize for planting operations w/ amended			operations
topsoil - poor soil & excavated clay is not suitable for backfill & shall be disposed off-site)			
Topsoil - Certified Imported Topsoil for landscape beds and parking lot islands			
New drop-off configuration with new islands and beds spread at 18" depth	CY	120	(1,803 SF)
Foundation bed preparation and restoration filling voids of plant removals spread at 1" depth	CY	23	(7,257 SF)
Triangular parking island and plains oval sedge bed preparation spread at 3" depth	CY	8	(861 SF)
Renovation of 3-north parking islands spread at 12" depth	CY	19	(508 SF)
Aluminum Landscape Bed Edging: Permaloc Asphalt Edge "L-Type" 3/16" x 4"h x 3"w,	LF	N/A	
Finish - Black Duraflex, Twisted Nail Spikes			
Irrigation Sleeves: 4" Solid White PVC SDR35 Pipe	LF	as req.	Irrigation Co
Supply 20 Gal. Tree Gator Bags for Shade Trees	units	7	
One Fertilizer Application - All new improvements: landscape beds, parking lot islands, and turf areas:	SF	21,400	
1) Gypsum: 50# / 1,000 SF			
2) SOP: Sulfate of potash: 4# / 1,000 SF			
3) MAP: Mono-ammonium phosphate: 4# / 1,000 SF			
4) UMaxx: 3# / 1,000 SF			
Landscape Maintenance: Responsible for initial hand watering, twice weekly refilling gator bags -	year	1	begins at tim
subsequent watering will be provided by an in-ground automatic irrigation system. All plant care,			provisional
a combination of fertilizer/pre-emergent weed control for all planting areas, weeding, cultivation,			acceptance
pavement and bed edging, pruning, and spring/fall cleanup. Turf maintenance to include			
weekly mowing, 2-broadleaf herbicide applications, 2-crab grass control applications,			
3-fertilization applications, and spot weed control.			

## Landscape General Notes

- BASE INFORMATION ACQUIRED FROM CIVIL ENGINEERING PLANS PREPARED BY MACKIE CONSULTANTS, LLC.
- 2. ALL CONTRACTORS SHALL VERIFY THAT THEY HAVE CURRENT PLANS PRIOR TO COMMENCEMENT OF ANY WORK.

  3. ALL CONTRACTORS ARE LIABLE FOR THE SAFETY OF THEIR EMPLOYEES AND FOLLIPMENT WHILE ON THE PROJECT SITE.
- ALL CONTRACTORS ARE LIABLE FOR THE SAFETY OF THEIR EMPLOYEES AND EQUIPMENT WHILE ON THE PROJECT SITE.
   WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 5. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS, AND REPORT ANY MISTAKES OR DISCREPANCIES TO THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PURCHASING ALL PERMITS, FEES AND INSPECTIONS NECESSARY FOR PROPER IMPLEMENTATION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
- 7. QUANTITY LISTS ARE SHOWN FOR CONTRACTORS CONVENIENCE ONLY THE CONTRACTOR MUST CONFIRM ALL MATERIAL AND SUPPLY SUFFICIENT MATERIAL TO COMPLETE THE PROJECT AS DRAWN. SHRUB HEDGE QUANTITIES ARE BASED ON
- LINEAR FOOTAGE WITH SPECIFIED SPACING AND ONLY GRAPHICALLY ILLUSTRATED TO INDICATE LOCATION.

  8. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND ACQUIRED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS. NO BARE ROOT PLANT MATERIAL SHALL BE ALLOWED. NURSERY STOCK SHALL BE EITHER BALLED AND BURI APPED OR CONTAINER GROWN. MINIMUM SIZES AND SPREADS ARE SPECIFIED ON PLANT LIST. NO PLANT
- BURLAPPED OR CONTAINER GROWN. MINIMUM SIZES AND SPREADS ARE SPECIFIED ON PLANT LIST. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR OWNER.

  TREES AND SHRUBS HAVE BEEN RESERVED AND SELECTED BY THE LANDSCAPE ARCHITECT AT THE FOLLOWING APPROVED NURSERIES: MARIANI PLANTS (KENOSHA, WI), HINSDALE NURSERIES (PLANO, IL), AND MIDWEST GROUNDCOVERS (ST. CHARLES, IL).
- 9. THE REQUIREMENTS FOR PLANT MATERIAL MEASUREMENT, BRANCHING AND BALL SIZE SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK" (CURRENT EDITION) BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- 10. PRIOR TO INSTALLATION, CONTRACTOR SHALL LAYOUT ALL SITE ELEMENTS AND PLANTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING SUPPLEMENTAL PULVERIZED TOPSOIL, MUSHROOM COMPOST, AND SOIL AMENDMENT MIXES FOR USE IN ALL PLANTING OPERATIONS: TREE AND SHRUB BACKFILL, PLANTING BED PREPARATION, AND PLANTER BACKFILL. PLANTING BEDS CONTAINING SHRUBS, ROSES, PERENNIALS, VINES, ORNAMENTAL GRASSES, AND GROUNDCOVERS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH A THREE INCH (3") LAYER OF "ONE STEP SOIL CONDITIONER" PREPARED BY MIDWEST TRADING. ANNUAL BEDS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH THREE INCHES (3") OF MUSHROOM COMPOST. ALL BEDS SHALL BE RAISED TWO INCHES (2") ABOVE FINISHED GRADE.

  DURING PLANTING OPERATIONS, DO NOT BACKFILL PLANT MATERIAL WITH CLAY SPOILS. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE EXCAVATED SOILS OFF-SITE.
- ANNUAL BEDS SHALL BE TOPDRESSED WITH A TWO INCH (2") LAYER OF MUSHROOM COMPOST. PROVIDE PREMIUM SHREDDED HARDWOOD MULCH (DOUBLE PROCESSED) FOR PLANTING BEDS CONTAINING PERENNIALS, VINES, ORNAMENTAL GRASSES, AND GROUNDCOVERS WITH A TWO INCH (2") LAYER, AND MULCH ALL SHRUB BEDS AND TREE SAUCERS WITH A THREE INCH (3") LAYER. PROVIDE TREES UNDER A SEVEN INCH (7") CALIPER WITH A MINIMUM SIX FOOT (6') DIAMETER MULCH SAUCER, AND THOSE TREES WITH A SEVEN INCH (7") CALIPER OR LARGER SHALL HAVE A MINIMUM NINE FOOT (9') DIAMETER MULCH SAUCER. PLANTING BED EDGES AND TREE SAUCERS SHALL REQUIRE A SPADE CUT EDGE BETWEEN LAWN AND
- 13. TURF AREAS IDENTIFIED AS SEED SHALL BE CONVENTIONALLY SEEDED WITH A KENTUCKY BLUEGRASS BLEND AND PROTECTED WITH SPECIFIED EROSION CONTROL BLANKET AND ANCHORED WITH STAKES OR OTHER ACCEPTABLE METHOD. TURF AREAS IDENTIFIED AS SOD SHALL BE SODDED WITH A PREMIUM KENTUCKY BLUEGRASS BLEND CONTAINING A SOIL MINERAL BASE (PEAT SOD IS UNACCEPTABLE). USE SOD STAPLES ON SLOPES AS NECESSARY TO PREVENT SHIFTING OR SLIPPAGE OF NEWLY INSTALLED SOD. CONTRACTOR TO PERFORM REMOVAL OF EXISTING TURF IN CONFLICT WITH THE NEW TURF ZONES AND TO RESTORE ANY DAMAGED TURF OUTSIDE OF THESE ZONES WITH SOD.
- 14. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ON TO PAVEMENTS AND OFF SITE. AT THE END OF THE DAY, THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO AREAS OUTSIDE OF CONSTRUCTION ZONE.
- 15. AN AUTOMATIC IRRIGATION SYSTEM IS PLANNED FOR THE PROJECT AND WILL BE INSTALLED IN CONJUNCTION WITH THE LANDSCAPE IMPROVEMENTS. THE IRRIGATION SYSTEM WILL PROVIDE ZONED COVERAGE FOR LAWN AREAS (INCLUDING PARKWAYS), PARKING LOT ISLANDS, FOUNDATION PLANTING BEDS, AND SITE PLANTING BEDS. SUPPLEMENTAL HAND WATERING WILL BE PERFORMED BY THE LANDSCAPE CONTRACTOR UNTIL THE AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL. TREE WATERING AND REFILLING OF GATOR BAGS SHALL BE REQUIRED DURING THE MAINTENANCE PERIOD. ALL SUPPLEMENTAL WATERING SHALL BE COVERED IN THE CONTRACT BASE BID (INCLUDE WATERING COSTS AS PART OF THE MAINTENANCE FEE). THE LANDSCAPE CONTRACTOR MAY UTILIZE WATER SUPPLIED BY THE OWNER OR WATER SUPPLIED BY CONTRACTOR'S OWN WATER VEHICLE. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE IRRIGATION CONTRACTOR AND SHALL BE RESPONSIBLE FOR DETERMINING WATERING SCHEDULE AND PROGRAMING CLOCK.
- 16. OWNER SHALL BE RESPONSIBLE FOR TWO TOPSOIL TESTS TO BE PERFORMED BY AN APPROVED SOIL TESTING LABORATORY: BROOKSIDE LABORATORIES WHOSE AGENT IS DAVID MARQUARDT OF BIO-GROW TECHNOLOGIES, PHONE (630) 251-1511, EMAIL DAVE@DIRT-N-TURF.COM.
- 17. ACCEPTABLE SOIL COMPOSITION SHALL MEET THE FOLLOWING RANGES: 45-77 PERCENT SILT, 0-20 PERCENT CLAY, AND 25-33 PERCENT SAND. ACCEPTABLE SOIL ACIDITY: PH 6.0 7.8. ACCEPTABLE ORGANIC CONTENT: 4 8%. SOIL SHALL BE AMENDED TO MEET THESE RANGES.
- 18. BASED ON SOIL TESTING RECOMMENDATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING SUPPLEMENTAL PULVERIZED TOPSOIL AMENDMENT MIXES INCLUDING COURSE SAND, PINE BARK FINES, GYPSUM, MAP, SOP, AND
- MILORGANITE FOR USE IN PLANTING OPERATIONS (TREE PIT AND PLANTER BACKFILL).

  DURING PLANTING OPERATIONS, DO NOT BACKFILL PLANT MATERIAL WITH CLAY SPOILS. CONTRACTOR SHALL DISPOSE OF
- ALL UNSUITABLE EXCAVATED SOILS OFF-SITE.

  19. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL J.U.L.I.E. (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.
- 20. CONTRACTOR SHALL PERFORM FINISH-GRADING OPERATIONS FOR THOSE SITE AREAS THAT PERTAIN TO THE LANDSCAPE IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND SPREADING TOPSOIL FOR USE IN FILLING SURFACE DEPRESSIONS CREATED BY VEGETATION REMOVAL, PLANTING OPERATIONS AND FINISH-GRADING OPERATIONS. FINISHED GRADES SHALL SLOPE TO DRAIN, BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER THOROUGH SETTLEMENT AND COMPACTION OF SOIL, AND SHALL BE UNIFORM IN BETWEEN GRADING CONTROLS. THE FOLLOWING SITE

AREAS SHALL RECEIVE THE MINIMUM DEPTHS OF ACCEPTABLE TOPSOIL/SOIL MIXES:

- A. LANDSCAPE ISLANDS: PLACE 18 INCHES OF TOPSOIL IN COMPACTED LAYERS, ALLOWING FOR A FINISH GRADE 3 TO 4 INCHES BELOW TOP OF CURB FOR CULTIVATION, SOIL AMENDMENTS, AND A FINAL LAYER OF ORGANIC MULCH. CROWN CENTER OF ISLAND 4-6 INCHES ABOVE TOP OF CURB.
- B. <u>BUILDING FOUNDATION & SITE PLANTING BEDS</u>: PLACE 18 INCHES OF TOPSOIL FOR WOODY SHRUBS (12 INCHES FOR HERBACEOUS PLANTS) IN COMPACTED LAYERS TO RESULT IN A FINISH GRADE 3 TO 4 INCHES BELOW TOP OF CURB AND PEDESTRIAN PAVEMENTS TO ALLOW FOR CULTIVATION, SOIL AMENDMENTS, AND A FINAL LAYER OF ORGANIC
- C TURF GRASS AREAS: SPREAD 6 INCHES OF TOPSOIL TO MEET THE REQUIRED FINISHED GRADES. TOPSOIL DEPTHS MAY BE DECREASED WITHIN 24 TO 36 INCHES OF GRADE CONTROLS TO MAINTAIN GRADE LEVELS 2" BELOW CURB AND EDGE OF PEDESTRIAN PAVEMENT.



LANDSCAPE ARCHITECTURE 902 Sundew Court, Aurora, IL 60504 630.375.9400

C 2022 Trippiedi Design, P.C.

CAUTION: DRAWINGS MAY BE NOT BE PRINTED TO SCALE. AT FULL SIZE THE LINE SHOWN IS 3 INCHES LONG. CONSTRUCTION DIMENSIONS SHOULD NOT BE SCALED.

01/26/2023 Issued for Village Submittal
01/12/2023 Issued for Village Submittal
12/22/2022 Issued for Village Submittal
11/16/2022 Issued for Village Submittal
11/11/2022 Issued for Client Review

Issue Description



MedProperties Group

Date

71 S. Wacker Drive,Suite 3725 Chicago, IL 60606

Medical Office Building

Salt Creek Medical Campus 11 Salt Creek Hinsdale, IL

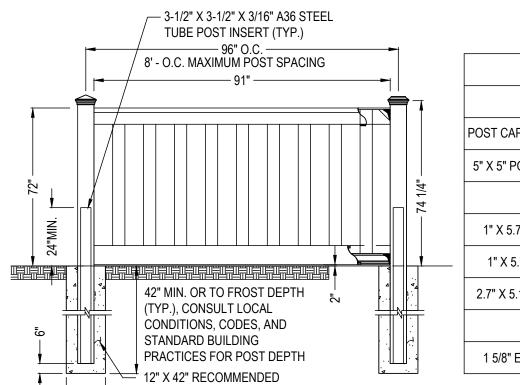
Landscape Plan

Checked By

Project No.

1812A

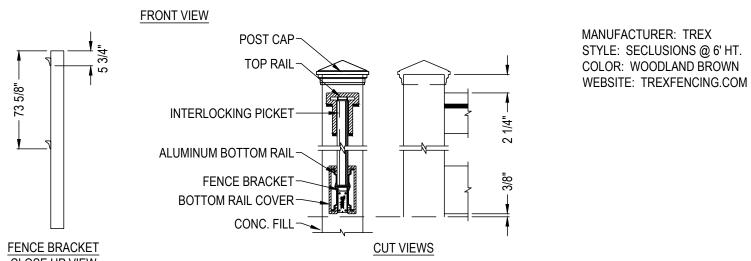
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CONCRETE FOOTING, SET

TOP FLUSH W/ FINISH GRADE

SCHEDULE OF MATERIALS					
COMPONENTS		QTY	LENGTH		
POST CAP: PYRAMID, FLAT OR CROWN		1			
5" X 5" POST W/STEEL POST INSERT		1	108"		
4" x 4.9" TOP RAIL	T	1	91"		
1" X 5.75" INTERLOCKING PICKET	<u></u>	19	67"		
1" X 5.75" BOTTOM RAIL COVER	<u> </u>	2	91"		
2.7" X 5.1" ALUMINUM BOTTOM RAIL	Н	1	90 1/2"		
FENCE BRACKET	~	4			
1 5/8" EXTERIOR WOOD SCREWS		24			

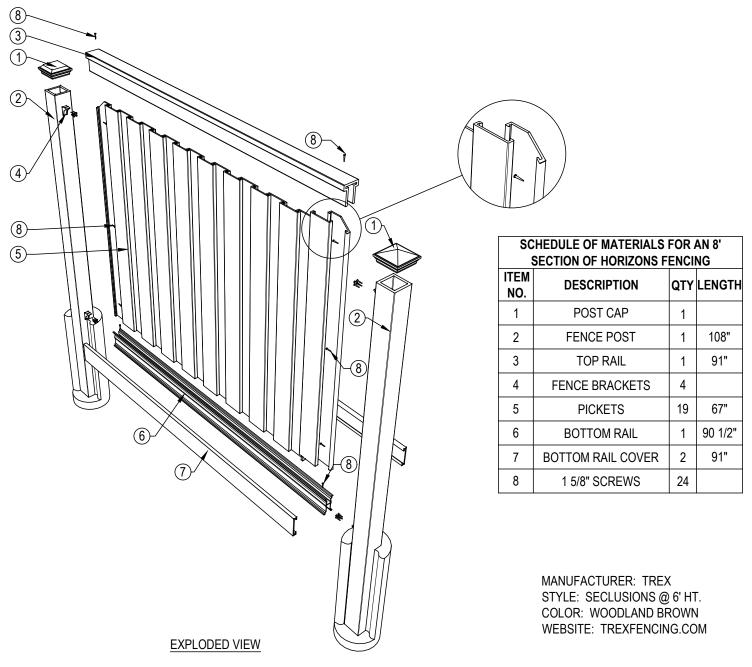


FENCE BRACKET
CLOSE UP VIEW

- NOTES:

  1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2. DO NOT SCALE DRAWING. 3. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED
- AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE. 4. GRADUALLY STEP FENCE WITH SLOPED GRADES BY INSTALLING FENCE RAILS LEVEL BETWEEN POSTS.

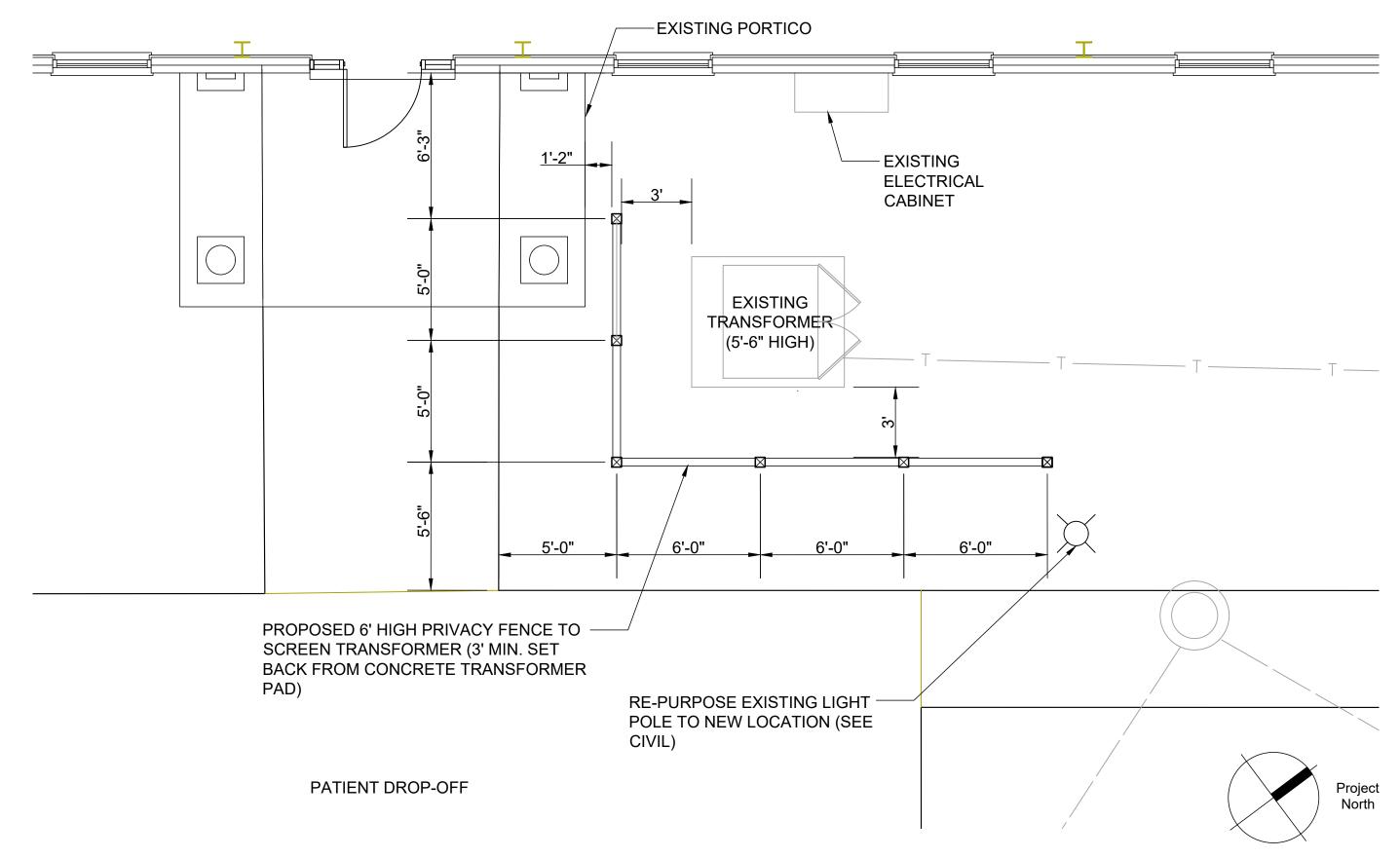




1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 2. DO NOT SCALE DRAWING.

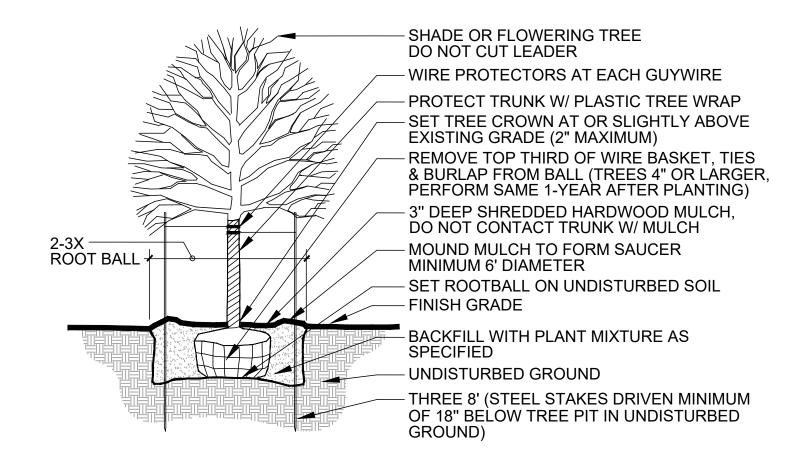
- 3. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE. 4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR
- 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4873-102.
- Transformer Screen Composite Privacy Fence

  Not to Scale

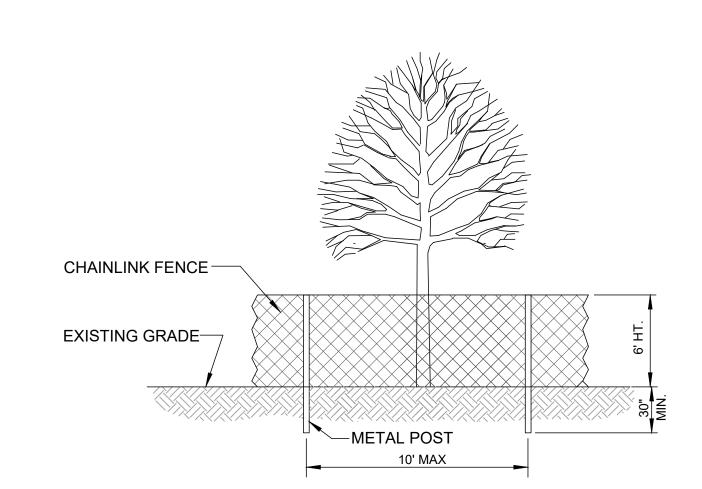


Transformer Screen Layout at East Building Entrance

| Scale: 1/4"=1'-0"

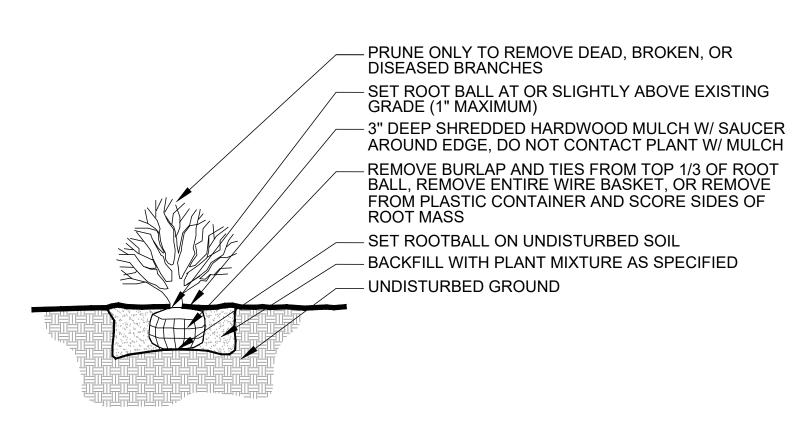


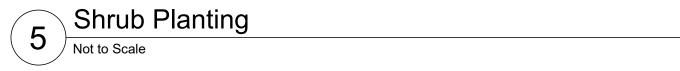


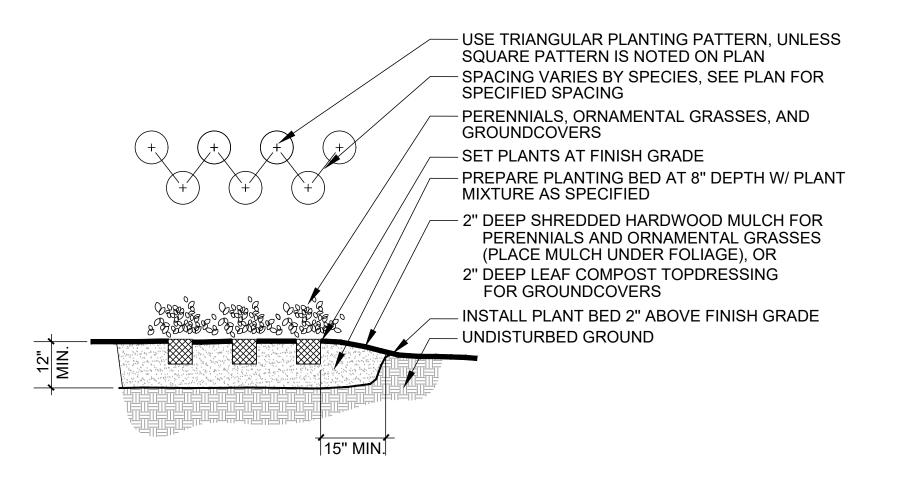


- 1. REFER TO TREE PRESERVATION PLAN FOR DESIGNATED TREES TO BE PROTECTED.
- 2. TREE PROTECTION FENCE SHALL COVER CRITICAL ROOT ZONE -FENCE TO BE LOCATED AT A RADIUS DISTANCE FROM THE TRUNK OF THE TREE EQUAL TO (1') FOR EVERY INCH OF DIAMETER MEASURED AT BREAST HEIGHT (4.5' ABOVE GROUND LEVEL). FOR EXAMPLE, A 20" CALIPER TREE SHALL REQUIRE FENCE PROTECTION AT A MINIMUM 20' RADIUS DISTANCE FROM TREE.
- 3. FENCE TO BE CONSTRUCTED WITH STANDARD STEEL POSTS INSTALLED AT A MAXIMUM SPACING OF 10'-0" ON CENTER.









\ Perennial & Groundcover Planting

LANDSCAPE ARCHITECTURE 902 Sundew Court, Aurora, IL 60504 630.375.9400

C 2022 Trippiedi Design, P.C.

CAUTION: DRAWINGS MAY BE NOT BE PRINTED TO SCALE. AT FULL SIZE THE LINE SHOWN IS 3 INCHES LONG. CONSTRUCTION DIMENSIONS SHOULD NOT BE SCALED.

Issued for Village Submittal Issued for Village Submittal 11/16/2022 Issued for Village Submittal 11/11/2022 Issued for Client Review No. Date Issue Description

Issued for Village Submittal

01/26/2023



MedProperties Group

71 S. Wacker Drive, Suite 3725 Chicago, IL 60606

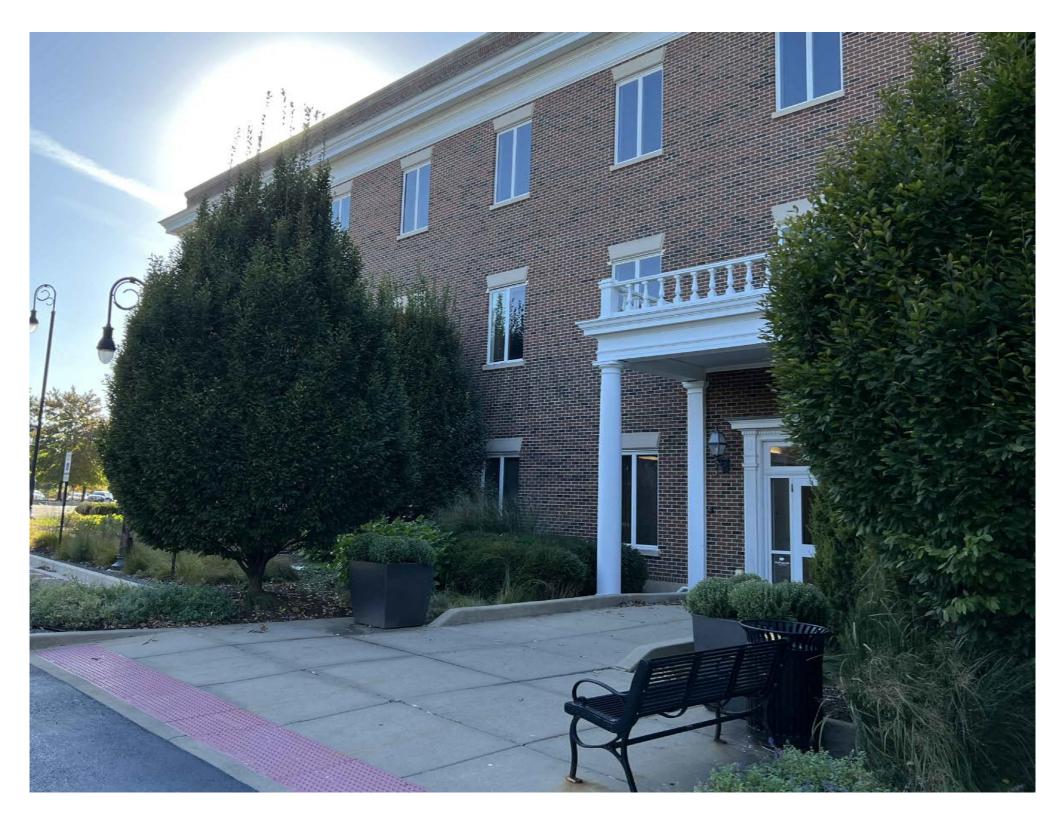
Medical Office Building

Salt Creek Medical Campus 11 Salt Creek Hinsdale, IL

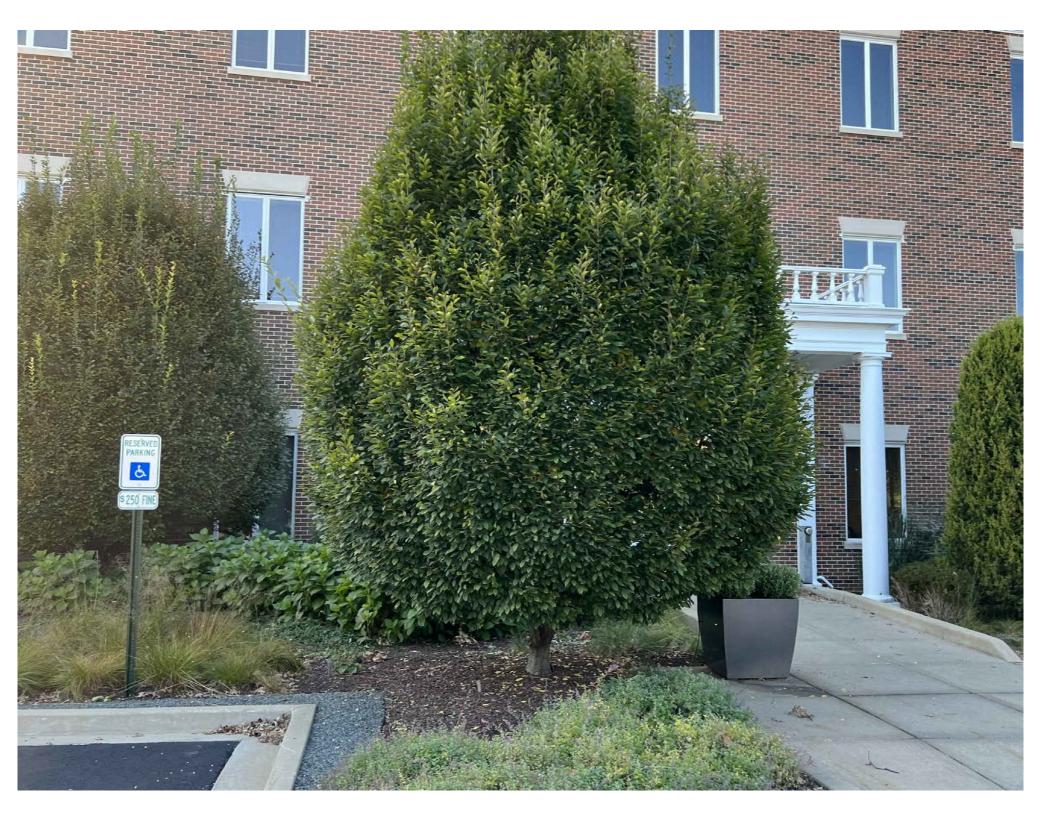
Landscape Details

MRT

1812A



OVERGROWN LANDSCAPE AT EAST BUILDING ELEVATION CREATES A NARROW UNINVITING CORRIDOR AT ENTRYWAY, OBSCURES THE BUILDING, AND OBSTRUCTS WINDOWS. EXISTING TREES TO BE REPLACED WITH INTERMEDIATE TREES THAT ARE IN SCALE WITH THE BUILDING. SEE LANDSCAPE PLAN AND EAST ELEVATION TREES.



LEFT SIDE VIEW OF ENTRYWAY (SOUTH OF SIDEWALK).



RIGHT SIDE VIEW OF ENTRYWAY (NORTH OF SIDEWALK). JUNIPER HEDGE AND EUROPEAN HORNBEAM OBSCURE BUILDING ELEVATION AND BLOCK SECOND FLOOR WINDOWS. SEE LANDSCAPE PLAN.



LANDSCAPE IN CONFLICT WITH NEW PATIENT DROP-OFF. SEE LANDSCAPE PLAN.



TRANSFORMER IS IN CLOSE PROXIMITY TO MAIN BUILDING ENTRANCE. JUNIPER HEDGE IS OVERGROWN, CREATING NARROW CORRIDOR AT ENTRYWAY AND BLOCKING SECOND FLOOR WINDOWS.



SPACE BETWEEN PORTICO AND TRANSFORMER IS LIMITED WITH ~4' NARROW GREEN SPACE, OF WHICH 3' IS REQUIRED FOR PERIMETER CLEARANCE, LEAVING INSUFFICIENT ROOM FOR A VERTICAL EVERGREEN HEDGE. LANDSCAPE TO BE REPLACED WITH SOLID PRIVACY FENCE, CLIMBING VINES, AND APPROPRIATELY SIZED PLANTINGS. SEE LANDSCAPE PLAN AND NEW TRANSFORMER SCREEN.

# TRIPPEDI design

LANDSCAPE ARCHITECTURE 902 Sundew Court, Aurora, IL 60504 630.375.9400

C 2022 Trippiedi Design, P.C.

CAUTION: DRAWINGS MAY BE NOT BE PRINTED TO SCALE. AT FULL SIZE THE LINE SHOWN IS 3 INCHES LONG. CONSTRUCTION DIMENSIONS SHOULD NOT BE SCALED.

1" 2"

1 12/22/2022 Issued for Village Sub

No. Date Issue Description

MedProperties Group

71 S. Wacker Drive,Suite 3725 Chicago, IL 60606

Medical Office Building

Salt Creek Medical Campus 11 Salt Creek Hinsdale, IL

Existing Landscape
Photos of East Elevation

MRT
Project No.
1812A

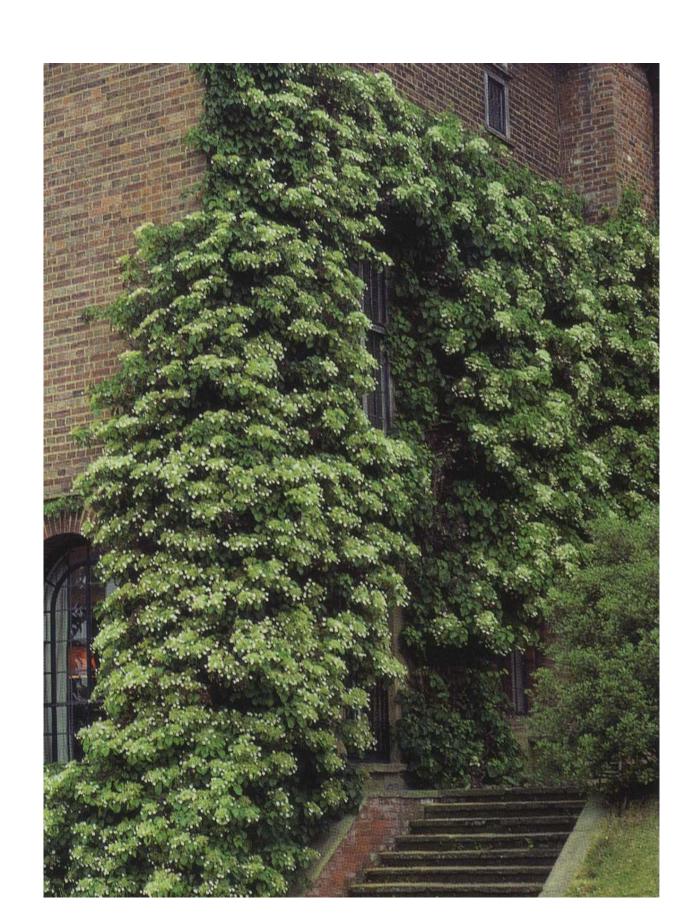
L4



PRIVACY FENCE SHALL SCREEN TRANSFORMER LOCATED NORTH OF EAST BUILDING ENTRANCE. THE FENCE IS BEING PROPOSED DUE TO LIMITED SPACE THAT WILL NOT ACCOMMODATE A VERTICAL EVERGREEN HEDGE. FENCE SHOWN IS MANUFACTURED BY TREX: STYLE - SECLUSIONS AT 6' HEIGHT, MATERIAL - COMPOSITE, COLOR - WOODLAND BROWN.



COMPOSITE PRIVACY FENCE COMPONENTS, APPEARANCE, AND COLOR OPTIONS.



CLIMBING HYDRANGEA (MATURE SIZE: 30' HIGH X 6' WIDE) SHALL COVER AND AESTHETICALLY SOFTEN ENTIRE PRIVACY FENCE FOR PROPOSED TRANSFORMER SCREEN.



GREEN VELVET BOXWOOD (MATURE SIZE: 4' HIGH X 4' WIDE) SHALL ANCHOR AND COVER BASE OF PRIVACY FENCE.



DENSELY BRANCHED MARIESII DOUBLEFILE VIBURNUM (MATURE SIZE 8' HIGH X 8' WIDE) SHALL SCREEN INTERIOR VIEWS AND NORTH FACE OF TRANSFORMER WITHOUT OVERCROWDING SPACE AND EXCEEDING HEIGHT OF SECOND FLOOR.



JANE MAGNOLIA (MATURE SIZE: 12-15' HIGH X 8-10' WIDE) SHALL REPLACE EXISTING EUROPEAN HORNBEAM THAT HAVE BECOME OVERGROWN - OBSCURING THE EAST BUILDING ELEVATION AND BLOCKING WINDOWS. THE NEW TREES WILL SERVE AS A REPEATED STRUCTURAL ELEMENT - PROVIDING CONTINUITY WHILE ENHANCING THE BUILDING APPEARANCE.

TRIPIEDI design

LANDSCAPE ARCHITECTURE 902 Sundew Court, Aurora, IL 60504 630.375.9400

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1" 2"

1 12/22/2022 Issued for Village Sul

No. Date Issue Description

MedProperties Group

71 S. Wacker Drive, Suite 3725
Chicago, IL 60606

5.115age, 12 55555

Medical Office Building

Salt Creek Medical Campus 11 Salt Creek Hinsdale, IL

New Transformer Screen & East Elevation Trees

MRT

Project No.

1812A

L5



#### **MEMORANDUM**

**DATE:** March 3, 2023

**TO:** Chairman Cashman and Plan Commissioners

**CC:** Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

**FROM:** Bethany Salmon, Village Planner

RE: Case A-6-2023 – Sign Permit Review – 5837 S. Madison Street – Hinsdale Discount Tires and

Automotive – Installation of One (1) Wall Sign and a New Sign Face on an Existing Ground

Sign

**FOR**: March 8, 2023 Plan Commission Meeting

#### Summary

The Village of Hinsdale has received a sign permit application from American Public Art, the sign contractor, seeking approval to install one (1) wall sign on the existing one-story building and a new sign face on the existing multi-tenant ground sign for Hinsdale Discount Tires and Automotive located at 5837 S. Madison Street in the B-1 Community Business District.

On June 14, 2022, by Ordinance No. O2022-15, the Village Board approved a Special Use Permit to allow for an Automotive Repair Shop for Hinsdale Discount Tires and Automotive, Inc. at 5837 S. Madison Street located in the B-1 Community Business District (Case A-36-2021). Landscaping improvements were approved as part of this project, which will be completed in the spring.

#### **Request and Analysis**

The applicant is requesting to install one (1) wall sign and a new sign face on the existing ground sign located along Madison Street. The proposed signs meets the Village's code requirements and are described below:

<u>Wall Sign</u> - The applicant is seeking to install one (1) new wall sign in the brick area above the garage doors on the west elevation facing Madison Street. The sign measures 3'-6" tall and 16' wide, with an overall sign face area of 56 square feet. The wall sign will be constructed with an aluminum exterior and corrugated plastic core. The sign background is primarily blue with a white overall accent area and the sign letters are red, with either blue or white outlines.

<u>Ground Sign</u> - The applicant is also requesting to install a new sign face on each side of the existing joint ground sign located in the parking lot for the multi-tenant shopping center to the north at 5811-5827 S. Madison Street. 5837 S. Madison is part of this larger multi-tenant shopping center. Hinsdale Partners LLC owns both the subject property and the multi-tenant shopping center. There are no proposed changes to the existing brick structure or cabinet.

#### **MEMORANDUM**



The sign faces use the same design and colors on the wall sign. The background is primarily blue with a white overall accent area and the sign letters are red, with either blue or white outlines. The each plastic sign face will measure 96" wide and 12" tall, with a sign face area of 8 square feet.

Code Requirements - In the B-1 District, one awning valance, canopy valance, wall, or permanent window sign is allowed per user having a separate entrance, except that when the premises occupied by such user has more than one exterior wall that fronts on a public street or a public parking lot, then one such sign per such wall shall be permitted. The maximum gross surface area for awning valance, canopy valance, wall, and window signs is not to exceed one square foot per foot of building width, up to a maximum of one hundred (100) square feet, for a single-tenant building, minus any square footage devoted to a ground sign unless such ground sign is limited to a joint identification sign. The building frontage facing Madison Street is 85.5 feet long. For new ground signs, one ground sign is allowed per each lot frontage on a street. Ground signs may not exceed eight (8) feet in height or fifty (50) square feet per sign face. As proposed, the wall sign and sign face proposed on the existing multi-tenant ground sign are complaint with the Village's code requirements.

#### **Process**

Per Section 11-607(D) and the nature of the request, this application shall be reviewed and approved by the Plan Commission and does not require public notification. Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

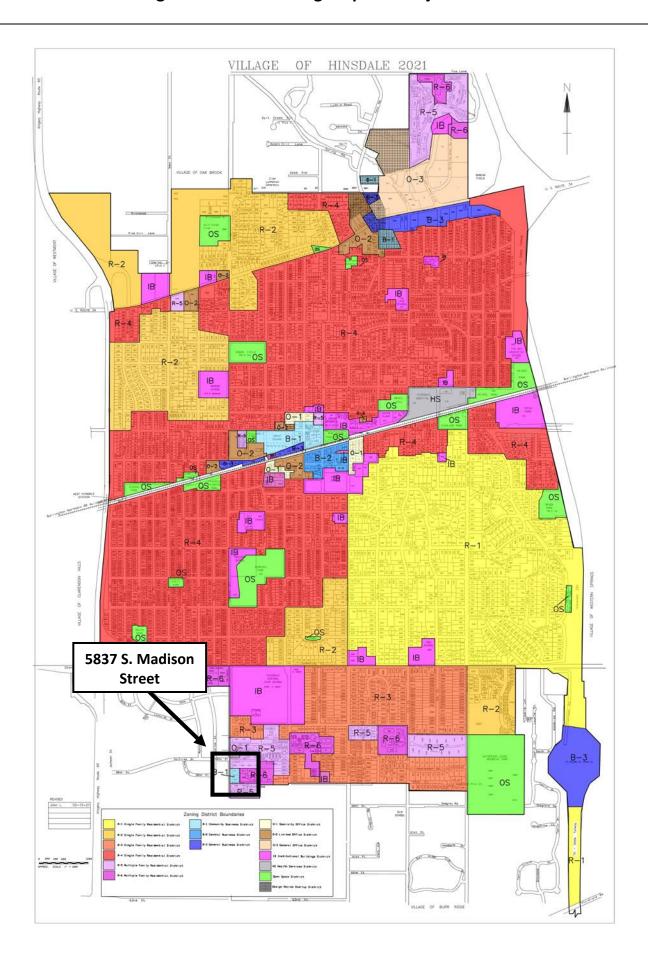
Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

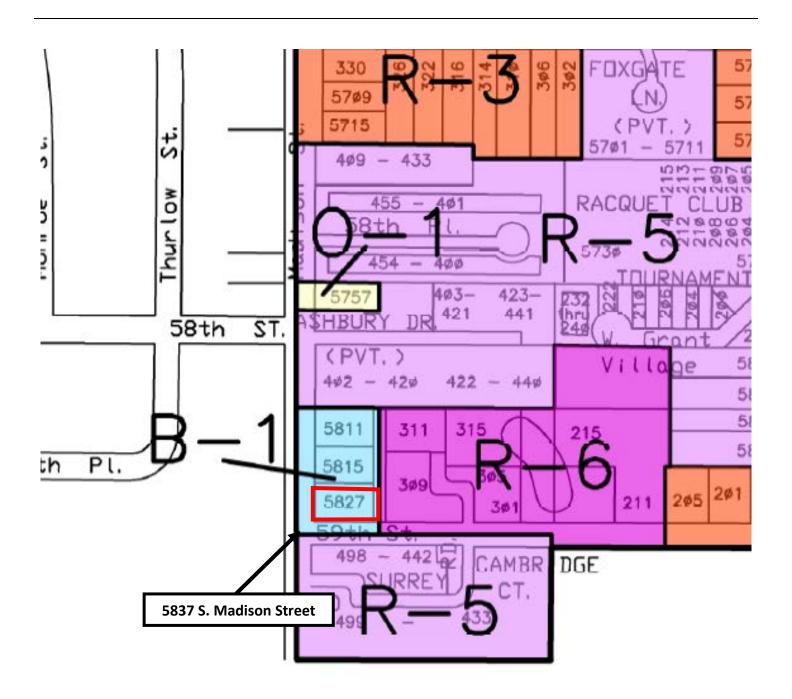
- 1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
- 2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.
- 3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.
- 4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

#### **Attachments**

- 1. Zoning Map and Project Location
- 2. Aerial View
- 3. Street View
- 4. Sign Application and Exhibits

## **Village of Hinsdale Zoning Map and Project Location**

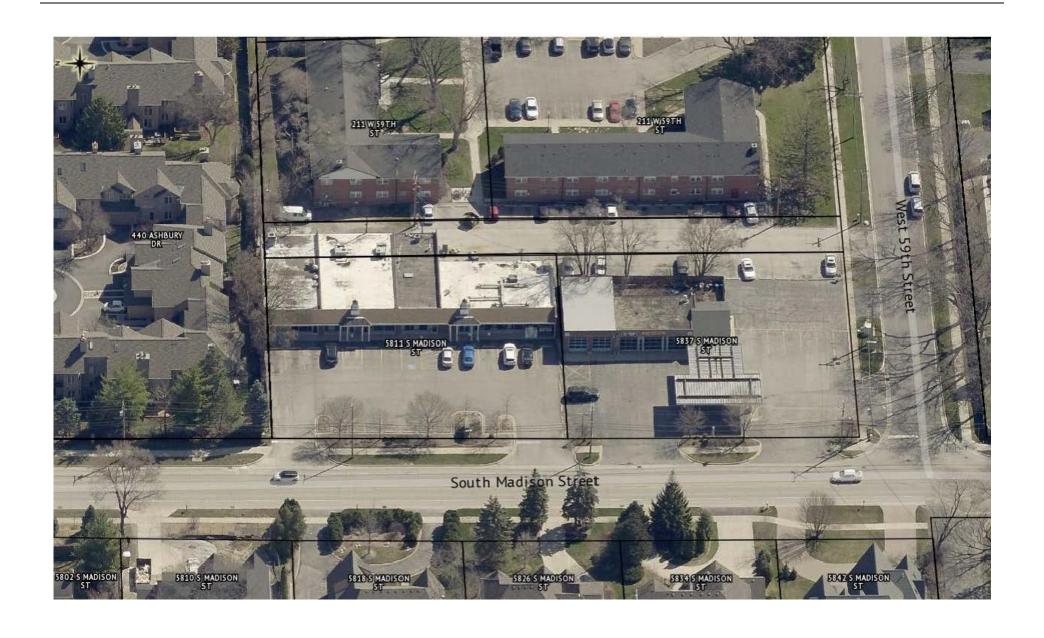




### Aerial View – 5837 S. Madison Street

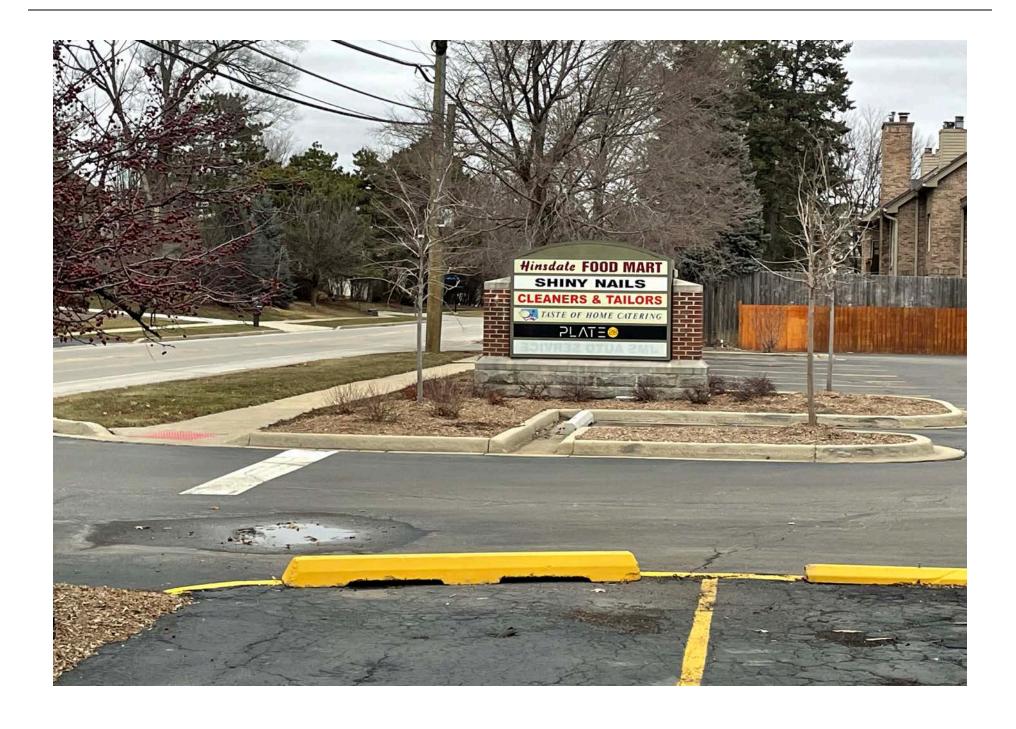


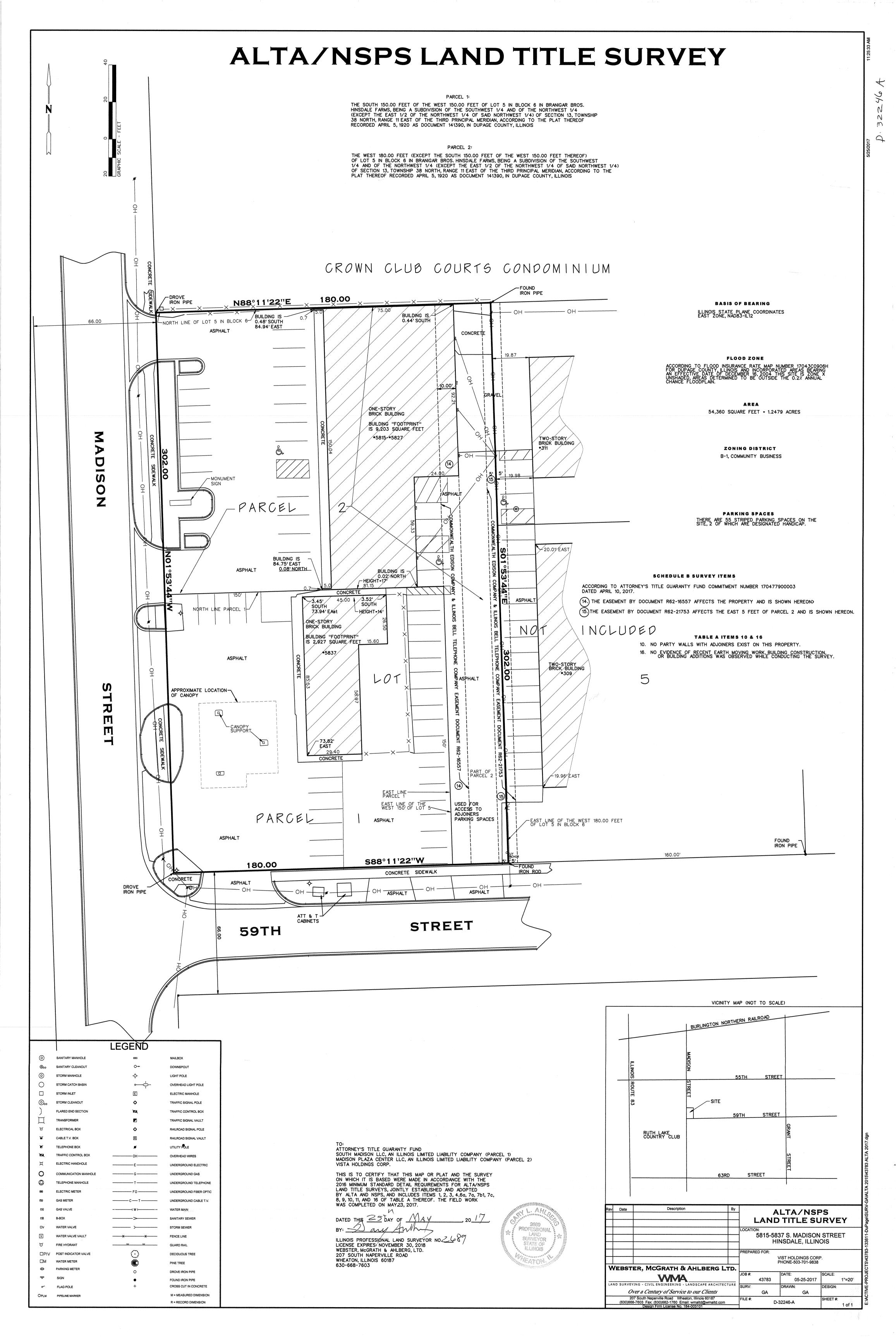
## Birds Eye View – 5837 S. Madison Street



## Street View – 5837 S. Madison Street









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

Applicant	Contractor
Name: Athor Aranandez  Address: 3122 LIEE St  City/Zip: Evanklin Park 60164  Phone/Fax: (223) 510-9406  E-Mail: Ahar 1124 & GMAL  Contact Name: Ath	Name: Amarican Public Art Address: 3127 LEF St. City/Zip: Frankly Park Phone/Fax: (723) 510-94016 E-Mail: Arthur 1124@ GMAL
ADDRESS OF SIGN LOCATION: 5837 N ZONING DISTRICT: Please Select One G-1 SIGN TYPE: Please Select One Ground ILLUMINATION Please Select One 11	
Sign Information:  Overall Size (Square Feet): 8' (12" x 96")  Overall Height from Grade: 2' Ft.  Proposed Colors (Maximum of Three Colors):  BUE  RED  WHITE	Site Information:  Lot/Street Frontage:
I hereby acknowledge that I have read this application as and agree to comply with all Village of Hinsdale Ordina  Signature of Applicant  Date	1   12   23
Signature of Building Owner Date  FOR OFFICE USE ONLY - DO NOT WRITE BELO	
Total square footage: $0   x $4.00 = 0$	0 (Minimum \$75.00)
Plan Commission Approval Date: Adr	ministrative Approval Date:



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

Applicant	Contractor				
Name: Arthur Hornandez	Name: Amorican Public On-t				
Address: 3122 UTT St.	Address: 3127 LEE St.				
City/Zip: Franklin Park 60164	City/Zip: Frankly Park				
Phone/Fax: (723) 510 1 9406	Phone/Fax: (723) 510-9406				
E-Mail: Hother 11246 GMALL	E-Mail: Anthor 1124@ GMAL.com				
Contact Name:	Contact Name:				
ADDRESS OF SIGN LOCATION: 583 7 ZONING DISTRICT: Please Select One B- SIGN TYPE: Please Select One Wall S ILLUMINATION Please Select One McA	Sign				
Sign Information:	Site Information:				
Overall Size (Square Feet): 56' (3/2 x 16'	Lot/Street Frontage: #60'				
Overall Height from Grade:Ft.	Building/Tenant Frontage: 50'				
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:				
O Blue	Business Name: 14/10/0012 Pig cord Theres				
■ Red	Size of Sign: 56 Square Feet				
· White	Business Name: [1]				
	Size of Sign: 3/4×9/6 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 Building Owner Date  FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE					
Total square footage: 0 x \$4.00 =	0 (Winimum \$75.00)				
Plan Commission Approval Date: Administrative Approval Date:					



Created exclusively for:

Address:

City:

State

#### 5837 MADISON

Sign Location:

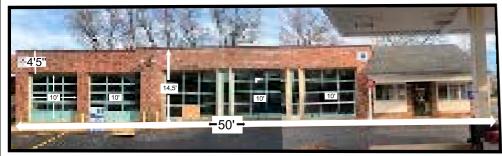


7 AMERICAN PUBLIC ART 773-545-2722 CELL 773-510-9406 3122 LEE ST. FRANKUN PARK II. 60164

12"

ARTHER1124@GMAII

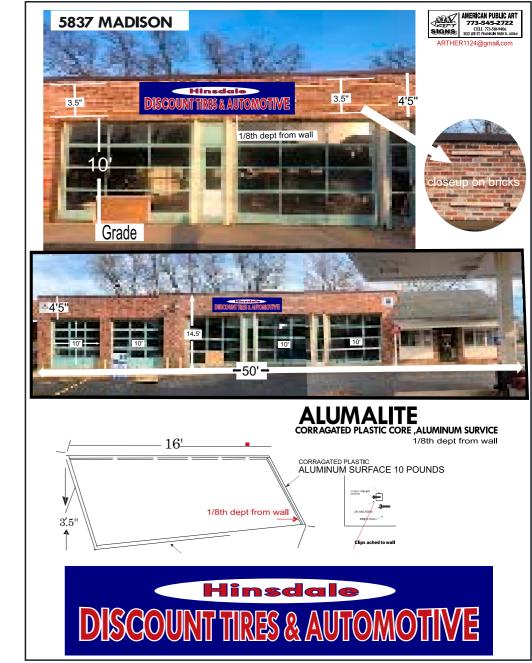
## PILON SIGN 96"x12" VINYL LETTERS



96"



RELETTER PLASTIC FACES





January 13, 2023

Mr. Samir Sharabatee
HINSDALE DISCOUNT TIRE
5837 S. Madison Street
Hinsdale, IL 60521

RE: Signage

5837 S. Madison Street

Hinsdale, Illinois

Dear Mr. Sharabatee;

We are ready to install your name on the building's outdoor sign. Please fill in at the bottom the name you want on the sign.

If you have any questions or comments please contact me.

Very truly yours,

James M. Ehrlich Managing Broker

jehrlich@priceassocinc.com

Sign Name:

By: Samir sharabatee

Date: 01/17/2023