

Approved

**DRAFT
MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
April 8, 2015
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, April 8, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner McMahon, Commissioner Cashman and, Commissioner Ryan and Commissioner Fiascone, Commissioner Stifflear, Commissioner Unell, Commissioner Johnson

ABSENT:

ALSO PRESENT: Robert McGinnis, Director of Community Development/Building Commissioner and Kevin Seay and Project Team, for David Weekley Homes (Case A-07-2015)

Approval of Minutes

The Plan Commission reviewed the minutes from the March 11, 2015 meeting. Commissioner Cashman motioned to approve as submitted. Commissioner McMahon seconded. The motion passed unanimously.

Findings and Recommendations

Case A-05-2015 – 11 E. First Street– Ten Friends- Exterior Appearance/Site Plan Review for Façade Improvements

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission (PC) meeting; and referenced the excellent display by the applicant, Mr. Fortelka of how the building will look and in general, will be a positive addition to First Street.

Chairman Byrnes asked the Commission for any comments on the Findings and Recommendations. There were none. The Chairman asked for a motion to approve. Commissioner McMahon motioned to approve. Commissioner Stifflear seconded. The motion passed unanimously.

Plan Commission Minutes
April 8, 2015

Subdivision Approval

Case A-07-2015 – 950 and 954 S. Madison Street – Tentative and Final Plat Approval for David Weekley Homes Subdivision

Chairman Byrnes provided a brief summary for the location and status of the business that will be closing. He explained that David Weekley Homes is proposing to build 4 homes at 950 and 954 S. Madison Street. Given that plat approval applications are uncommon and not experienced through Chairman Byrnes and the present Commission yet, he asked Mr. Robert McGinnis, Director of Community Development/Building Commissioner for an overview of the project.

Mr. McGinnis reviewed that staff and Manhard Engineering have worked together to meet the Zoning Code requirements of Section 11 and was clear they needed a recommendation by the Plan Commission. He explained the applicant is proposing to construct 4 homes on 4 code compliant lots, contingent on the purchase of the Village owned alley, facing north and south and located between the 4 proposed homes. Without the alley vacation by the Village, 2 homes will not meet the minimum lot area per the Code.

Commissioner Stifflear asked Mr. McGinnis where the Village stands in terms of the alley vacation and if there is a sales agreement currently in place. Mr. McGinnis replied not yet, and explained generally, the Village will seek an appraisal for public alley vacation/sales- and the applicant pays for the amount reported by said appraisal, if approved at the Board level. He further explained that the applicant has been working on meeting code requirements for the tentative/final plat of subdivision. Due to the relatively small and simple proposal, the applicant has chosen to present and meet code for the tentative and final plat of subdivision simultaneously, through the application process. This is fairly common explained Mr. McGinnis. Given, he mentioned there will not be too much to review at this point, other than landscaping, utility and sidewalk (etc.) proposals.

The application, moving forward would occur along with the alley vacation request, while the contract for the properties is pending. Commissioner Stifflear asked if the sales contract is contingent on the sale and alley vacation. Mr. McGinnis replied he assumes that would be the case. Commissioner Stifflear reviewed his understanding of Village alley vacation and sales from the past, and how this case may differ due to a higher market value of the public alley. To this end, he cautioned that the Board of Trustees (Board) may consider a higher price than normal; and he would not want the recommendation (to approve) by the PC to weaken the Board's potential to negotiate for said market value. He believes the Village should maximize the value of the alley.

Commissioner Crnovich agreed and would feel more comfortable if the alley was purchased prior to the present application. She cites Section 11-301(h) which states the approval of an application may be a condition for approval for its subsequent application. Commissioner Stifflear reiterated that the proposed is a good project for the Village and will increase value and taxes; but again, his concern revolves around the sales and application order.

Plan Commission Minutes

April 8, 2015

Commissioner Crnovich reinforced her concern to review this carefully during the initial stages or it could prolong the process.

Mr. McGinnis acknowledged without the alley vacation/sale, two of the homes proposed would not be possible and thus, the value per square foot, could arguably be worth more than a typical alley vacation.

Commissioner Ryan referenced an earlier conversation with Chan Yu, Village Planner in regards to the separate Ordinance for the alley vacation. To that end, she also voiced concern for the overall order of the application review.

Commissioner Stifflear asked if there was any dialog between the Village and appraiser with regards to the value and again, referenced the potential price the alley is worth based on the dollar per square foot rates around the Village.

Chairman Byrnes believes that the exact value is not for the PC to decide.

Commissioner Stifflear reiterated the potential position the Board may face, based on the PC's recommendation, with respect to a potential negotiation process.

General conversation about the application order in regards to the subdivision and alley vacation/sale ensued again. Mr. McGinnis reiterated he does not know a process without the PC reviewing and making a recommendation before Board consideration.

Chairman Byrnes asked Mr. McGinnis what the PC is approving. Mr. McGinnis replied that the PC is making a recommendation on the tentative and final plat of subdivision. Commissioner Crnovich raised the concern again that it is not a complete application without the alley component completed first.

Commissioner McMahon asked if the PC could make a recommendation, contingent on the sale of the alley. Commissioner Crnovich expressed that she would still not be comfortable with it. Commissioner Crnovich asked if this was referred to the PC by the Board. Mr. McGinnis replied this comes straight to PC first.

Commissioner Stifflear believes this review should continue next month, for the above mentioned reasons, in the best interest of the Village to maximize the value of the property.

Kevin Seay, project representative from Weekley Homes introduced himself, the engineering team Manhard Consulting and the architect and design firms. He gave the PC a historical context to the project. For example, review of the Ordinance, dialog with staff (Tim Scott and Ryan) and the goal to create a Code conforming project. He also mentioned he must close on this deal by June 1st (2015) or it will not happen. Therefore, his goal is to more through the process as quickly as possible. He also repeated the company's goal to create a project that conforms to the Village Zoning Code.

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April 8, 2015

Mr. Seay asked for the landscape team member to answer questions by the PC with respect to the trees and the tree plan (in the packet). Conversation about the specific trees and the conditions of them ensued. Specific notes include making sure the Village Forrester is in the conversation with the project team to save as many trees as possible. The applicant's landscape staff shared the same aspiration.

Sidewalk and fence conversation between the PC, staff and applicant ensued. Primary concerns shared included what a new sidewalk would mean to students potentially walking on a main arterial street. Moreover, if removing the fence would further entice pedestrian traffic on 55th Street.

Proposed drainage structure and patterns were reviewed by the applicant's engineering team. Some natural green space measures were also reviewed to mitigate storm water drainage. Overall, the engineer explained, the site would meet be improved in terms of impervious surface area due to the removal of the existing parking lot. The plan also meets Village and DuPage County ordinances.

At the end of the approximately 40 minute presentation by the applicant, Chairman Byrnes reviewed the next step for the proposed project. In summary, he explained, is to approve the plat as presented. He also mentioned that he is comfortable with it, despite the alley vacation/sale process because it will be considered by staff and the Board.

Commissioner Stifflear asked if the project can still move forward without the alley vacation. Mr. McGinnis explained no, but they can build 2 homes on 2 of the lots.

Commissioner Crnovich expressed that she remains uncomfortable with the application without the alley vacation/sale completed.

Mr. McGinnis noted a previous question to him in regards to Site Plan review; and explained that he believes it would be triggered, where the PC can take a closer look at the landscaping (and etc.) details. But in the end, the review today is based on the subdivision plat.

Additional fence sight line, sidewalk and tree removal/plan concerns between the PC, staff and applicant ensued.

Chairman Byrnes asked for a motion to approve the tentative/final plat, subject to sidewalk and tree clarification. Commissioner McMahon motioned to approve. Commissioner Cashman seconded. The motion passed on a vote of seven (7) "Ayes", two (2) "Nayes" and zero (0) "Absent".

Commissioner McMahon and PC acknowledged and congratulated Commissioner Stifflear for his last PC meeting and moving onto the Board.

With no further business Commissioner McMahon moved to adjourn. The motion was moved and seconded, and the meeting was adjourned at 8:50 p.m.

Plan Commission Minutes
April 8, 2015

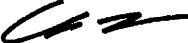
Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', with a stylized, sweeping stroke.

Chan Yu, Village Planner

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Chan Yu, Village Planner 

Cc: Kathleen A. Gargano, Village Manager
Robert McGinnis, Director of Community Development/Building Commissioner

Date: May 4, 2015

Re: 440 E. Ogden Ave. – Normandy Remodeling – Ground Sign Approval

BACKGROUND

Application

The Village of Hinsdale has received an application from Olympic Signs on behalf of Normandy Remodeling, requesting approval to re-face its existing ground sign at 440 E. Ogden Avenue (Attachment 1). The site features a two-story commercial building in the B-3, General Business District.

Request and Analysis

The General Business District (B-3) is intended to serve the community with a full range of locally oriented business uses commonly located along established traffic routes (Attachment 2). Normandy Remodeling is an existing business and is seeking approval to update by re-facing its present ground sign (Attachment 3). It currently also has a conforming 12 square foot Normandy Remodeling identification wall sign and 2.5 square foot address wall sign (Attachment 1).

The ground sign is located at the north east edge of the property along E. Ogden Avenue, as depicted in the attached site plan (Attachment 1). Per the application, the new face would be an aluminum cabinet with internal illumination attached to new horizontal supports. Excluding the existing structure, the proposed face of the sign is approximately 46 square feet (5'-8.5" tall by 8'-0" wide). The supporting structure is 6'7" tall and 14' wide; and per the Code, omitted in measuring the area of the sign (Section 9-106).

The Code allows one ground sign to be 8'-0" maximum in height and a maximum square footage of 50 square feet per sign face (nor more than two faces per sign). The proposed sign is 46 square feet and 7' tall (height when attached to the supporting structure). Thus, the proposed ground sign application meets the requirements of the Zoning Code.

Plan Commission Action

Per Section 11-607D(2) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

Attachments:

Attachment 1 – Sign Application

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 440 E. Ogden Ave.



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Robby Whitehead Jr.
Address: 1130 N. Garfield
City/Zip: Lombard/60148
Phone/Fax: (630) 652-4105 / 630-424-6120
E-Mail: RWhiteheadJr@olysigns.com
Contact Name: Robby Whitehead

Contractor

Name: Olympic Signs, Inc.
Address: 1130 N. Garfield
City/Zip: Lombard/60148
Phone/Fax: (630) 424-6100 / 630-424-6120
E-Mail: RWhiteheadJr@olysigns.com
Contact Name: Robby Whitehead

ADDRESS OF SIGN LOCATION: 440 E. Ogden
ZONING DISTRICT: B-3 General Business District
SIGN TYPE: Monument Sign
ILLUMINATION Internally Illuminated

Sign Information:

Overall Size (Square Feet): 70 (7 x 10)
Overall Height from Grade: 7 Ft.
Proposed Colors (Maximum of Three Colors):
① #125 Mango
② Black
③ White

Site Information:

Lot/Street Frontage: N/A
Building/Tenant Frontage: N/A
Existing Sign Information:
Business Name: Normandy Remodeling
Size of Sign: 70 Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

Robby Whitehead
Signature of Applicant

3/16/15
Date

Paul E. White
Signature of Building Owner

3/16/15
Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Existing



D/F INT. H.O. FLO. ILLUMINATED MONUMENT DISPLAY 1/2" = 1'-0"

- ALUMINUM CABINET & RETAINERS, DK. BRONZE PAINTED FINISH.
- WHITE ACRYLIC, PAN-FORMED FACE W/ EMBOSSED COPY & GRAPHICS.
- NORMANDY LOGO, BLACK & 230-125 MANGO YELLOW VINYL APPLIED COPY & GRAPHICS.
- ADDITIONS AND KITCHENS SHOWROOM, 230-49 BURGUNDY & BLACK VINYL APPLIED COPY.
- BRICK SUPPORT SURROUNDS & PRECAST CAPS BY OTHERS.
- FOOTING & CONCRETE PAD BY OLYMPIC SIGNS.

SIDE VIEW 1/2" = 1'-0"

Attachment 1

OLYMPIC SIGNS

1130 N. Garfield
Lombard, IL 60148
Ph: 630.424.6100

account representative
ED PYTER

client
NORMANDY BUILDERS & ARCHITECTS
440 E. OGDEN • HINSDALE, IL

drawn by
KEITH S

job #: 06-2412
• 4-21-06
• rev. # 5-19-06

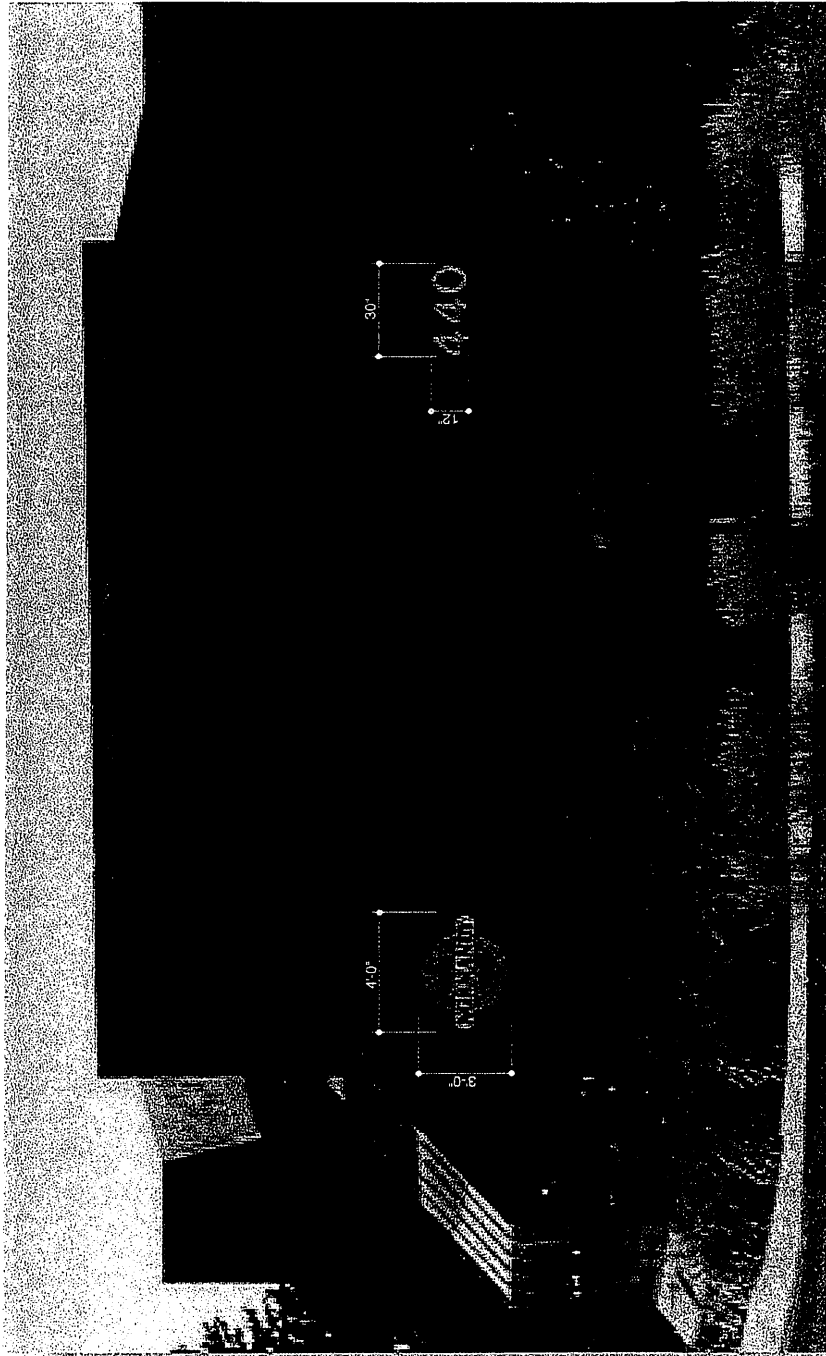
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page 1 of 1

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Comments:

EXISTING BUILDING SIGNAGE NTS



OLYMPIC
SIGNS

NORMANDY
BUILDERS & ARCHITECTS
440 E. OGDEN • HINSDALE, IL

account representative
R WHITEHEAD

client

drawn by
JOHN

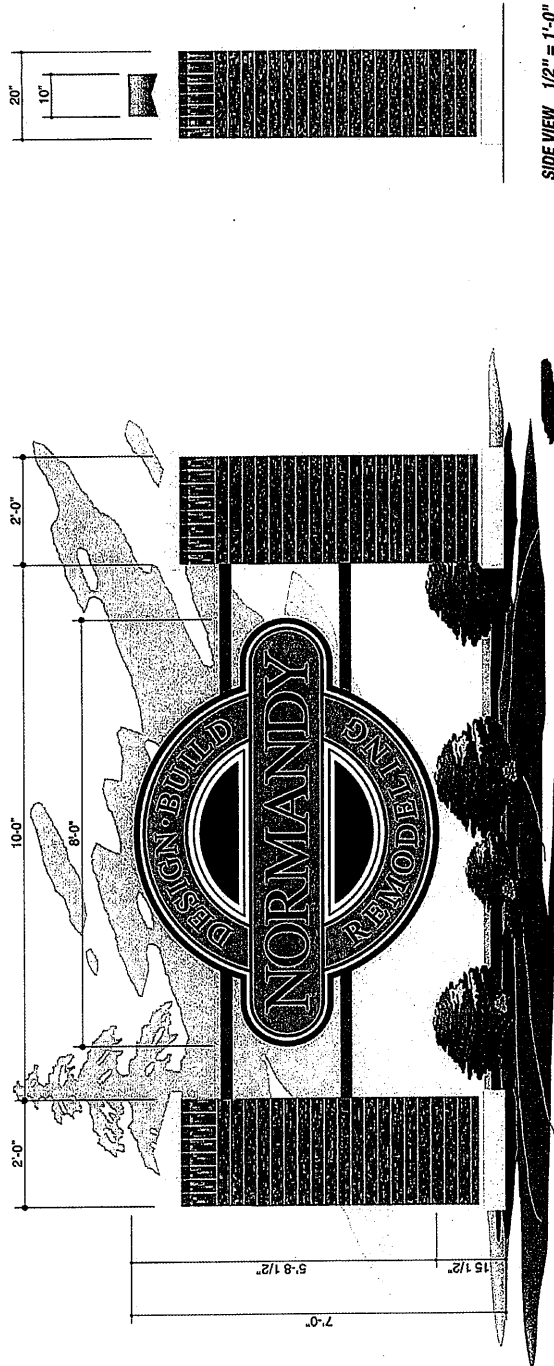
job #: 15-5926
1-22-15
rev # 1-23-15

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1130 N. Garfield
Lombard, IL 60148 Ph. # 630.424.6100 Fx. # 630.424.6120

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D/F INT. H.O. FLO. ILLUMINATED DISPLAY 1/2" = 1'-0"

ALUMINUM CABINET & RETAINERS, BLACK PAINTED FINISH.
WHITE ACRYLIC, PAN-FORMED FACE W/ BLACK & #125 MANGO
VINYL APPLIED GRAPHICS.
NEW HORIZONTAL SUPPORTS, BLACK PAINTED FINISH.

Comments:
job #: 15-5926
1-22-15
rev. # 1-23-15

drawn by
JOHN

NORMANDY
BUILDERS & ARCHITECTS
440 E. OGDEN • HINSDALE, IL

account representative
R WHITEHEAD

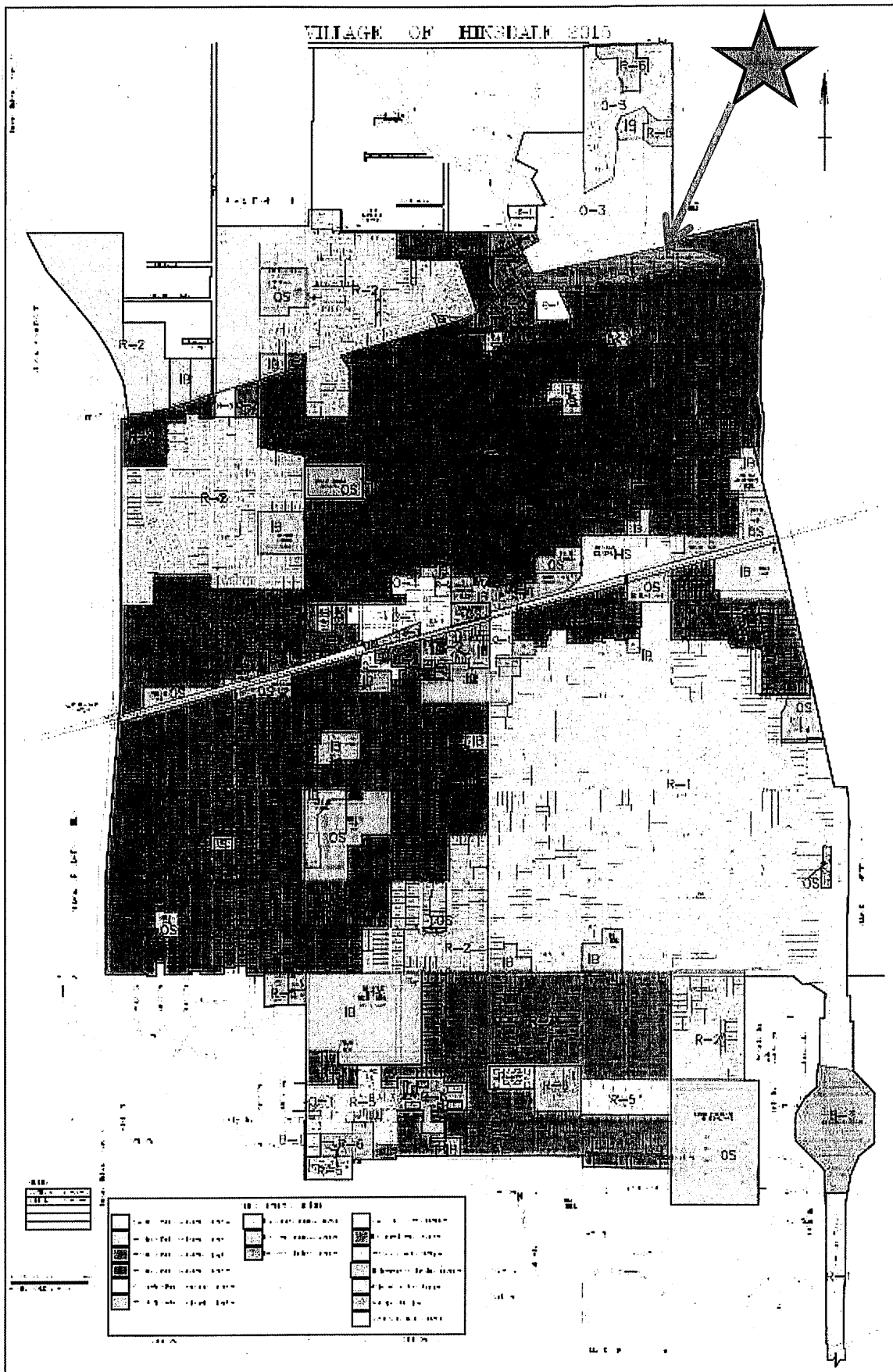
1130 N. Garfield
Lombard, IL 60148

Ph: 630.424.6100 Fax: 630.424.6120 WWW.OLYMPICSIGNS.COM

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Attachment 2: Village of Hinsdale Zoning Map and Project Location

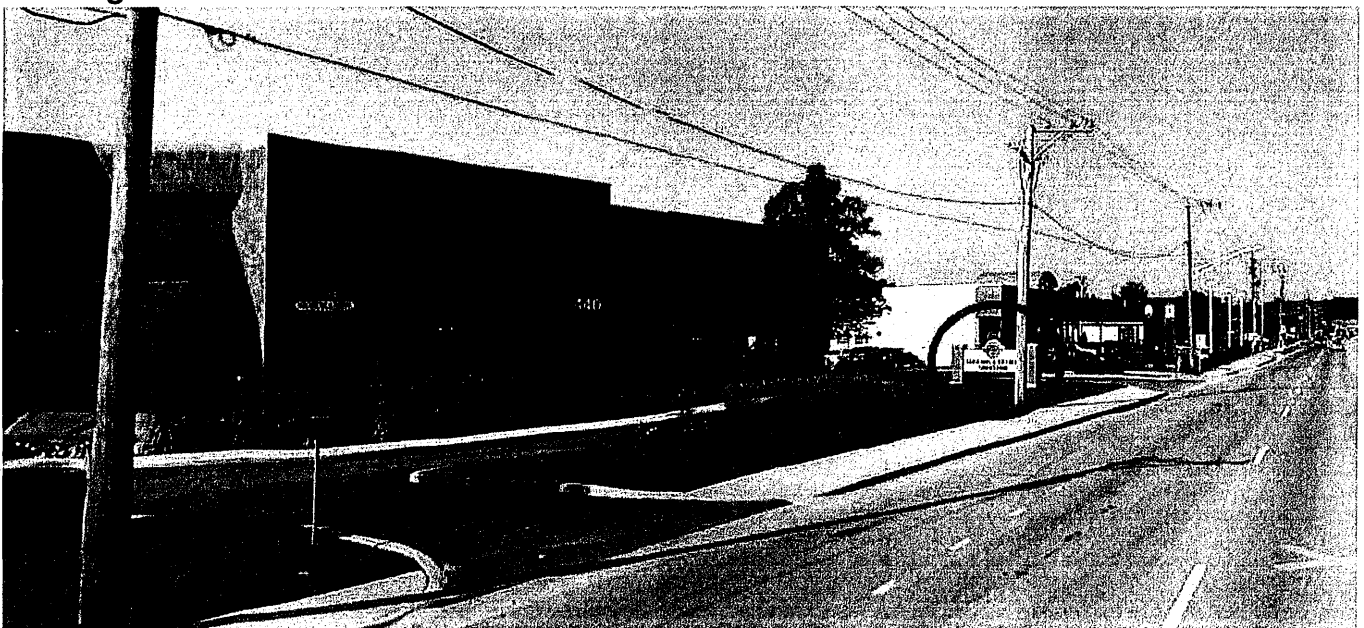


Attachment 3: Street View E. Ogden Ave.

Heading East

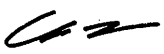


Heading West



Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Chan Yu, Village Planner 

Cc: Kathleen A. Gargano, Village Manager
Robert McGinnis, Director of Community Development/Building Commissioner

Date: May 4, 2015

Re: 30 E. First St. – Ashley's Custom Stationary – New Wall Sign Approval

BACKGROUND

Application

The Village of Hinsdale has received an application from South Water Signs on behalf of Ashley's Custom Stationary (Ashley's), requesting approval to install a new wall sign at 30 E. First Street (Attachment 1). The site features a two-story commercial multi-tenant building in the B-2, Central Business District. Ashley's would be the first tenant in the building, also known as Garfield Crossing (26-32 E. First St.).

According to the Garfield Crossing development application, the building may potentially be shared with 5 other tenants on the first floor, based on the downtown demand for spaces between 1,200 to 1,800 square feet (Attachment 2, Ordinance No. 0213-11 / Case A-02-2013). Therefore, the maximum gross surface signage area cannot exceed 150 square feet, per Section 9-106J(4)(b)- calculated by 25 square feet per tenant (6 tenants x 25 SF).

Request and Analysis

The Central Business District (B-2) is intended to serve the entire community with a wide variety of retail and service uses located in the center of the Village (Attachment 3). Ashley's Custom Stationary is a new business and seeking approval to install a new wall sign (Attachment 1).

The proposed sign is located at the north face of the building along E. First Street as depicted in the attached front elevation. The new sign will be aluminum, painted white and 21.1 square feet (3'-7.1" tall and 5'-7" wide). This represents approximately 14 percent of the maximum allowed for the building (150 SF). The applicant has stated there will be no signage on the south end (back) of the building.

South Water signs also plans to remove the current yellow awning fabric to replace it with navy blue. However, please note, the two awnings contain no text, logos and do not function as a sign (Section 9-106). To that end, the awnings have no square footage value with respect to the gross sign surface area calculation. The illustration and attention to the proposed awning fabric replacement was requested by Planning Commission Chairman Byrnes.

Planning Commission Action

Per Section 11-607D(2) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

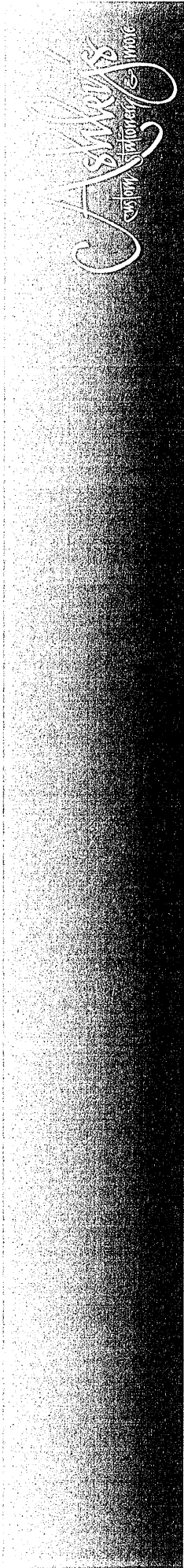
Attachments:

Attachment 1 – Sign Application

Attachment 2 - Garfield Crossing Floor Plan

Attachment 3 - Village of Hinsdale Zoning Map and Project Location

Attachment 4 - Street View of 30 E. First St.



Ashtley's
Custom Information & More

30 First St.
Hinsdale ,IL

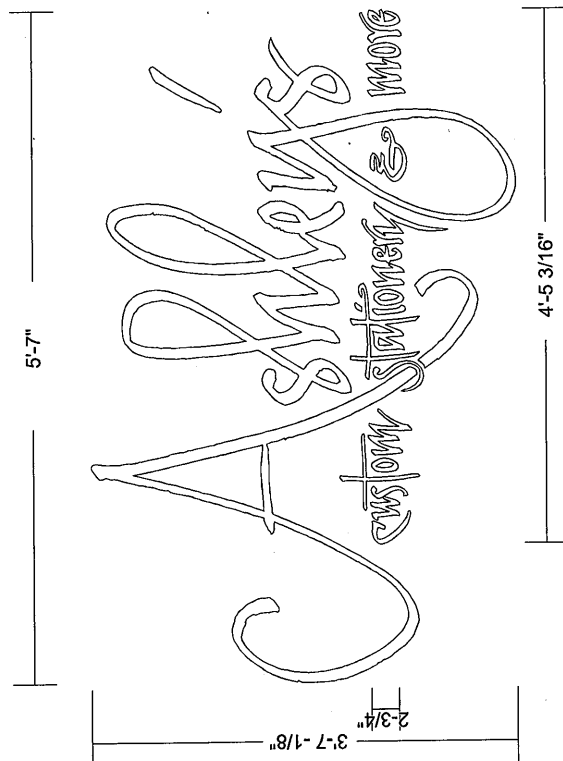
FCO/Awning 1
Awning 2
FCO 3

04.17.15
7011761

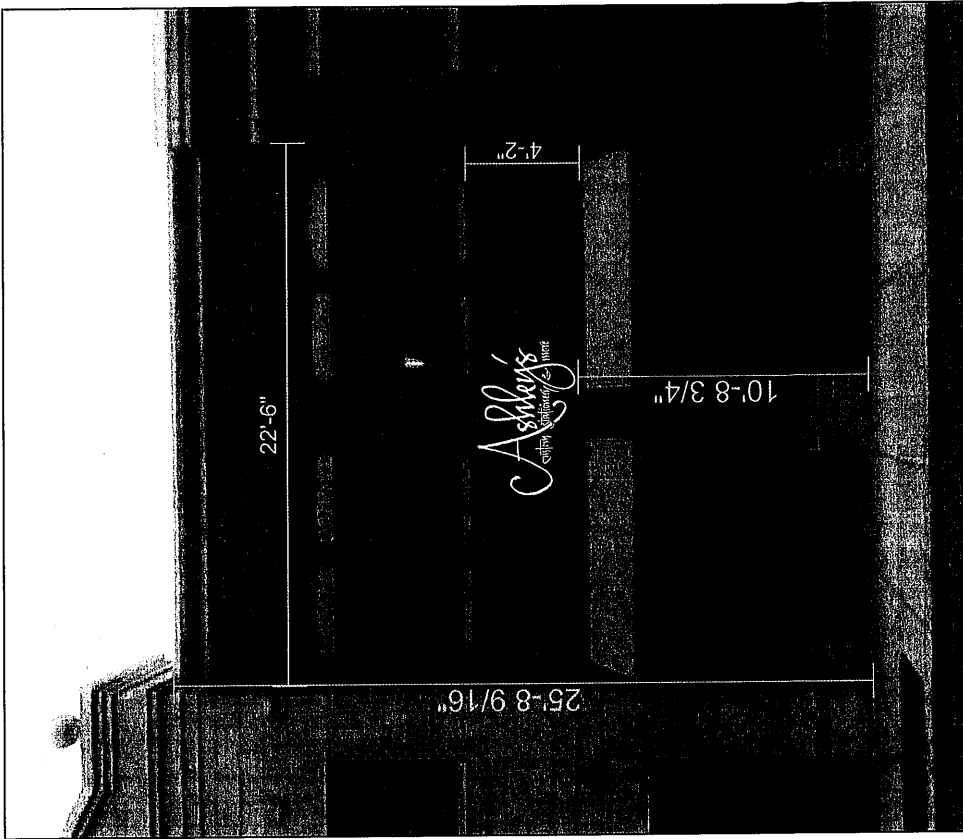
SOUTH WATER

SIGNS

FRONT ELEVATION



(1) 4'-0" x 5'-11 1/2" FCO Aluminum Logo on Brick Wall
 Scale: 1" = 1'
 Logo: 1/4" Thick FCO Aluminum Painted White - Satin Finish
 Mounting: Stud Mount Flush to Brick Wall



<p>SOUTH WATER</p> <p>S I G N S</p> <p>924 N. CHURCH ENHART, IL 60120</p> <p>TEL: 630.593.4593 FAX: 630.593.4974</p>		<p>PROJECT NAME: Exterior Signage 30 First St. Hinsdale, IL</p> <p>PROJECT NUMBER: 7011761</p>		<p>DATE: 02.17.15</p> <p>DATE: 04.17.15</p>		<p>REVISIONS:</p> <p>NO. 06.18.15 04.17.15</p>		<p>THIS DRAWING IS THE PROPERTY OF SOUTH WATER SIGNS, LLC. ALL RIGHTS OF REPRODUCTION ARE RESERVED BY SOUTH WATER SIGNS, INC.</p>	
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22'-6"

11'-2"

11'-2"

10

10

25-8-9/16

9'-6"

Re-Sking Awning
Qty:2

SOUTH WATER
SIGNS

934 W. Church
Einhart, L. 69129
tel. 336-333-4910
fax 336-333-4913

Ashley's Custom Stationery
Exterior Signage
30 First St. Hinsdale, IL

Figure 1

1977

02.17.15

1. $\frac{1}{2}$
 2. $\frac{1}{2}$
 3. $\frac{1}{2}$
 4. $\frac{1}{2}$
 5. $\frac{1}{2}$
 6. $\frac{1}{2}$
 7. $\frac{1}{2}$
 8. $\frac{1}{2}$
 9. $\frac{1}{2}$
 10. $\frac{1}{2}$

DATE	DESCRIPTION	AMOUNT
03.18.15		
04.17.15		

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VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

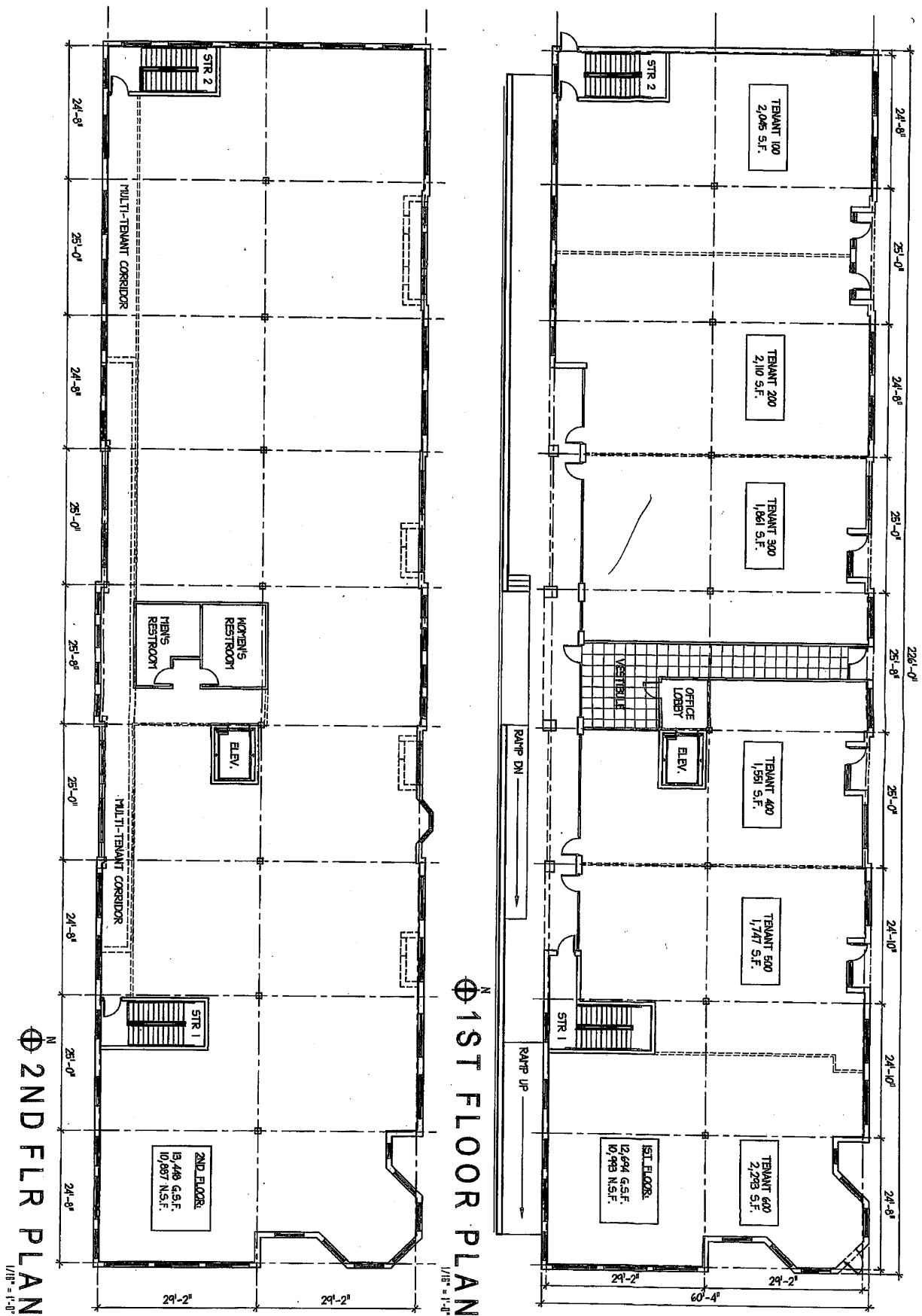
Applicant <u>Penley's Custom Stationery</u>
Name: <u>Penley Killpack</u>
Address: <u>22 S. Prospect</u>
City/Zip: <u>Clarendon Hills, IL 60514</u>
Phone/Fax: <u>(630) 794-1004</u>
E-Mail: <u>pkillpack@gmail.com</u>
Contact Name: <u>Ashley Killpack</u>

Contractor
Name: <u>South Water Signs</u>
Address: <u>934 N Church Rd</u>
City/Zip: <u>Elmhurst, 60126</u>
Phone/Fax: <u>(630) 607-6302</u>
E-Mail: <u>yobregon@southwatersigns.com</u>
Contact Name: <u>Joseph Obregon</u>

ADDRESS OF SIGN LOCATION: <u>30 First St, Hinsdale, IL</u>
ZONING DISTRICT: Please Select One <u>Other</u>
SIGN TYPE: Please Select One <u>Wall Sign</u>
ILLUMINATION Please Select One <u>None</u>

Sign Information:	Site Information:
Overall Size (Square Feet): <u>20 5'7" x 3'7"</u>	Lot/Street Frontage: <u>250'</u>
Overall Height from Grade: <u>1.10</u> Ft.	Building/Tenant Frontage: <u>22' 6"</u>
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:
1 <u>White</u>	Business Name: _____
2 _____	Size of Sign: _____ Square Feet
3 _____	Business Name: _____
	Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.	
<u>Ashley Killpack</u> Signature of Applicant	<u>2/20/2015</u> Date
<u>John L. Roberts</u> Signature of Building Owner	<u>2/20/15</u> Date
FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE	
Total square footage: <u>0</u> x \$4.00 = <u>0</u> (Minimum \$75.00)	
Plan Commission Approval Date: _____ Administrative Approval Date: _____	





Attachment 4: Street View of 30 E. First St.

Heading West

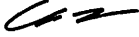


Heading East



Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Chan Yu, Village Planner 

Cc: Kathleen A. Gargano, Village Manager
Robert McGinnis, Director of Community Development/Building Commissioner

Date: May 6, 2015

Re: 36 & 42 S. Washington St. – Grafton Holdings LLC – New Wall Sign and Awning Approval

BACKGROUND

Application

The Village of Hinsdale has received an application from South Water Signs on behalf of Grafton Holdings LLC (DBA: Conlon Real Estate Company and Christie's International Real Estate), requesting approval to install a new wall sign and replace the awning at 36 and 42 S. Washington Street (Attachment 1). The corner lot (Washington St. and Hinsdale Ave.) features a two-story commercial building in the B-2, Central Business District. The building is shared with 5 other tenants; therefore, the existing signage must be considered to not exceed the maximum 150 square feet permitted (calculated by 25 square foot per tenant) per Section 9-106J(4)(b).

Request and Analysis

The Central Business District (B-2) is intended to serve the entire community with a wide variety of retail and service uses located in the center of the Village (Attachment 2). Conlon Real Estate Company and Christie's International Real Estate has been at the location since June 2014 and is seeking approval to install a new wall sign facing Hinsdale Avenue and replace/add text to the proposed awning on Washington Street (Attachment 1).

The wall sign is located at the north face of the building along Hinsdale Avenue, as depicted in the attached front elevation (Attachment 3). Per the application, the new sign's backing will be aluminum panel and painted black. The black backing with text is 20.4 square feet (5'-4" tall and 3'-10" wide) and used towards calculating the sign area. Its 6'-7" by 6'-7" white wood frame matches the existing "Coldwell Banker" wall sign frame to its left and other architectural features of the building (Attachment 4).

South Water signs also plans to replace the current awning with a new same sized frame and fabric. The text backing on the awning valance is 7 square feet (1' tall and 7' wide). The awning fabric will be black, with white and gray text on its valance only.

Combined, the proposed wall sign and awning replacement is 27.4 square feet. This represents approximately 18 percent of the maximum allowed signage area (150 SF).

The current signage includes a: 25.4 SF wall sign (Jane's Blue Iris Ltd.- E. wall), 61.6 SF wall sign (Coldwell Banker- E./NE. wall), 20.4 SF wall sign (Coldwell Banker- N. wall), and 10.9 SF wall sign (Jane's Blue Iris Ltd.- N. wall). Together, the existing signage is 118.3 square feet (Attachment 4).

The proposed signage is 27.4 square feet and if approved, would total with the existing signage to 145.7 square feet; under the aforementioned 150 Square foot maximum.

Plan Commission Action

Per Section 11-607D(2) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

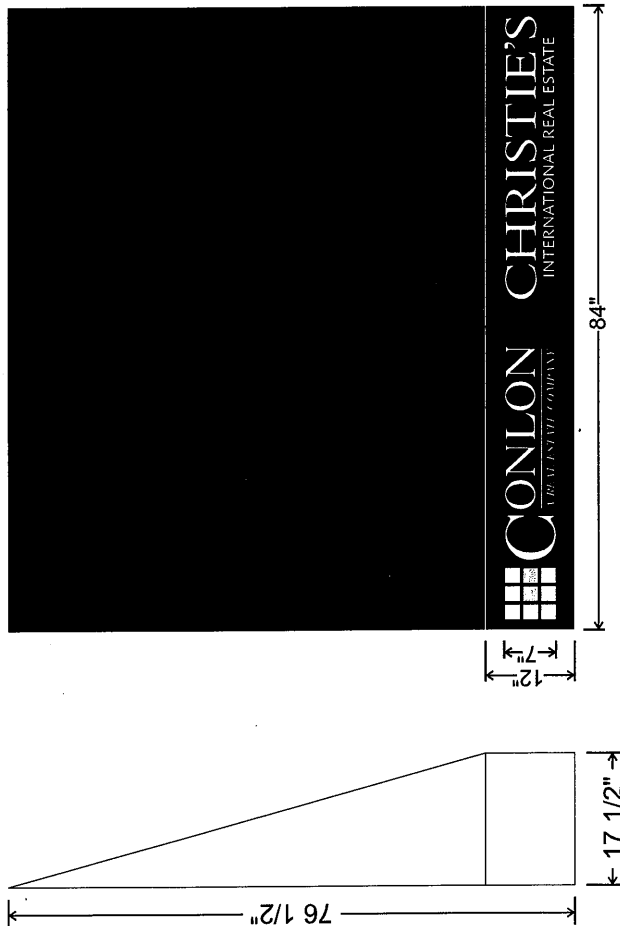
Attachments:

Attachment 1 – Sign Application

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

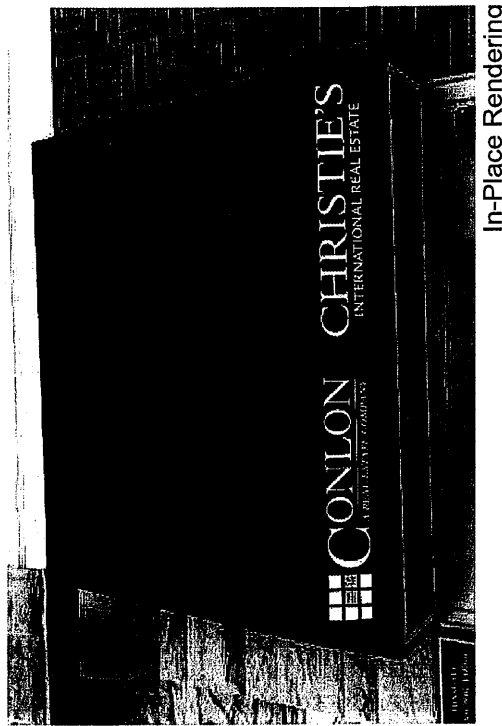
Attachment 3 - Street View of Washington St. and Hinsdale Ave.

Attachment 4 – Existing Signs and Dimensions



Fabricate new metal awning frame with new black fabric awning covering
 Size and style to match existing awning - Modified taller Valance for graphics
 Decorated with white and gray vinyl graphics applied to rigid valance
 Mounted to building exterior with Z-Clips and masonry lag anchors

Non-Illuminated Awning
 3/16" = 1'



In-Place Rendering

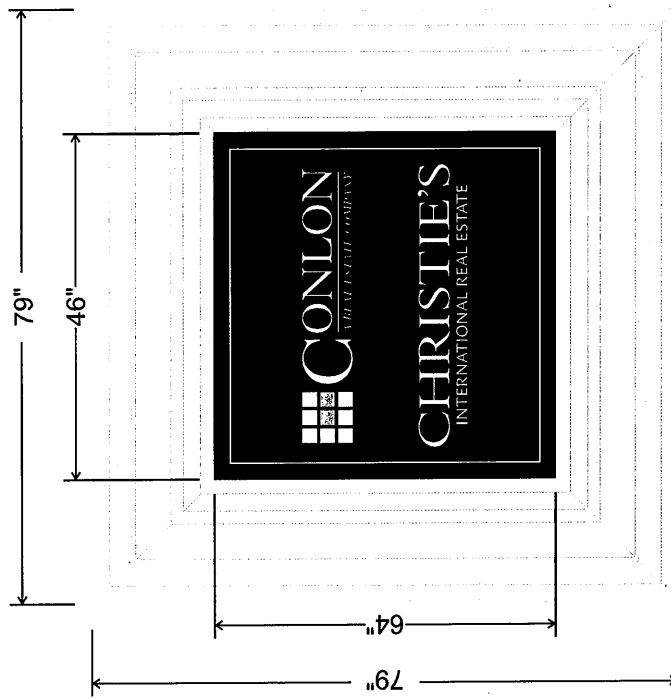
SOUTH WATER

SIGNS

1000 1st St. N.
 Seattle, WA 98109
 (206) 461-1111
www.southwatersigns.com

1000 1st St. N.
 Seattle, WA 98109
 (206) 461-1111
www.southwatersigns.com

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 SOUTH WATER SIGNS, LLC.



Fabricate new decorative painted 10" Deep white wood frame to match existing style and size as existing field conditions

New .063 aluminum panel painted satin black decorated with white & gray vinyl graphics

Entire unit mounted with z-clips with masonry anchors to brick facades

Qty 1

Non-Illuminated Wall Sign with Decorative Frame
 3/4" = 1'

Attachment 1



South Water Signs
 1000 N. Central
 Suite 100
 Phoenix, AZ 85004

Conlon

South Water Signs
 Exterior ID Signs
 166 S Washington, Hinsdale IL

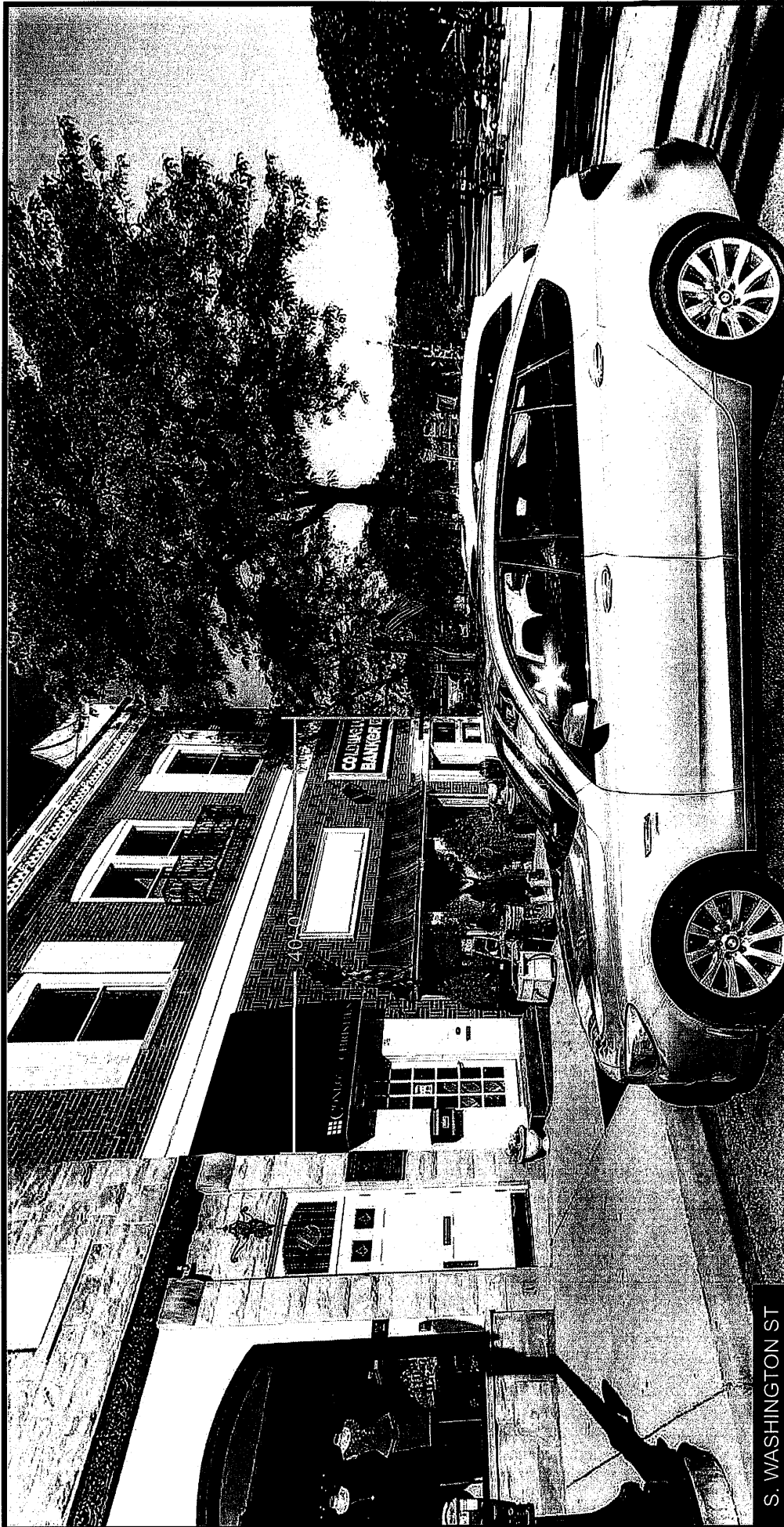
04-08-15

South Water Signs
 0120306



In-Place Rendering

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 SOUTH WATER SIGNS, INC.



S. WASHINGTON ST

SOUTH WATER



SIGNS

600.000.0000
600.000.0000

South Water Signs
Exterior ID Signs

Company

Exterior ID Signs
38 S Washington, Hinsdale IL

04.06.15


04.06.15

04.06.15

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W. HINSDALE AVENUE

SOUTH WATER

SIGNS

1000 N. CHICAGO
 CHICAGO, IL 60642
 (773) 200-4400
 (773) 200-4401

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 SOUTH WATER SIGNS, INC.

Client Condon	Project Exterior ID Signs 38 S Washington, Hinsdale IL	Date 04.06.15	Drawn by J. [illegible]
Scale As Shown	Project No. 7012330	Check by [illegible]	Notes [illegible]



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Grafton Holdings LLC

Address: 1101 W. Lake, 1st Floor

City/Zip: Chicago, IL 60607

Phone/Fax: (312) 558-1084 /

E-Mail: benjie@conlonandco.com

Contact Name: Benjie Burford

Contractor

Name: South Water Signs

Address: 934 N Church Rd

City/Zip: Elmhurst, IL 60126

Phone/Fax: (630) 333/4900

E-Mail: AMuresan@southwatersigns.com

Contact Name: Adrian Muresan

ADDRESS OF SIGN LOCATION: 36 and 42 S. Washington Ave. Hinsdale, IL 60521

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

& Canopy sign.

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 14.7 (46" x 46")

Overall Height from Grade: Approx 9 Ft.

Proposed Colors (Maximum of Three Colors):

① Black

② White

③ _____

Site Information:

Lot/Street Frontage: 85 Ft

Building/Tenant Frontage: 125 Ft

Existing Sign Information:

Business Name: None

Size of Sign: N/A Square Feet

Business Name: None

Size of Sign: N/A Square Feet

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

[Signature]
Signature of Applicant

1/10/2015
Date

[Signature] (AAR)
Signature of Building Owner

4/13/2015
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: Grafton Holdings LLC

Address: 1101 W. Lake, 1st Floor

City/Zip: Chicago, IL 60607

Phone/Fax: (312) 558-1084 /

E-Mail: benjie@conlonandco.com

Contact Name: Benjie Burford

Contractor

Name: South Water Signs

Address: 934 N. Church Rd

City/Zip: Elmhurst, IL 60126

Phone/Fax: (630) 333/4900

E-Mail: AMuresan@southwatersigns.com

Contact Name: Adrian Muresan

ADDRESS OF SIGN LOCATION: 36 and 42 S. Washington Ave. Hinsdale, IL 60521

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Wall Sign

& Canopy sign.

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 44 (.83" x 76.5")

Overall Height from Grade: Approx 9.5 Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② White
- ③

Site Information:

Lot/Street Frontage: 40 Ft

Building/Tenant Frontage: 125 Ft

Existing Sign Information:

Business Name: None

Size of Sign: N/A Square Feet

Business Name: None

Size of Sign: N/A Square Feet

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

Signature of Applicant

Date

4/10/2015

Signature of Building Owner

Date

4/14/2015

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



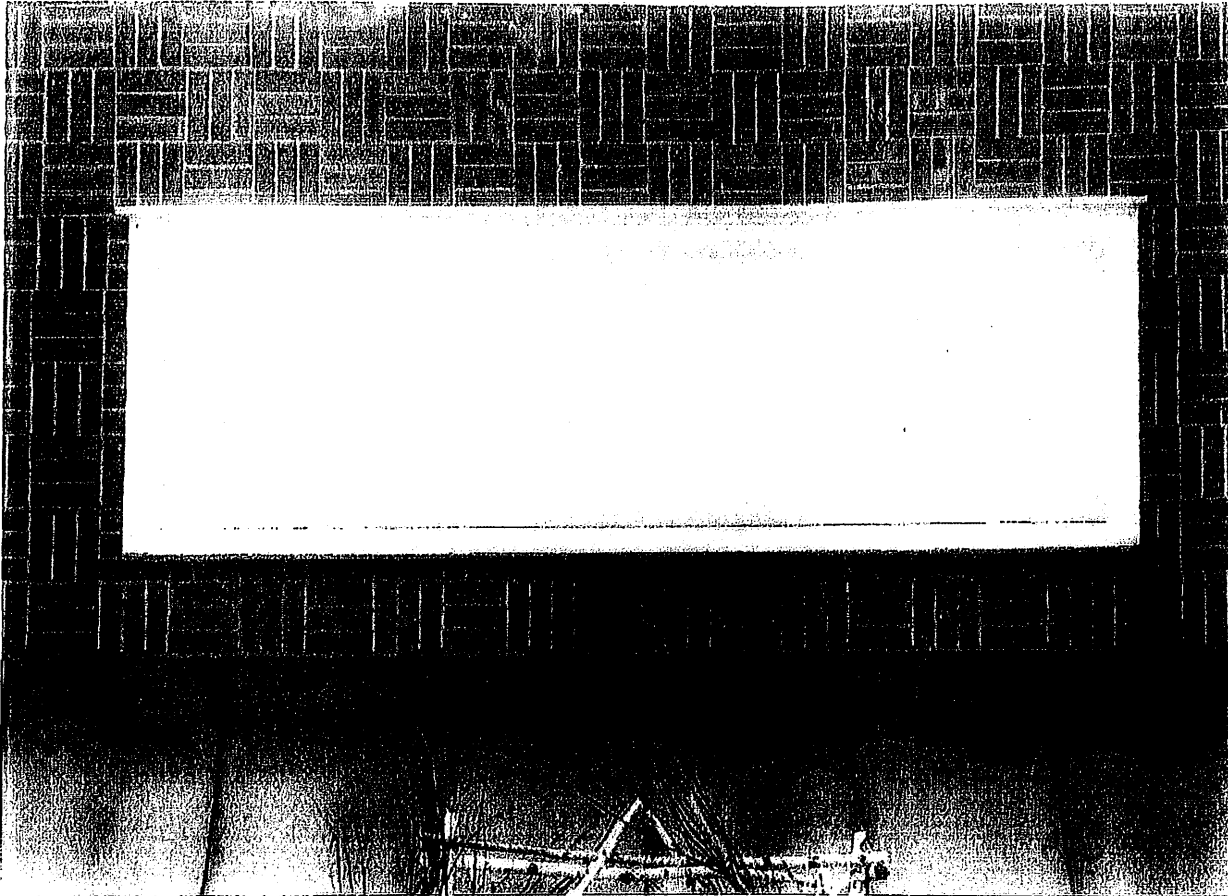
Attachment 3: Street View of Washington St. and Hinsdale Ave.



SIGN

1

Jane's Blue Iris Ltd. - East Wall



Dimensions

118" x 31"

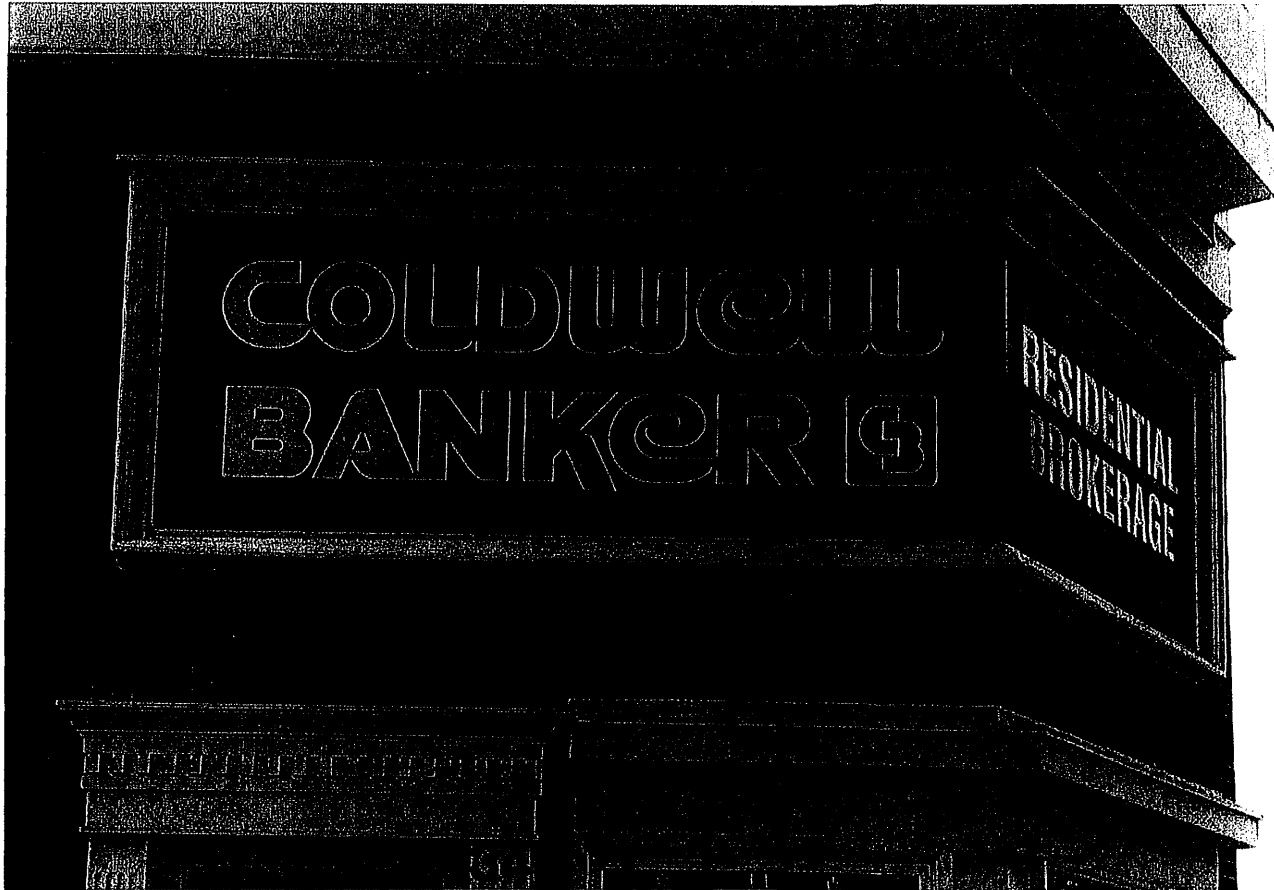
Square Feet

25.40 ft²

SIGN

2

Coldwell Banker - East/NE Wall



Dimensions

197" x 45"

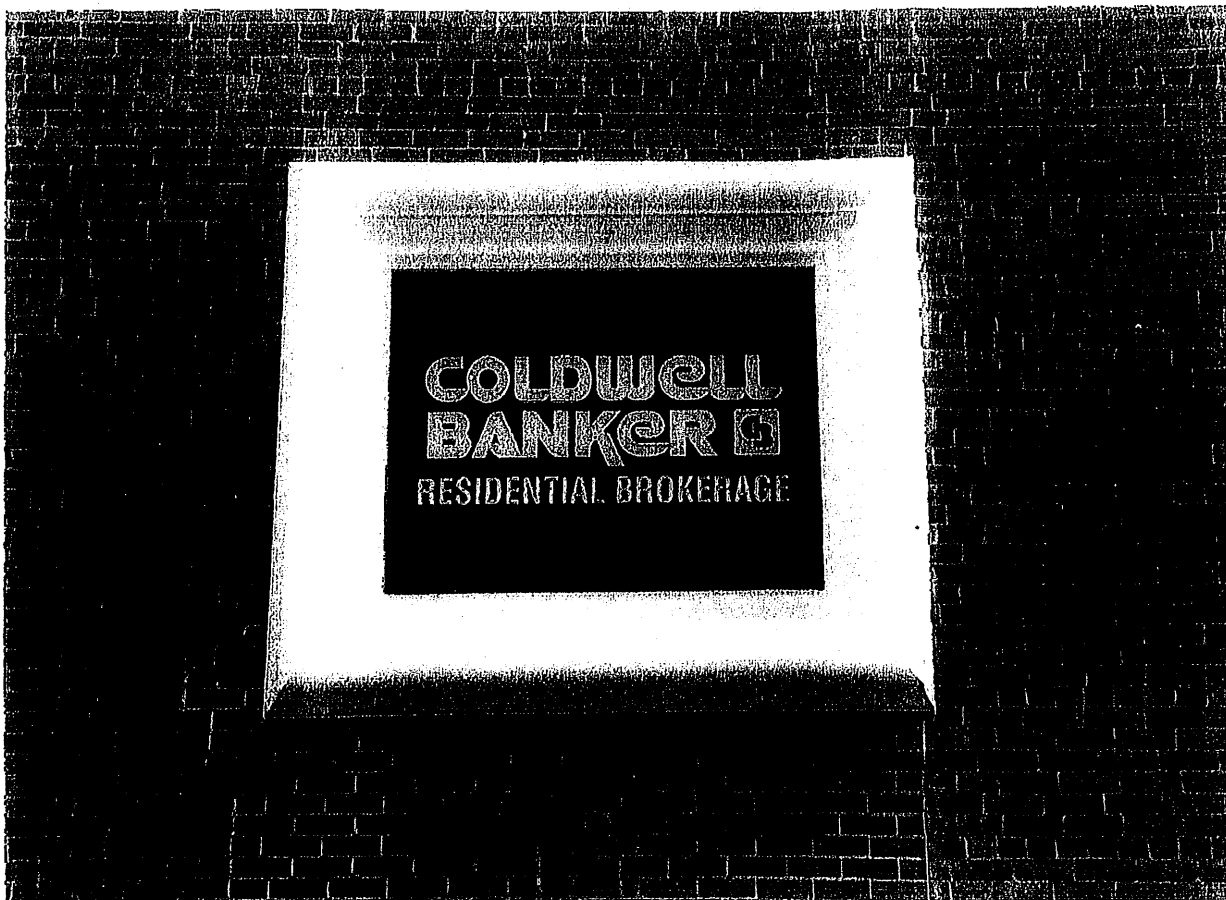
Square Feet

61.56 ft²

SIGN

3

Coldwell Banker - North Wall



Dimensions

64" x 46"

Square Feet

20.44 ft²

SIGN

4

Jane's Blue Iris Ltd. - North Wall



Dimensions

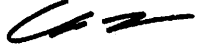
87" x 18"

Square Feet

10.88 ft²

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Chan Yu, Village Planner 

Cc: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

Date: May 5, 2015

Re: Applicant: David Weekley Homes
Request: 950 & 954 Madison Street (R-4 District)
Tentative/Final Subdivision Plat Review and Site Plan Review

BACKGROUND

Application

The Village of Hinsdale has received an application from David Weekley Homes, requesting approval of site plans to their proposed Tentative/Final Plat of Subdivision at 950 Madison Street (Attachment 1). The applicant submitted their plat of subdivision application for the April 8th Planning Commission meeting and First Reading at the April 21st Board of Trustees (Board) meeting.

The applicant's initial tentative/final plat request to subdivide 14 lots into 4 conforming residential lots within the R-4 Single Family Residential District was remanded back to the Plan Commission by the Board to satisfy the site plan review requirement set forth in section 11-604(C)(3) (Attachment 2).

Per Section 11-604(C)(3), a site plan review is necessary for multi-lot developments exceeding 30,000 square feet. The proposed subdivision project area is 45,678 square feet. In addition, at the April 21st Board meeting, President Cauley acknowledged a site plan application is still necessary despite the essential information already submitted by the applicant. Thus, the Board remanded the application back to the PC to discuss, amend and subsequently approve the Findings and Recommendations.

Request and Analysis

The proposed subdivision is located in the Single-Family Residential District (R-4). Thus, staff reviewed the application with respect to Section 3-101 of the Zoning Code; to perpetuate the existing high quality residential character of the Village by preserving established neighborhoods and encouraging new residential development consistent with the overall character of the Village.

The subdivision site is comprised of 14 parcels (Attachment 3 and 4) at 950 and 954 S. Madison Street. Again, the property is currently zoned R-4 Single Family Residential. However, the site has for decades been utilized as a family-owned restaurant and tavern. Lot 3, per the application, has served as a parking lot for the restaurant (Attachment 5).

The applicant, David Weekley Homes is proposing to subdivide the existing 14 parcels into 4 conforming residential lots. The table included in the applicant's submittal complies with the bulk, space and yard requirements per Section 3-110 of the Zoning Code- contingent upon acquiring the 17' by 147' (2,499 SF) Village owned alley between the two east and west lots. Without the alley acquisition, proposed lots 3 and 4 would not meet the minimum lot area of 10,000 square feet.

The request for alley vacation, is moving concurrently with the proposed subdivision application (Attachment 6) and its Ordinance was approved through Second Reading at the May 5th Board meeting.

The total existing and proposed subdivision project area is 45,678 square feet. The attached Hinsdale Zoning map illustrates the surrounding zoning districts and subject property location (Attachment 7). To that end, the surrounding zoning and land use is residential (Attachment 8). Thus, the proposed fits the neighborhood and is in concert with the Village's land use plan to: establish a rational pattern of land uses and encourage the most appropriate use of individual parcels, encourage and promote detached single family homes as the principal land use in the Village and provide for the gradual elimination of non-conforming uses that adversely affect the character and value of permitted development.

Process

The Plan Commission (PC) shall approve or disapprove the tentative plat within 90 days of receipt. If the tentative plat is not satisfactory in all details presented, the PC may require the applicant to make such corrections or changes as they may request before approval of said plat. Upon the approval of a tentative plat, such plat shall be forwarded to the Village Board for their approval or disapproval within 30 days of receipt by said Board.

The applicant shall file application for final approval of a subdivision plat not later than one year after a tentative plat has been approved by the Village Board. Within 60 days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

Board of Trustees Action

At the April 21st Board meeting, Mr. Kevin Seay from Weekley Homes addressed the concerns referenced from the April 8th draft PC Findings and Recommendations, and questions by the Board (Attachment 2). President Cauley explained that the final plat was approved by the PC by a 7-2 vote on April 8th. However, he acknowledged a site plan application is still necessary despite the essential information already submitted by the applicant. Thus, the Board remanded the application back to the PC to discuss, amend and subsequently approve the Findings and Recommendations.

Plan Commission Action

Should the PC feel the request is appropriate, motion to approve the Site Plan Review application. Subsequently, a motion to approve the draft Findings and Recommendations as amended, to reflect that the Site Plan Review standards have been met.

Attachments

Attachment 1 – Site Plan Review Application

Attachment 2 – Board of Trustees April 21, 2015 Minutes

Attachment 3 – Subdivision Site Plan

Attachment 4 – Village of Hinsdale Subdivision Application (as submitted for 04/08/15 PC meeting)

Attachment 5 – North Street View from 55th Street

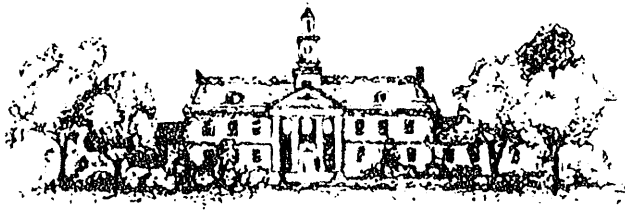
Attachment 6 - Alley Vacation Request , 950-954 S. Madison Cover Memo (Dated April 21, 2015)

Attachment 7 – Village of Hinsdale Zoning Map and Project Location

Attachment 8 – Neighborhood Satellite View

Attachment 9 – Draft Findings and Recommendations

Attachment 10 – Resolution



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 950 South Madison Street, Hinsdale, IL

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.

Four single family lots are proposed. No open space is provided or required.

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

The proposed materials are comparable to those on other near-by single family homes on Madison and Thurlow.

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

The single family homes will be of a design and quality that complements the character of the 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.

These are 4 single-family lots. A Tree Preservation Plan, and a Landscape Plan with proposed foundation plantings is attached hereto.

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

The proposed height of the single-family homes complies with Hinsdale's residential code.

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.

N/A - 4 residential lots.

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.

N/A - 4 residential lots.

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.

N/A - 4 residential lots.

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.

N/A - 4 residential lots.

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

N/A - 4 residential lots.

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.

N/A - 4 residential lots.

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

N/A - 4 residential lots.

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.

N/A - 4 residential lots.

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.

N/A - 4 residential lots.

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.

N/A - 4 residential lots.

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

N/A - 4 residential lots.

REVIEW CRITERIA – Site Plan Review

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

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

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

We are proposing 4 code-compliant single-family lots.

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

None.

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.

Our proposal brings a non-conforming use on the property into compliance with the R4 code.

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

Our proposal is in keeping with the neighborhood.

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.

We are proposing 4 single-family lots that meet Hinsdale's parking requirements, and other ordinances.

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

We are proposing landscaping and screening that goes beyond Hinsdale's ordinances.

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

Our proposal is compatible with the neighborhood.

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.

Our proposal meets all requirements for the R4 residential district.

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.

We are reducing the impervious coverage, and improving the stormwater control for the property.

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.

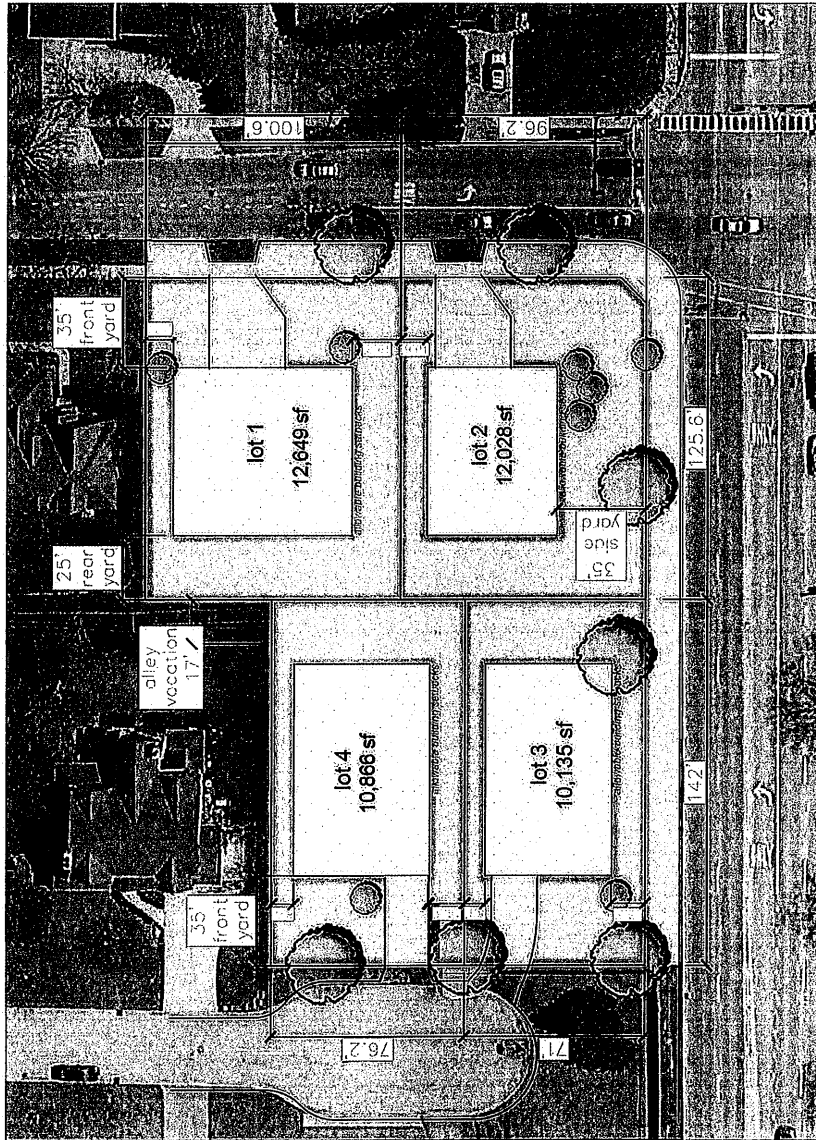
The proposed utility improvements meet all requirements including, but not limited to, those of Hinsdale, Flagg Creek and DuPage County DOT.

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

There are no public uses designated for the property on the Official Map.

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

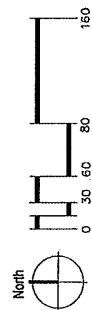
We are proposing 4 fully-conforming R4 residential lots.



4 Lot R-4 Site Plan Madison and 55th Street

Hinsdale, IL

May 2015
COMMUNITY



David Weckley Homes

Address of Property: 950 S. Madison

The Following table is based on the R-4 Zoning District

Minimum Code Requirements		Proposed/Existing Development				
			Lot 1	Lot 2	Lot 3	Lot 4
Minimum Lot Area	10,000 sf		12,649	12,028	10,135	10,866
Minimum Lot Depth	125'		125.6'	125.6'	142.8'	142.8'
Minimum Lot Width	70' interior/80' corner		100.6	96.2'	71.0'	76.2'
Building Height	Measured ave mid-point		TBD	TBD	TBD	TBD
Number of Stories	3		2	2	2	2
Front Yard Setback	35'		35'	35'	35'	35'
Corner Side Yard Setback	35'		n/a	35'	n/a	n/a
Interior Side Yard Setback	8'*		11.1'/19.2	10.6'/35'	8.1'/13.3'	8.6'/14.3'
Rear Yard Setback	25'		26'	35'	56'	58'
Maximum Floor Area Ratio	.24 + 1,200	<i>allowed</i>	4,236	4,086	3,632	3,808
		<i>proposed</i>	3,854	3,022	3,315	3,252
Max. Building Coverage	25%	<i>allowed</i>	3,163	3,006	2,534	2,716
		<i>proposed</i>	25.0%	22.3%	24.5%	25.0%
Max. Lot Coverage	50%		35%	30%	33%	32%



dickson design
STUDIO

526 SKYLINE DRIVE
ALCONQUIN, IL 60102
847.878.4015

DAVID WEEKLEY HOMES

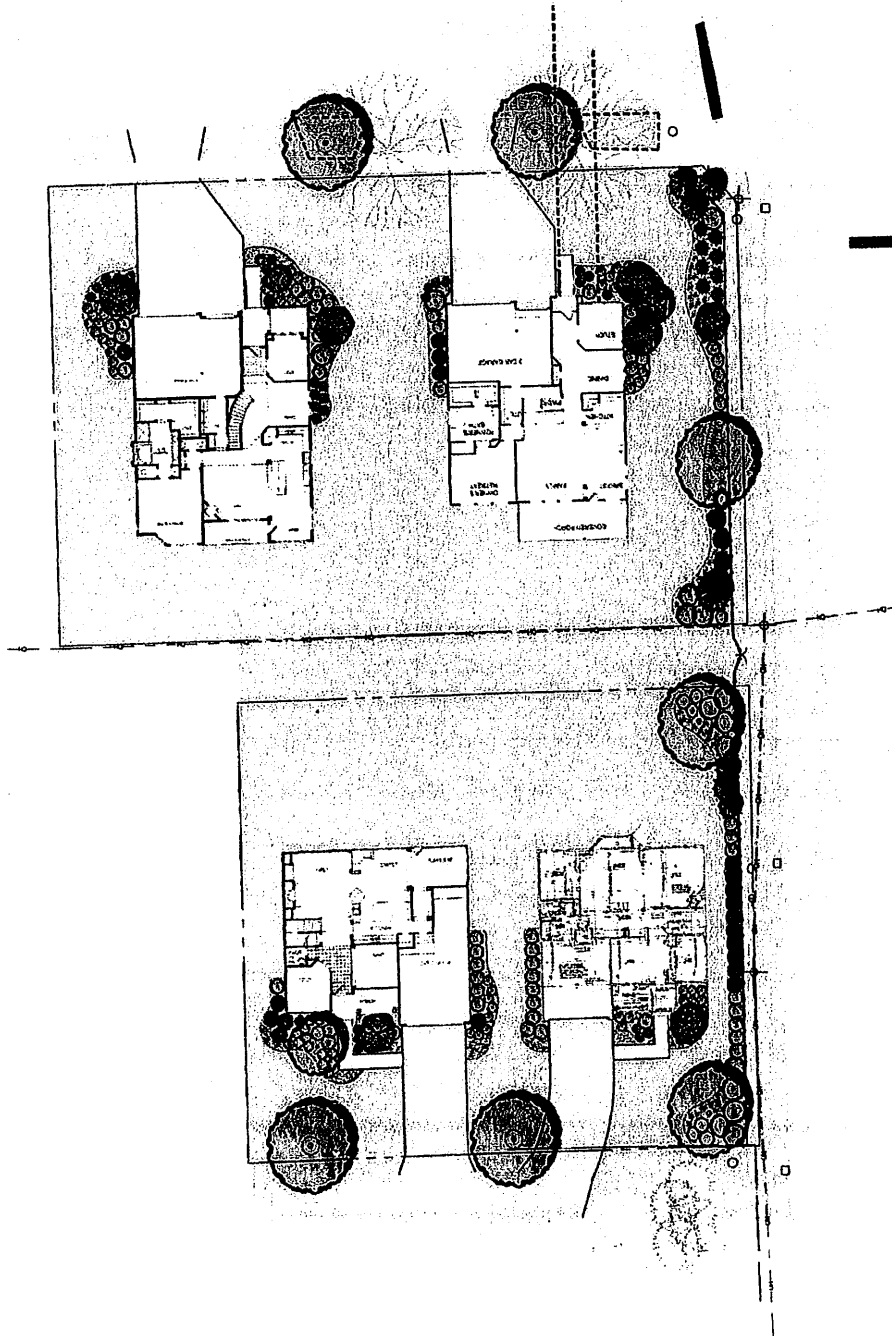
4-LOT SUBDIVISION

8475 STREET - BIRMINGHAM, AL

FINAL LANDSCAPE PLAN

- EXHIBIT

APRIL 9, 2015



LANDSCAPE PLAN - EXHIBIT

SCALE 1" = 15'-0"

Proposed Improvements
for
WEEKLEY SUBDIVISION

Proposed Improvements

WEEKLEY SUBDIVISION

STANDARD SYMBOLS

EXISTING

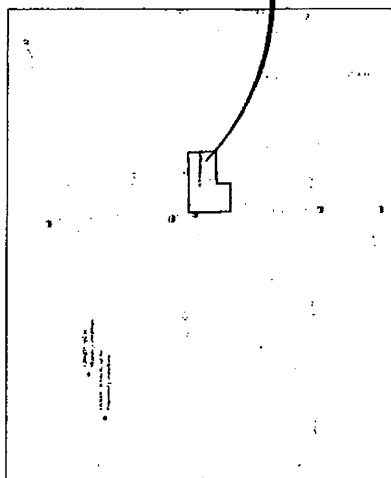
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ABBREVIATIONS

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LOCATION MAP



INDEX OF SHEETS

SHEET NO. DESCRIPTION	
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	DESIGN PLAN
4	SOIL PLAN
5	SOIL EROSION & SEDIMENT CONTROL PLAN
6	CONSTRUCTION DETAILS
7	CONSTRUCTION SPECIFICATIONS
	ATTACHMENTS
LARGE SCALE PLAN (1 SHEET) TOTAL PRESENTATION & REDLINE PLAN (2 SHEETS)	

BEACH PARKS

THE PROPOSED LOT IS A VACANT LOT AT THE NORTHEAST CORNER OF 53TH STREET AND MADISON STREET, ELEVATION=724.73

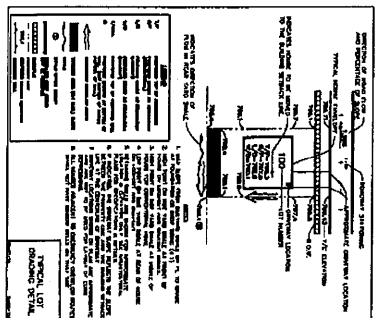
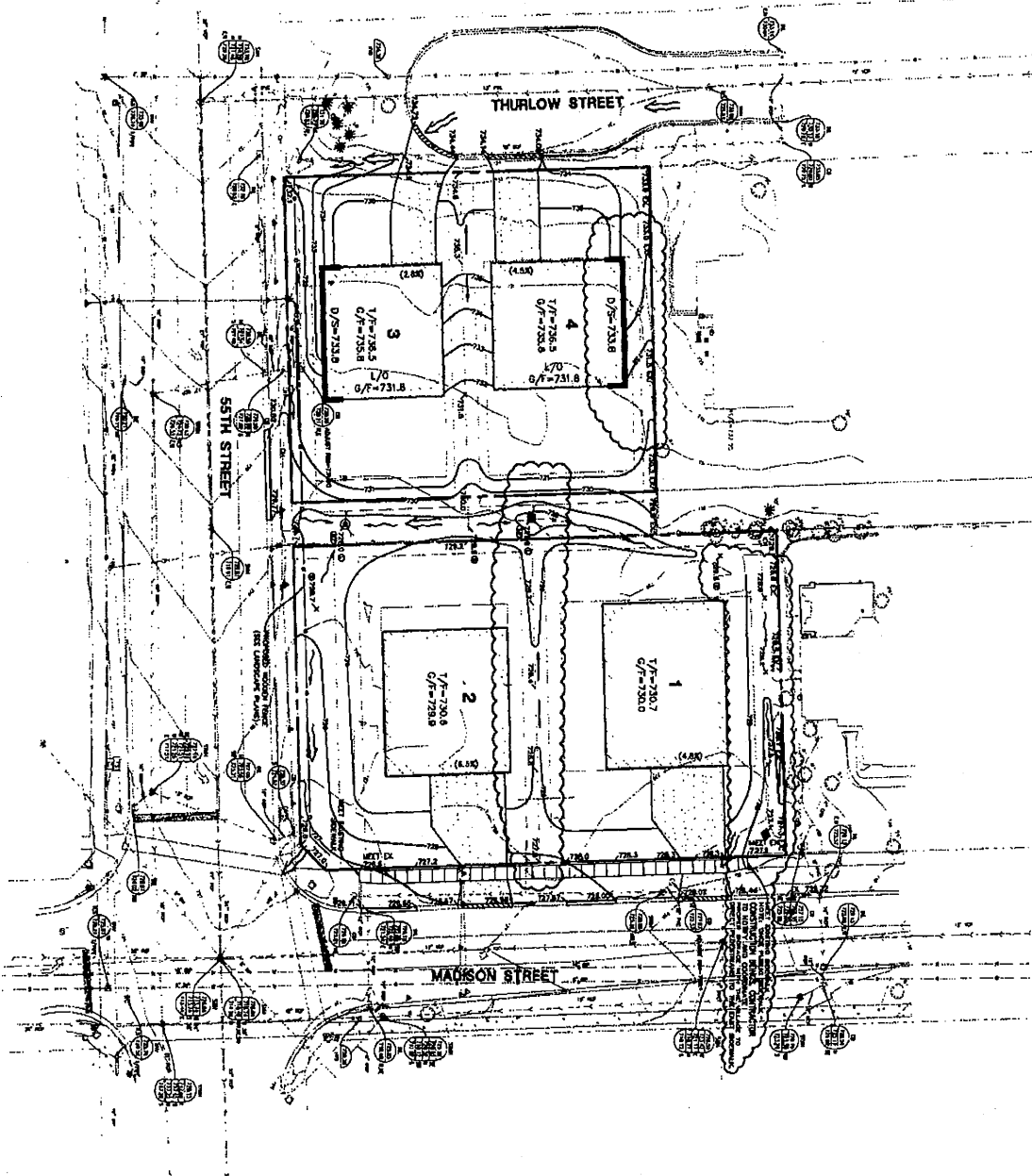
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7. THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY PREPARED BY MANWARD CONSULTING AND WAS PERFORMED ON DECEMBER 8, 2014. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANWARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

Manhard
CONSULTING LTD.

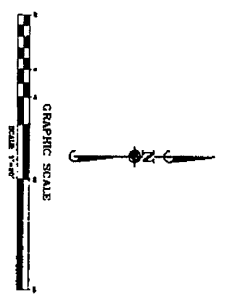
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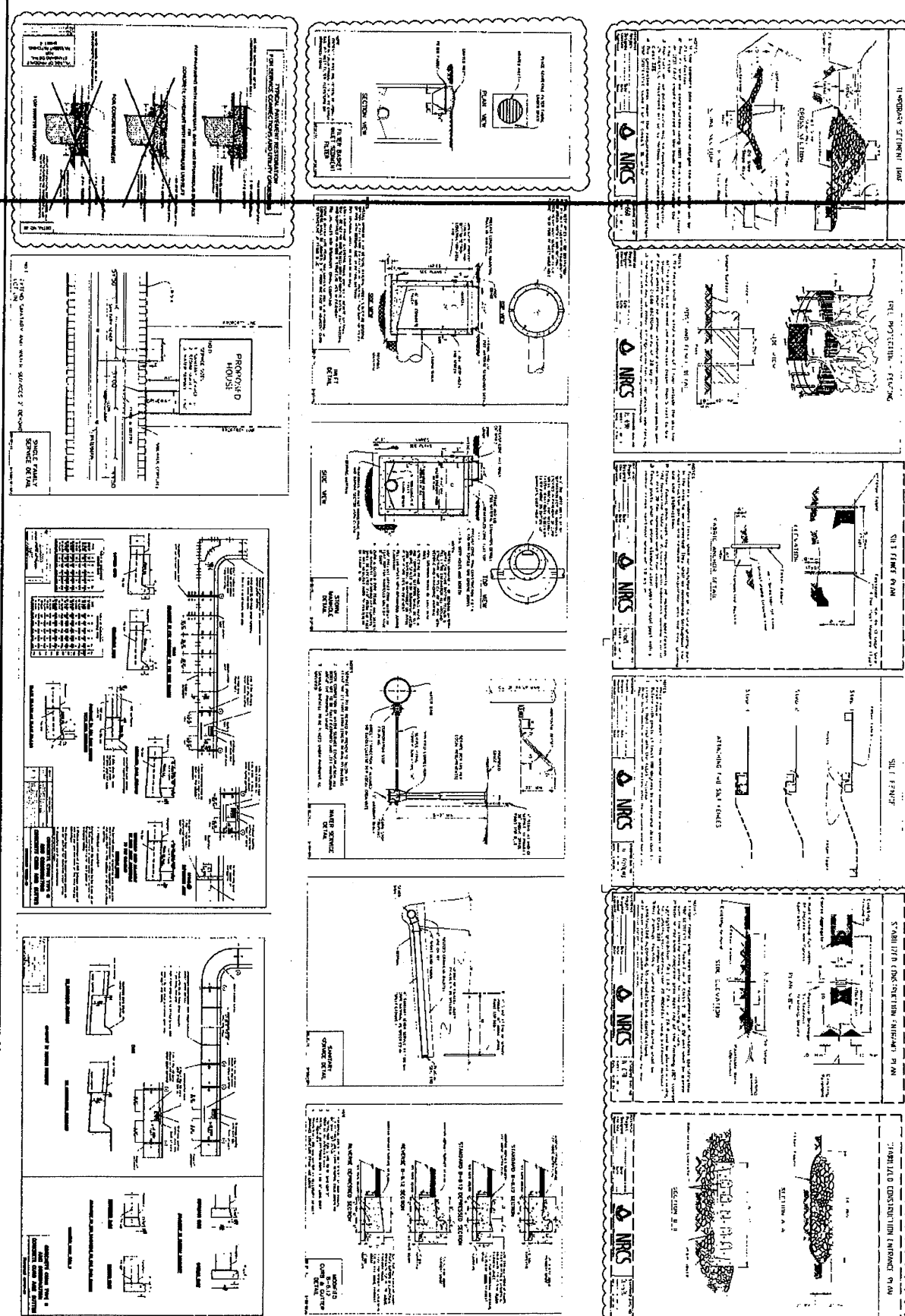


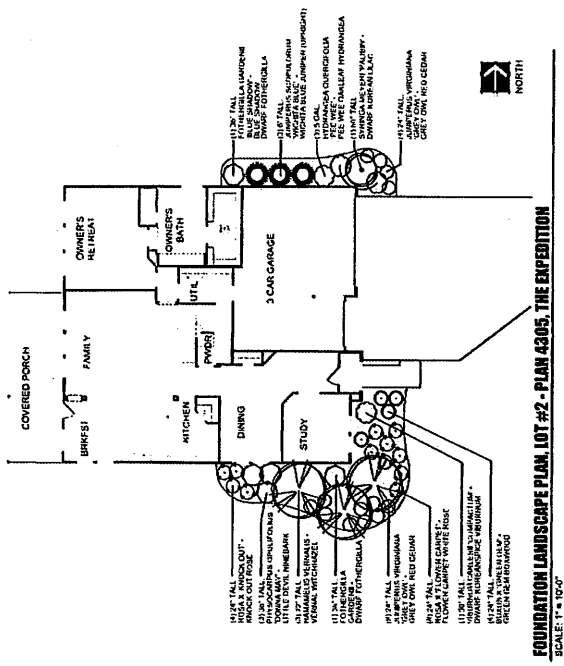


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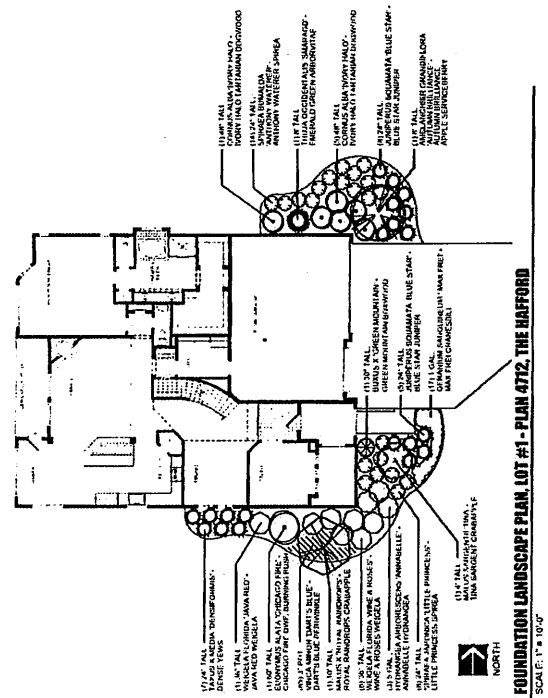
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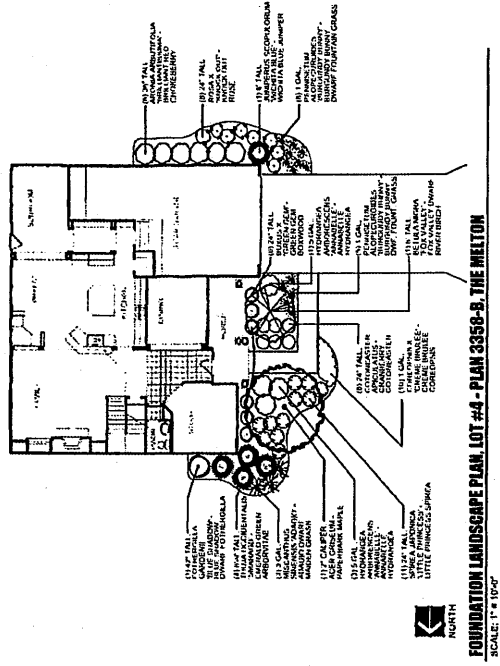




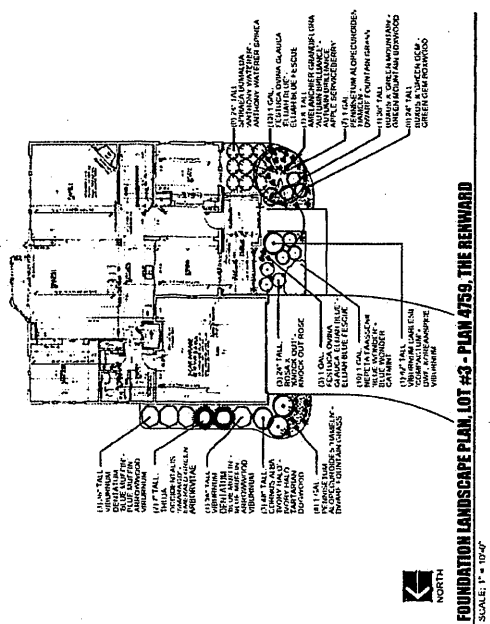
FOUNDATION LANDSCAPE PLAN, LOT #2 - PLAN 4305, THE EXPEDITION
SCALE: 1" = 10'-0"



FOUNDATION LANDSCAPE PLAN, LOT #1 - PLAN 4712, THE HAFFORD
SCALE: 1" = 10'-0"



FOUNDATION LANDSCAPE PLAN, LOT #4 - PLAN 3350-B, THE MELTON
SCALE: 1" = 10'-0"



FOUNDATION LANDSCAPE PLAN, LOT #3 - PLAN 4759, THE BENWARD
SCALE: 1" = 10'-0"

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60022
847 875 4019

CLIENT NAME AND ADDRESS
DAVID WEEKLEY HOMES

SCREENED IN II
PLAN DATE
MARCH 8, 2015

PERSONS	1.	PER CLIENT (TRAC)	12/13
	2.	PER LOTS 1 & 2	1/10
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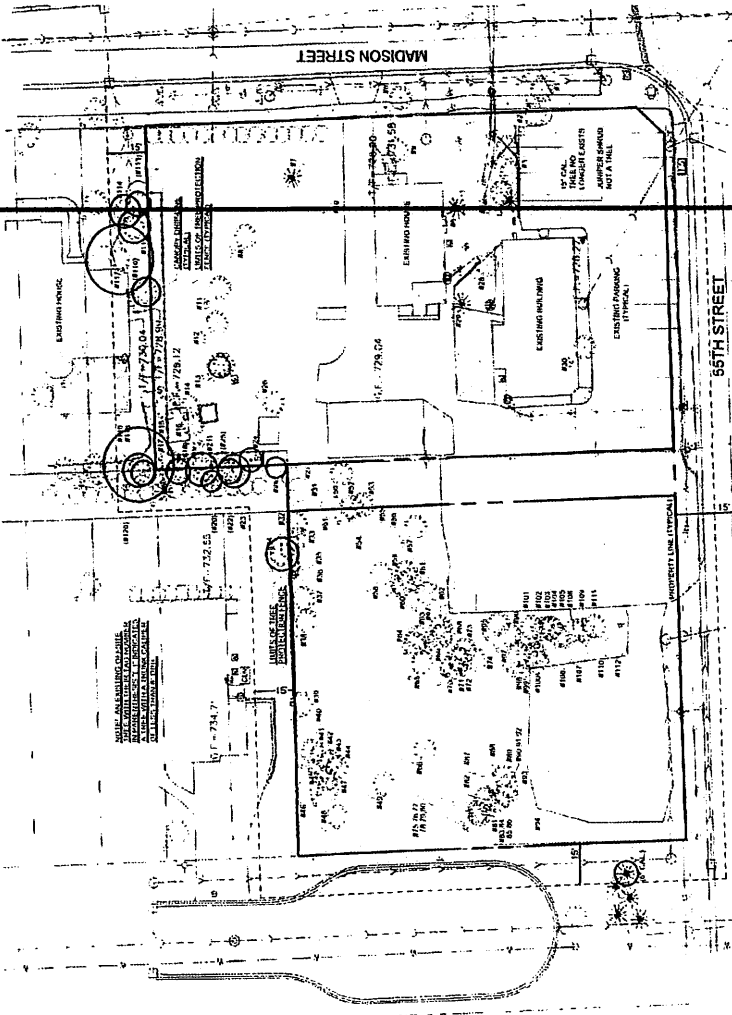
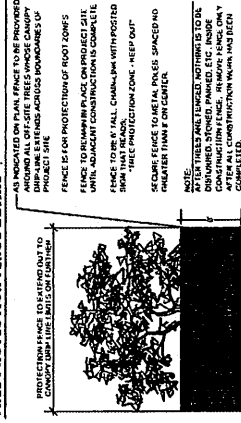
PROJECT NAME AND SHEET TITLE
4-LOT SUBDIVISION
50TH STREET - BURNSIDE II
FINAL LANDSCAPE PLAN

SHEET NUMBER
111

NOTES

1. PER VILLAGE OF HUNTSVILLE:
 - A. ALL WORK SHALL BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN.
 - B. BUILDING BUIL.
 - C. INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING PER FENCE THE PROPORTION (PARAWAY) OF THE ENTIRE TREE.
 - D. WOUNDS TO THE PARAWAY TREES (AS WELL AS SOIL COMPACTED, POST THE FENCE WITH A SIGN STATING "TREE PROTECTION ZONE - KEEP OUT".
 - E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF THE FINISH GRADING AND LANDSCAPING.
 - F. NO TRENCING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY UNLESS PRE-APPROVED BY BUILDING DEPARTMENT AND FORESTRY STAFF.
 - G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF PARAWAY TREES FOR ANY CONSTRUCTION ACTIVITY.
 - H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE TREE PROTECTION ZONES, INCLUDING DISCONNECTION OR CHIPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE CUT WITH PRUNING SAWS. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE AT AN ANGLE OF 45 DEGREES TO THE TRUNK OF THE TREE. THE TRENCHES SHALL BE SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCHLESS METHODS.
 - I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCHLESS METHODS. LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
 - J. THE PROPOSED WATER SERVICE LINE VALVES, METER, AND 100 B.T.M. FEET (107) FROM PARAWAY TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
 - K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FALL SOIL BE LOCATED WITHIN THE TREE PROTECTION ZONES.
 - L. SOIL ON THE DUMPSTER WITHIN THE DUMP-LINE (172) OF THE PARAWAY TREES.
 - M. REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE AT AN ANGLE OF 45 DEGREES TO THE TRUNK OF THE TREE. THE TRENCHES SHALL BE SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCHLESS METHODS.
 - N. DEMOLITION AND CONSTRUCTION OF ANY PROPOSED SIDEWALK SHOULD FOLLOW THE VILLAGE DETAIL FOR SIDEWALK CONSTRUCTION (SEE CONSTRUCTION POLICY).
 - O. THE TREE PROTECTION ZONE MAY BE ADJUSTED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND MAINTAIN THE MAINTENANCE OF THE PARAWAY LAWN.
2. TREE INVENTORY COMPLETED BY CERTIFIED ARBORISTS:
 - A. THE DAVEREY RESOURCE GROUP (WOODSTOCK, IL - TEL 815.334.6265)
 - B. SEVERAL TREES WERE NOT ON THE ORIGINAL SURVEY & WERE FIELD LOCATED.

TREE PROTECTION FENCE DETAIL



TREE PROTECTION FENCE PLAN

SCALE: 1" = 20'-0"

- NOTES:
1. ALL OFF-SITE EXISTING TREES SHALL BE PRESERVED.
 2. ALL EXISTING ON-SITE TREES AND PARAWAY TREES (TWO TREES OR MORE) SHALL BE PRESERVED TO ALLOW FOR DEVELOPMENT OF A SINGLE-FAMILY HOME SITES.
 3. TWO EXISTING PARAWAY TREES (TWO MAHOGANY) SHALL BE REMOVED DUE TO CONTACTS WITH REMOVAL OF EXISTING PAVEMENT APRONS AND LOCATIONS OF PROPOSED UTILITIES.



dixon design
studio

520 SKYLINE DRIVE
ALHAMBRA, IL 60002
817.878.4013

CURT NAME AND ADDRESS
DAVID WEEKLEY HOMES

SCREENED, IL

PLAN DATE

APRIL 2, 2015

REVISIONS

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PROJECT NAME AND SHEET TITLE

4-LOT SUBDIVISION

55TH STREET - HUNTSVILLE, IL

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

1 OF 2



Attachment 1

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
April 21, 2015**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, April 21, 2015 at 7:31 p.m.

Present: President Tom Cauley, Trustees Christopher Elder, J. Kimberley Angelo, William Haarlow, Gerald J. Hughes, Laura LaPlaca and Bob Saigh

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Finance Director Darrell Langlois, Police Chief Brad Bloom, Assistant Fire Chief Tim McElroy, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Director of Parks & Recreation Gina Hassett, Village Planner Chan Yu, Village Engineer Dan Deeter, Information Technology Coordinator Amy Pisciotto, Management Analyst Suzanne Ostrovsky and Village Clerk Christine Bruton

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Trustee LaPlaca moved to **approve the draft minutes of the regularly scheduled meeting of April 7, 2015, as presented.** Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: Trustee Haarlow

ABSENT: None

Motion carried.

Trustee Hughes moved to **approve the draft minutes of the regularly scheduled Committee of the Whole meeting of April 13, 2015, as presented.** Trustee Saigh seconded the motion.

AYES: Trustees Elder, Angelo, Hughes and Saigh

NAYS: None

ABSTAIN: Trustees Haarlow and LaPlaca

ABSENT: None

Motion carried.

President Cauley explained that the Standing Committee meeting minutes before the Board for approval were from the last meetings held before the Board agreed to implement a Committee of the Whole meeting structure.

Trustee Elder moved to **approve the draft minutes of the regularly scheduled Administration & Community Affairs (ACA) meeting of December 8, 2014, as presented.** Trustee Hughes seconded the motion.

AYES: Trustees Elder, Angelo, Hughes and LaPlaca

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Trustee Hughes moved to **approve the draft minutes of the regularly scheduled Environment & Public Services (EPS) meeting of November 10, 2014, as presented.** Trustee LaPlaca seconded the motion.

AYES: Trustees Haarlow, Hughes, LaPlaca and Saigh

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Trustee Saigh made corrections to the draft minutes. Trustee Saigh moved to **approve the draft minutes of the Special Zoning & Public Safety (ZPS) meeting of November 18, 2014, as amended.** Trustee Elder seconded the motion.

AYES: Trustees Elder, Angelo and Saigh

NAYS: None

ABSTAIN: Trustee Haarlow

ABSENT: None

Motion carried.

President Cauley explained that with respect to Closed Session minutes, the Board is being asked to approve minutes as noted, to approve a resolution to release recommended approved minutes and another resolution to destroy audio recordings of minutes older than 18 months. He noted that the written documents are the permanent record of closed sessions, not the recordings.

Trustee Saigh moved to **approve the Closed Session minutes from May 21, 2013, July 16, 2013, July 23, 2013, December 10, 2013, February 4, 2014, June 3, 2014, July 7, 2014, November 4, 2014, January 20, 2015, February 16, 2015 and March 3, 2015, as presented.** Trustee Hughes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Approve a Resolution Approving the Release of Certain Closed Session Meeting Minutes of the Board of Trustees of the Village of Hinsdale (R2015-08)

President Cauley read the following recommended items into the record:

September 20, 2005	-	All (some portions were previously released)
October 4, 2005	-	All
November 19, 2005	-	All
December 5, 2005	-	All
March 21, 2006; 8:21 p.m.	-	All
January 9, 2007	-	All (some portions were previously released)
May 21, 2013	-	All
June 3, 2014	-	All
July 7, 2014	-	All
November 4, 2014	-	All
January 20, 2015	-	Partial - Real Estate item only
March 3, 2015	-	All

Trustee Hughes moved to **approve a Resolution Approving the Release of Certain Closed Session Meeting Minutes of the Board of Trustees of the Village of Hinsdale**. Trustee Saigh seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Approve a Resolution Approving the Destruction of Certain Closed Session Meeting Recordings of the Board of Trustees of the Village of Hinsdale (R2015-09)

Trustee LaPlaca moved to **approve a Resolution Approving the Destruction of Certain Closed Session Meeting Recordings of the Board of Trustees of the Village of Hinsdale**. Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

CITIZENS' PETITIONS

None.

VILLAGE PRESIDENT'S REPORT

No report.

FIRST READINGS

Administration & Community Affairs (Chair Hughes)

Approve the lease agreement with Hinsdale Tennis Association for a period of one year at the rate of \$1,575 to instruct competitive tennis lessons at Village courts

President Cauley introduced the item and asked Director of Parks & Recreation Gina Hassett to provide additional information. She stated this is an agreement with the contractual vendor and this number represents a 5% rate increase from last year. Trustee LaPlaca asked whether the vendor had supplied the financial information requested last year, to which Ms. Hassett stated they had supplied those records. The Board agreed to move this item to the Consent Agenda of their next meeting.

Approval of Blanket Purchase Orders for FY 2015-16 totaling \$615,300 and Waiving Competitive Bid Requirements where Applicable

President Cauley introduced the item and explained this is an annual procedure that gives staff authority to purchase items above the purchase limit of \$20,000 for frequent vendors. Discussion followed regarding some of the vendors on the list and when an item would come back to the Board for approval. The Board agreed to move this item to the Consent Agenda of their next meeting.

Zoning & Public Safety (Chair Saigh)

Approve an Ordinance Authorizing the Sale by Auction or Disposal of Personal Property owned by the Village of Hinsdale

President Cauley introduced the item and explained that some of the equipment on the list is no longer needed because of the switch to Du-Comm. Police Chief Bloom confirmed. The Board agreed to move this item to the Consent Agenda of their next meeting.

Approve a Resolution Approving and Accepting a Consolidated Plat of Subdivision for the Property Commonly Known as 330 Chestnut Street in the Village of Hinsdale, County of DuPage

Director of Community Development Robb McGinnis explained this is a housekeeping matter for this property. The original plat of survey had several underlying lots of record, easements in the wrong location and unmarked utilities. This will clean up the record for the project.

There was Board consensus on the item; as a zoning matter it will receive a Second Reading at the next meeting of the Village Board.

Approve a Resolution Approving and Accepting a Plat of Subdivision to Re-subdivide the Properties Commonly Known as 950-954 S. Madison Street

President Cauley introduced the item and stated it is in regards to the Belloumini's property. Belloumini's was grandfathered, but the property is zoned R-4 residential. He said that he received several calls from people who wanted to put a new bar or something other than a residential use on the property. He cautioned them that they would have to go through the process of changing the zoning and this would be an uphill climb. This developer has proposed four code-compliant single-family homes, if the alley is vacated. He believes this is a good project; property values will increase in the area, and it is consistent with reverting to underlying zoning. He talked about the approval process for a subdivision of this size. The final plat was approved at the Plan Commission by a vote of 7-2. There is one more procedural step in the process which is site plan review by the Plan Commission. He explained this is not a step that requires more information from the applicant.

President Cauley addressed the matter of the vacation of the alley. He noted this alley has not been usable for a long time nor is it a throughway. Additionally, the developer needs the vacation to make the two Thurlow properties conforming. The alternative would be to go to the Zoning Board of Appeals for a variance. The question was raised at the Plan Commission as to what the alley is worth. President Cauley believes we have a procedure in place; we have vacated lots of alleys, and there is an advantage to the Village to do things the same way. The appraiser valued the alley at \$34,000, which is less than some others, but the appraisal is location specific and this alley is off 55th Street.

President Cauley reported there are two parkway trees on the property that Village Forester John Finnell says are worth saving. He explained that if the developer wanted to remove the trees they would have to go to the Tree Board. They are willing to keep the trees, but are concerned about the punitive steps that kick in if one were to die. If the Village thinks the developer took all steps necessary to protect the tree and it dies, they want assurances they won't be penalized.

One of the Plan Commission members thought the developer should install sidewalks on 55th Street and on Thurlow. President Cauley said we have a master sidewalk plan and these areas are not on the plan. Chief Bloom stated he has concerns about a sidewalk on the north side of 55th Street because it is too close to the road and it would not be contiguous to anything else. It was also noted there is a sidewalk on the south side of the street.

There was also concern expressed at the Plan Commission regarding the line of sight for a right turn from Madison to 55th Street because of proposed fencing and landscaping. President Cauley stated this is controlled by the code and can be hashed out when the fence is being built.

Mr. Kevin Seay, from Weekley Homes, addressed the Board. He illustrated the existing landscape plan, and stated they would rather not put in a sidewalk on 55th Street because of the safety concerns. He explained that Thurlow will be closed off with a fence and landscaping so that people cannot get through to 55th Street. He stated they will save the trees, and will do additional studies so as sewer and water can be installed to best protect the trees. With respect to one of the other parkway trees, they might have to move a driveway, but he believes it won't be too close to the intersection or too close to the drip line of the tree.

Trustee Angelo commented that the sidewalks make no sense, and with respect to the vacation, he agrees it is important for the Village to be consistent and accept the appraiser's valuation.

Trustee Saigh commented on the tree survey and while there were many scrub trees to be removed, he thought there were some other more mature trees that might be saved. Mr. Seay said some trees were being removed to get a larger more usable yard for the homes, but if there is a tree on the perimeter of the lot it might be able to be saved. Pursuant to a question from Trustee Saigh, Mr. Seay replied that aesthetically they wanted homes that would fit in the area and conform to the Village code. The style is a classical, craftsman style and includes a mixture of stone and hardy board shingles. Trustee LaPlaca agrees this is a good development; she also agrees with the alley consistency concept. She objects to sidewalks that lead nowhere and thinks those monies would be better served in a sidewalk fund where they could be used appropriately.

Trustee Elder commented that he thought he wanted the 55th Street sidewalk, but Chief Blooms concerns with the safety have swayed him. He is okay with Thurlow if it is blocked, but commented there are a lot of kids walking in 55th Street. Discussion followed regarding fencing and child safety.

President Cauley remarked how happy he is that this is a code compliant project and reiterated this matter will go back to the Plan Commission for site plan review, they will issue findings of fact and the final approval will be before the Board at their second meeting in May.

Environment & Public Services (Chair LaPlaca)

Recommend Adoption of an Ordinance Authorizing the Vacation of a Certain Portion of an Unimproved Alley Situated West of and Adjoining 950-954 S. Madison Street at a Purchase Price of \$34,000

This item was discussed in conjunction with the previous item.

There was Board consensus on the item; as a zoning matter it will receive a Second Reading at the next meeting of the Village Board.

Approve entering into an Intergovernmental Agreement between the County of DuPage, Illinois and the Village of Hinsdale for the Graue Mill Flood Control Project; and

Approve entering into an Agreement between the Village of Hinsdale, Illinois and Graue Mill Homeowners Association, Inc. for the Graue Mill Flood Control Project

President Cauley introduced the items and said that he has reviewed these agreements multiple times. He explained there is some urgency on Graue Mill's part to get this done, and according to the contract with the engineering firm, we can have them start right away so no time is lost. The total funding commitment from the Village is \$104,000. He talked about two components of the project; compensatory storage of water and flood protection. The Village will receive invoices for flood protection, and the Illinois Emergency Management Agency (IEMA) will pay them, so this is a pass through expense. The Graue Mill homeowners are responsible for cost over runs.

Trustee Hughes asked for clarification of those two components; discussion followed regarding risk and maintenance responsibilities. Village Engineer Dan Deeter addressed the flood protection structures which will be installed; all should be low maintenance, but there should be annual inspections. Graue Mill will hire an engineering firm to inspect these protection structures.

The Intergovernmental Agreements are in effect to 2018; President Cauley suggested a survival provision for the maintenance be added to the agreement. Trustee Hughes wants a simple schedule of what the maintenance will be and an annual reporting of what is done. President Cauley commented it is the Village's and Graue Mill's best interest to protect what needs to be done and it should be memorialized. He doesn't believe this can be done now, but the engineers may have some idea of what could be expected.

Ms. Sarah Hunn, Chief Engineer from DuPage County Stormwater Management, explained the County is required to maintain in perpetuity the compensatory storage area and they will work out an agreement with the Forest Preserve. She explained that it is a State requirement and a County Ordinance that the compensatory storage must be completed prior to any other phase of the project on the Graue Mill property. She said the Stormwater Committee met and the IGA was discussed and will go straight to the full committee for approval.

The Board agreed to move this item forward for a Second Reading, with the suggested changes identified for a final review.

CONSENT AGENDA

Administration & Community Affairs (Chair Hughes)

Trustee Elder moved **Approval and Payment of the Accounts Payable for the Period of April 8, 2015 through April 21, 2015 in the aggregate amount of \$1,198,748.38 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Angelo seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

The following items were approved by omnibus vote:

- a) **Adopt a Policy for the Administration and Approval of Block Parties** (*First Reading – April 7, 2015*)

Environment & Public Services (Chair LaPlaca)

- b) **Award year two of Contract #1553 for Custodial Services to All Cleaners, Inc. in the amount not to exceed \$64,392** (*First Reading – April 7, 2015*)
- c) **Award year two of signed contract for Mosquito Abatement to Clarke Environmental Mosquito Management, Inc. in an amount not to exceed \$55,496** (*First Reading – April 7, 2015*)
- d) **Waive the Competitive Bidding Requirement in Favor of a Joint Purchasing Agreement and Approve the Purchase of Fuel from Heritage FS, Inc., through the DuPage County Division of Transportation on an as needed basis at a cost of \$.19 over OPIS per gallon** (*First Reading – April 7, 2015*)
- e) **Award year two of Contract #1557 for Tree Maintenance to Homer Tree Care, Inc. not to exceed the proposed budgeted amount of \$133,000** (*First Reading – April 7, 2015*)
- f) **Award year two of contract for Elm Inoculation to Balanced Environments, Inc. in the bid price of \$10.49 per inch not to exceed the proposed budgeted amount of \$118,088** (*First Reading – April 7, 2015*)
- g) **Approve an Ordinance Amending the Village Code of Hinsdale Relative to the Tree Board (O2015-12)** (*First Reading – April 7, 2015*)
- h) **Approve a Resolution for the 2014 Reconstruction Project Construction Contract Change Order Number 1 in the Amount of \$146,875 Deduction to John Neri Construction Company, Inc. (R2015-10)** (*First Reading – April 7, 2015*)

Trustee Saigh asked and it was confirmed that the Block Party policy states alcohol cannot be sold, but that there is no prohibition on alcohol at block parties. Trustee LaPlaca moved to **approve the Consent Agenda, as presented**. Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA

Administration & Community Affairs

Approve the FY2015-2016 Annual Performance Budget, as presented

(Reviewed by the Committee of the Whole on April 13, 2015)

Trustee Hughes stated that he misstated at the Committee of the Whole and clarified his remarks regarding personnel expenses with respect to the percentage of revenues. He suggested that going forward, the Board should think about staying below a certain threshold. Trustee Hughes moved to **approve the FY2015-2016 Annual Performance Budget, as presented**. Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Approve the FY2015-2016 Pay Scales

(Reviewed by the Committee of the Whole on April 13, 2015)

Trustee LaPlaca moved to **approve the FY2015-2016 Pay Scales**. Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Zoning & Public Safety (Chair Saigh)

Approve an Ordinance Approving Site Plan and Exterior Appearance Plan for Façade Improvements to a Commercial Building at 11 E. First Street – 10 Friends LLC (O2015-13)

(First Reading – April 7, 2015, Board Consensus)

Trustee Saigh moved to **approve an Ordinance Approving Site Plan and Exterior Appearance Plan for Façade Improvements to a Commercial Building at 11 E. First Street – 10 Friends LLC**. Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Approve an Ordinance Approving a Major Adjustment to a Site Plan/Exterior Appearance Plan at 330 Chestnut Street – Hinsdale Land Restoration and Preservation, LLC (O2015-14)

(First Reading – April 7, 2015, Board Consensus)

Trustee Saigh moved to **approve an Ordinance Approving a Major Adjustment to a Site Plan/Exterior Appearance Plan at 330 Chestnut Street – Hinsdale Land Restoration and Preservation, LLC**. Trustee Hughes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

DISCUSSION ITEMS

Historical Society Kitchen Walk Event on May 8, 2015

Chief Bloom described the request he received for the Historical Society event to be held on May 8th. They have proposed setting up a tent at Dips and Dogs, a trolley shuttle to the various kitchens, and valet service to the trolley. He noted that no permit is required, staff will inspect the tent, there will be a minimum impact to traffic and there will be no additional parking downtown. Discussion followed regarding the parking. The Board agreed to the Historical Society proposal.

Oak Street Bridge Update – Engineering

Village Engineer Dan Deeter informed the Board that ComEd is working to relocate the power poles north of the bridge. The preconstruction meeting with the Illinois Department of Transportation (IDOT) will be on May 8th. It will be determined at the meeting when the bridge will be removed. Trustee LaPlaca reported that information about the bridge closing will be sent to residents in sufficient time. Flyers will be placed on cars parked at the Highland Station and materials will be posted at all three train stations. Comprehensive information will be on the website and residents within 250 feet of the bridge and in the Highland area will also be noticed by delivery to their homes. Village Manager Kathleen A. Gargano said there will be daily web updates and after the May 8th preconstruction meeting with IDOT a construction schedule will be available.

Mr. Deeter explained how the bridge will be removed; stating it will be a challenge, a structural engineer will create a plan which will require BNSF approval.

Trustee Hughes asked about an all Village mailing; Ms. Gargano noted the information can go in the water bills and there can be a special mailing. She also noted there will be signage by the bridge and in that general area.

Mr. Deeter noted the Lincoln Street crossing work is expected to be done on May 7th.

Capital Improvement Plan (CIP) Items - Finance and Administration Department

Assistant Village Manager/Finance Director Darrell Langlois outlined the Finance and Administration Department Capital Improvement Plan items for the Board. Scheduled for this year is a project to replace the Board room video and broadcast equipment. The current equipment is very old, beyond its useful life, parts and maintenance are no longer available. He noted that the cost could be offset by franchise agreement with Comcast at a rate of \$0.35 per month per customer and collection of 1% PEG fee from other video service providers.

He noted that personal computers, servers and related software are no longer included in the operating budgets of each department, but have been consolidated and included in Finance and Administration. This year they plan to replace the Police and Fire computer servers, to implement a more effective virtual server environment.

Also budgeted is \$50,000 to start the replacement project of the Village Enterprise Resource Planning (ERP) system. Hinsdale has had the same financial software since the late 1980's and it is no longer functional. This amount will provide for a consultant who will establish a needs analysis and shop for the right software. All financial, payroll and Community Development systems will be replaced. Actual software costs, data conversion and training would be incurred after the consulting phase. He noted that we no longer get much support or maintenance from our current software vendor and residents want to perform various transactions on-line that are not currently supported. Ms. Gargano noted the budget process would be improved and information could be retrieved in a much shorter time, as basic business tools are not available due to antiquated system.

Discussion followed regarding the \$50,000 consultant fee. Mr. Langlois explained the work they would do to help keep the process moving forward and that he had a favorable experience using a consultant at his last position. He said the alternative would be for staff to go shopping and watch vendor demonstrations, but he would be concerned the Village might not get exactly what is needed. Trustee Elder agreed to participate in the project as it moves forward.

Mr. Langlois also talked about future projects included in the CIP for the update of email servers and replacement of phone system hardware.

President Cauley suggested that in conjunction with the replacement of broadcast equipment, microphones for the audience be included.

DEPARTMENT AND STAFF REPORTS

Police Department, Fire Department, Public Services and Engineering reports were provided to the Board for review in their packets. Ms. Gargano asked if there were any questions on these materials. Trustee Saigh asked for more information about a computerized link on the website for overnight parking requests. Chief Bloom explained the process and noted that permission will be automatically granted at the time of the request.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

OTHER BUSINESS

None.

NEW BUSINESS

None.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn into closed session. Trustee LaPlaca **moved to adjourn the meeting of the Hinsdale Village Board of Trustees of April 21, 2015 into Closed Session for the purpose of discussing litigation, not to reconvene.** Trustee Elder seconded the motion.

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

NAYS: None

ABSTAIN: None

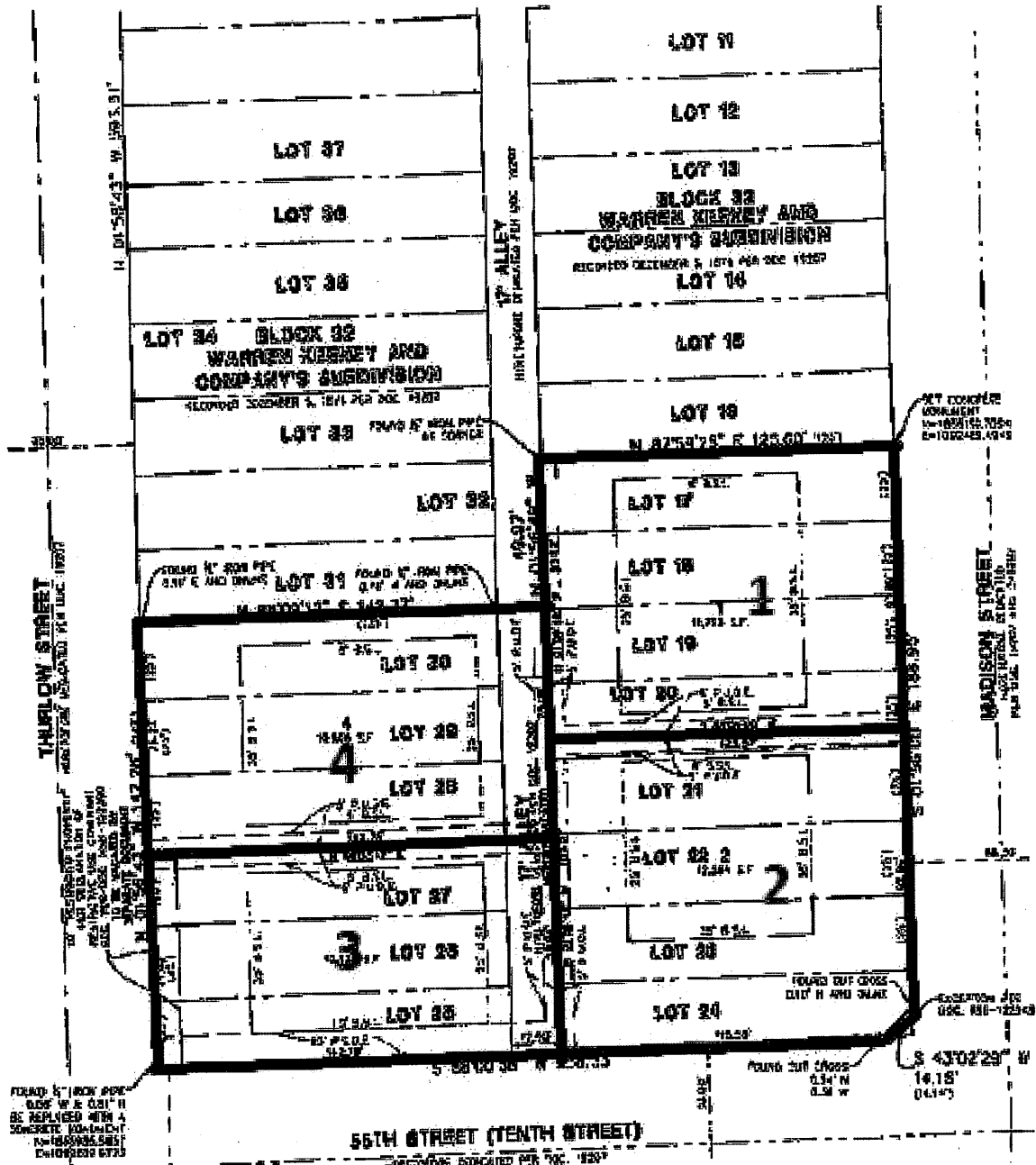
ABSENT: Trustee

Motion carried.

Meeting adjourned at 9:02 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk

Attachment 3: Subdivision Site Plan





**VILLAGE
OF HINSDALE**

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: David Weekley Homes
Address: 1930 Thoreau Drive, Suite 160
City/Zip: Schaumburg, IL 60173
Phone/Fax: (847) 241 / 4310
E-Mail: kseay@dwhomes.com

Owner

Name: Robert R. Dylla, Sr. receiver for
Paul L and Leslie A. Belluomini
Address: 3321 Hobson Road, Suite A
City/Zip: Woodridge, IL 60517
Phone/Fax: (630) 852 / 3700
E-Mail: rdylla@rrdcpa.com

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

Name: Lauren Engelking, Manhard Consulting
Title: Staff Engineer
Address: 700 Springer Drive
City/Zip: Lombard, IL 60148
Phone/Fax: (630) 925 / 1069
E-Mail: lengelking@manhard.com

Name: Joe Maschek, BSB Design, Inc.
Title: Designer
Address: 1540 E. Dundee Rd., Suite 310
City/Zip: Palatine, IL 60074
Phone/Fax: (847) 705 / 2200
E-Mail: jmaschek@bsbdesign.com

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

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

II. SITE INFORMATION

Address of subject property: 950 and 954 S. Madison Street, Hinsdale, IL

Property identification number (P.I.N. or tax number): - - - *see attached Exhibit A*

Brief description of proposed project: We would like to subdivide the property into 4 conforming lots within the R4 District

General description or characteristics of the site: The property is currently operated as Belluomini's Bar, a nonconforming use within the R4 District

Existing zoning and land use: R4; Bar

Surrounding zoning and existing land uses:

North: residential

South: residential

East: residential

West: residential

Proposed zoning and land use: R4 residential

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

☒ Site Plan Approval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested:

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 950 and 954 S. Madison Street, Hinsdale, IL

The following table is based on the R4 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
		See Attachment
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, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 6th day of March, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

Kevin V. Seay
Signature of applicant or authorized agent
Kevin V. Seay on behalf of
David Weekley Homes
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 6th day of
March, 2015.

Jill M. Sopala
Notary Public
4

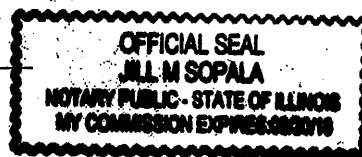


EXHIBIT A

DuPage County PIN Nos.

09 -11-431-008
09 -11-431-009
09 -11-431-010
09 -11-431-011
09 -11-431-012
09 -11-431-013
09 -11-431-030
09 -11-431-031
09 -11-431-032
09 -11-431-034

50% of variance

TABLE OF COMPLIANCE

Address of subject property: _____

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

	Minimum Code Requirements	Proposed/Existing Development			
		1	2	3	4
Minimum Lot Area (s.f.)	10,000 SF	11,791	12,866	10,135	10,865
Minimum Lot Depth	125	125.6	125.6	142.8	142.8
Minimum Lot Width	70' interior 80' corner	70	80	70	70
Building Height		31.5	31.5	31.5	31.5
Number of Stories	3	3	3	3	3
Front Yard Setback	35'	35'	35'	35'	35'
Corner Side Yard Setback	35'	N/A	35'	N/A	N/A
Interior Side Yard Setback	8'	8'	8'	8'	8'
Rear Yard Setback	25'	25'	25'	25'	25'
Maximum Floor Area Ratio (F.A.R.)*					
Maximum Total Building Coverage*	25%	* 3200 sq ft 27%	3080 24%	2500 25%	2600 24%
Maximum Total Lot Coverage*	20%	45%	35%	35%	34%
Parking Requirements	3 per unit	4743.7 L	4134	3096	3276
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, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

**19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
630.789.7030**

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.

Approval sought:

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Variation
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Planned Development
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Exterior Appearance
<input type="checkbox"/> Design Review	
<input type="checkbox"/> Other:	

Brief description of request and proposal:
We want to subdivide the property into 4 conforming lots within the R4 SF District

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

Provided: **Required by Code:**

Yards: See attached chart

front: _____
interior side(s) _____

Provided: Required by Code:

corner side
rear

Setbacks (businesses and offices): N/A

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings:[depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required:

Number of loading spaces required:

Statement of applicant:

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

By:

Kevin V. Seay
Applicant's signature

Kevin V. Seay on behalf of David Weekley Homes
Applicant's printed name

Dated:

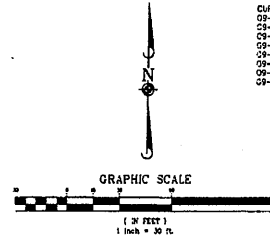
March 3, 2015

BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN, DUPAGE COUNTY, ILLINOIS.

LOCATION MAP

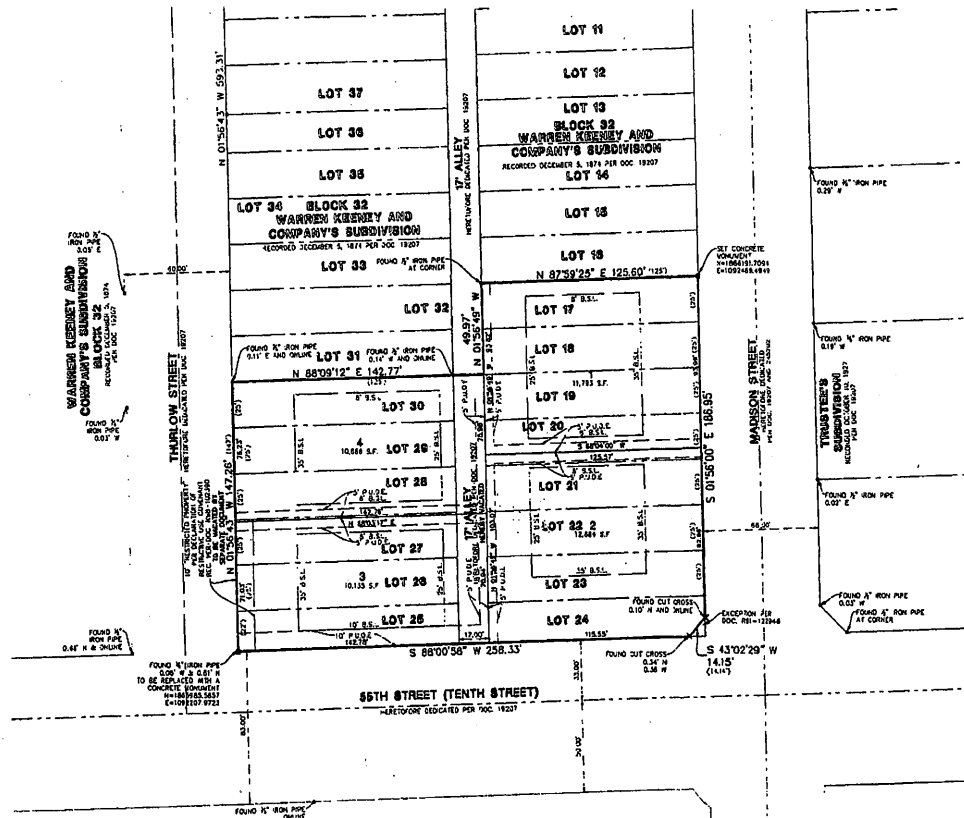
DAVID WEXLEY HOMES
1920 THOREAU DRIVE, SUITE 116
SCHAUMBURG, ILLINOIS 60173

CURRENT P.I.N.
09-11-431-008
09-11-431-009
09-11-431-010
09-11-431-011
09-11-431-012
09-11-431-013
09-11-431-016
09-11-431-037



BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

LOT 1:	11.793 SQUARE FEET (0.271 ACRES ±)
LOT 2:	12.884 SQUARE FEET (0.298 ACRES ±)
LOT 3:	10.135 SQUARE FEET (0.233 ACRES ±)
LOT 4:	10.889 SQUARE FEET (0.248 ACRES ±)
TOTAL:	45.676 SQUARE FEET (1.048 ACRES ±)



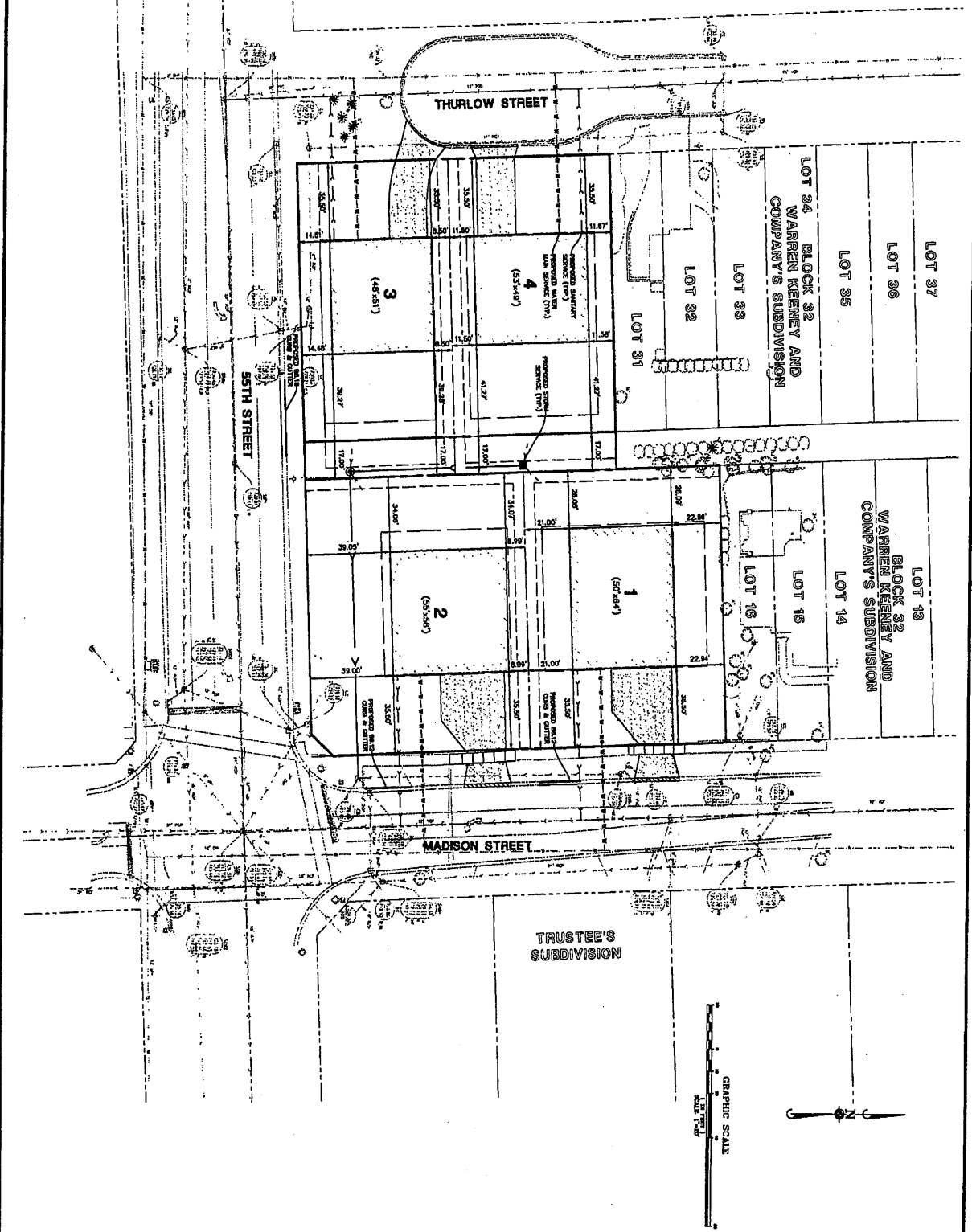
DAVID WEEKLEY HOMES
1920 THOREAU DRIVE, SUITE 118
SCHAMBURG, ILLINOIS 60173

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAID AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. @ DISTANCES CONCERNING COVENANTS TO BE SET.
6. IN ACCORDANCE WITH CHAPTER 185 LCS SECTION 105/1 5/8" @ 24" LONG 100' ROGS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
7. THERE IS NO VEHICULAR ACCESS DERIVED INTO 55TH STREET FROM LOTS 2 AND 3.


=====	= EXISTING BOUNDARY LINE
----	= EXISTING EASEMENT LINE
----	= EXISTING LOT LINE
(XXXXXX)	= RECORD INFORMATION
XXXXX	= VEHICLED INFORMATION
----	= PROMISED EASEMENT LINE
BLK	= BUILDING SETBACK LINE
P&L	= PUBLIC UTILITY & DRAINAGE EASEMENT

SHEET 1 OF 2	BOUNDARY, EASEMENT, LOT DETAIL AND SETBACK INFORMATION
SHEET 2 OF 2	LEGAL DESCRIPTION, PROMISSORY LANGUAGE AND CERTIFICATES

WARREN KEENEY AND
COMPANY'S SUBDIVISION
BLOCK 32



WEEKLEY SUBDIVISION
VILLAGE OF HINSDALE, ILLINOIS
PRELIMINARY SITE PLAN



Manhard
CONSULTING, INC.

2000 Broadway, Suite 1000, Chicago, IL 60601-4000
Tel: (312) 321-1000 Fax: (312) 321-1001
www.manhard.com

REV.	DESCRIPTION	DATE	BY	CHKD.	APP'D.

FOR REVIEW ONLY

50% of variance

TABLE OF COMPLIANCE

Address of subject property: _____

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

	Minimum Code Requirements	Proposed/Existing Development			
		1	2	3	4
Minimum Lot Area (s.f.)	10,000 SF	11,791	12,826	10,135	10,845
Minimum Lot Depth	125	125.6	125.6	142.8	142.8
Minimum Lot Width	70' interior 80' corner	70	80	70	70
Building Height		31.5	31.5	31.5	31.5
Number of Stories	3	3	3	3	3
Front Yard Setback	35'	35'	35'	35'	35'
Corner Side Yard Setback	35'	N/A	35'	N/A	N/A
Interior Side Yard Setback	8'	8'	8'	8'	8'
Rear Yard Setback	25'	25'	25'	25'	25'
Maximum Floor Area Ratio (F.A.R.)*					
Maximum Total Building Coverage*	25%	* 3200 sq ft 27%	3080 24%	2500 25%	2600 24%
Maximum Total Lot Coverage*	50%	45%	35%	35%	39%
Parking Requirements	3 per unit	4743.7 2	4134	3096	3276
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, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

SUBDIVISION APPLICATION

TO: ENVIRONMENTAL &
PUBLIC SERVICES COMMITTEE
c/o Engineering Department
19 E. Chicago Avenue
Hinsdale, Illinois 60521
(630) 789-7033

Date Filed: March 3, 20 15

Subdivision Title: Weekley Subdivision

Street Address: 950 and 954 S. Madison Street, Hinsdale, IL

Existing Square Footage: 45,678 Proposed Square Footage: 45,678 Zoning District R4

Permanent Index Number(s): See attached Exhibit A

Name of Applicant: David Weekley Homes

Address of Applicant: 1930 N. Thoreau Dr., Suite 160, Schaumburg, IL 60173

Applicant's Phone/Fax Number: (847) 241-4310

Applicant's E-Mail: kseay @ dwhomes.com

Applicant's Signature: Kevin V. Seay

Property Owner: Robert R. Dylla, Sr. received for:
Paul L. and Leslie A. Belluomini

Owner's Address: 3321 Hobson Road, Suite A, Woodridge, IL 60517

Owner's Signature: [Signature]

FOR OFFICE USE ONLY

Accompanying this application are the following:

- Subdivision Application
- 3 Folded Copies of Plat of Subdivision (Do Not Sign Copies) Applicant Keeps Original
- Current Folded Plat of Survey
- Proof of Ownership
- Letter Allowing Village to Record Plat of Subdivision
- Letter from the School Districts (or plat block signed by property owner) identifying all school districts
- Processing Fee in the Amount of \$ 600.00

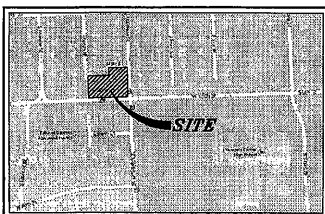
EXHIBIT A

DuPage County PIN Nos.

09 -11-431-008
09 -11-431-009
09 -11-431-010
09 -11-431-011
09 -11-431-012
09 -11-431-013
09 -11-431-030
09 -11-431-031
09 -11-431-032
09 -11-431-034

TENTATIVE PLAT / FINAL PLAT OF SUBDIVISION
OF
WEEKLEY SUBDIVISION

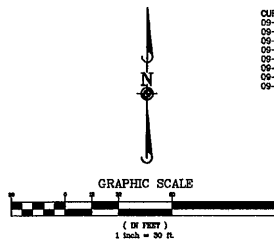
BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.



LOCATION MAP
(NOT TO SCALE)

SURVEY PREPARED FOR

DAVID WEEKLEY HOMES
1930 N. THOREAU DRIVE, SUITE 160
SCHAUMBURG, ILLINOIS 60173



BASIS OF BEARINGS

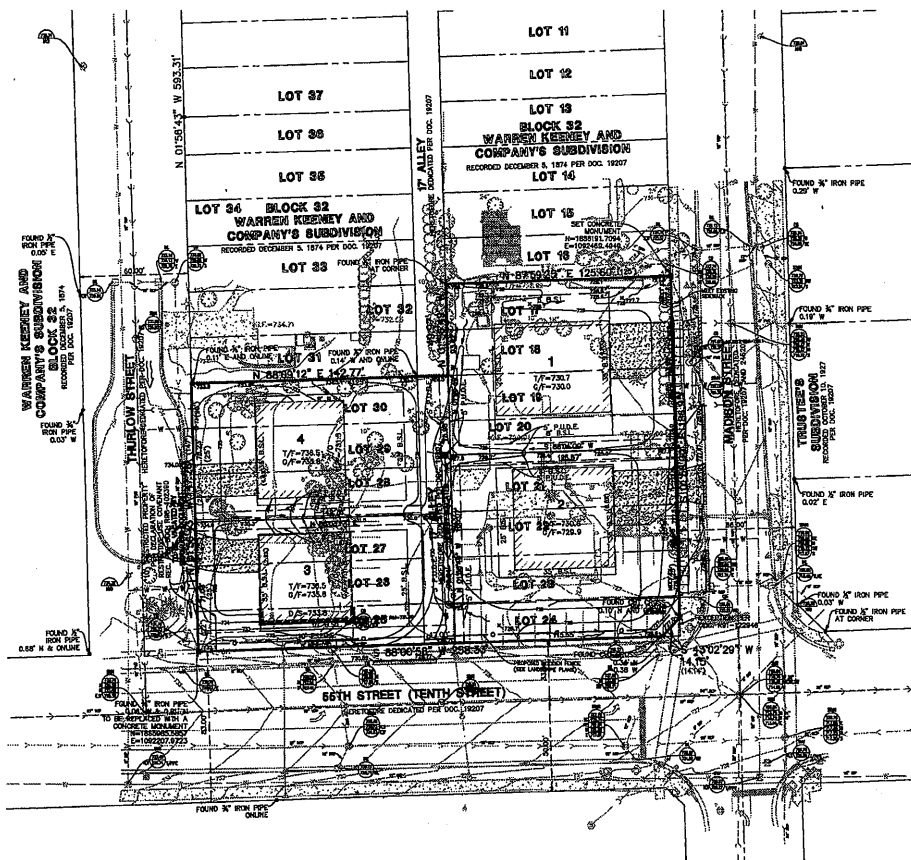
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

SURVEYED AREA

LOT 1:	11,783 SQUARE FEET	(0.271 ACRES) ±
LOT 2:	12,884 SQUARE FEET	(0.298 ACRES) ±
LOT 3:	10,135 SQUARE FEET	(0.233 ACRES) ±
LOT 4:	10,068 SQUARE FEET	(0.230 ACRES) ±
TOTAL:	44,870 SQUARE FEET	(1.040 ACRES) ±

LEGEND

- [illegible]



CURRENT ZONING

R-4 - SINGLE FAMILY RESIDENTIAL

BULK RESTRICTIONS

- A. MAXIMUM HEIGHT
 - 1. PRINCIPAL STRUCTURES: 3 STOREYS
 - 2. ACCESSORY STRUCTURES: 15 FEET
- B. MAXIMUM ELEVATION
 - 1. PRINCIPAL STRUCTURES: (a) SMALLEST SIDE YARD PROVIDED OF 14' OR LESS: CORNER PLUS 0.7% FOR EVERY FOOT OF SIDYARD PROVIDED IN EXCESS OF 8' AND NOT MORE THAN 14'; BUT NOT TO EXCEED 40'
 - 2. MINIMUM ELEVATION: 10 FEET
 - 3. TOTAL LOT AREA: 10,000 SQ. FT.
 - 4. TOTAL AREA PER UNIT: 14,000 SQ. FT.
 - 5. LOT WIDTH:
 - a. INTERIOR LOT: 70 FEET
 - b. CORNER LOT: 80 FEET
 - c. LOT DEPTH: 125 FEET
- C. MINIMUM YARDS
 - 1. FRONT: 15 FEET
 - 2. MINIMUM SIDE YARDS:
 - a. CORNER LOT:
 - CORNER SIDE: 35 FEET
 - INTERIOR SIDE: 8 FEET
 - b. INTERIOR LOT: MINIMUM PER YARD: 8 FEET
- D. REAR:
 - a. CORNER LOT: 25 FEET
 - b. INTERIOR LOT: 25 FEET
- E. MAXIMUM FLOOR AREA RATIO:
 - 2. LOTS WITH A TOTAL LOT AREA EQUAL TO OR GREATER THAN 10,000 SQUARE FEET BUT NOT GREATER THAN 20,000 SQUARE FEET: 0.24 PLUS 1,000 SQUARE FEET
- F. MAXIMUM BUILDING COVERAGE
 - 1. MAXIMUM BUILDING COVERAGE FOR PRINCIPAL AND ACCESSORY USES: 25%
 - 2. MAXIMUM TOTAL ACCESSORY USES: 10%
 - 3. MAXIMUM BUILDING COVERAGE: 35%
 - 4. MAXIMUM SPACING BETWEEN PRINCIPAL AND ACCESSORY STRUCTURES: 10'

SEND TAX BILL TO:

DAVID WEEKLEY HOMES
1930 N. THOREAU DRIVE, SUITE 160
SCHAUMBURG, ILLINOIS 60173

GENERAL NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. 6" DIAMETER CONCRETE MONUMENTS TO BE SET.
6. IN ACCORDANCE WITH CHAPTER 78 ILLCS (SECTION 205/1) 6"X 8" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
7. THERE IS NO VEHICULAR ACCESS PERMITTED ONTO 55TH STREET FROM LOTS 2 AND 3

SHEET INDEX

SHEET 1 OF 2	BOUNDARY, EASEMENT, LOT DETAIL AND SETBACK INFORMATION.
SHEET 2 OF 2	LEGAL DESCRIPTION, PROMISSORY LANGUAGE AND CERTIFICATES.

CURRENT P.I.N.:
09-11-431-008
09-11-431-009
09-11-431-010
09-11-431-011
09-11-431-012
09-11-431-013
09-11-431-038
09-11-431-039

[illegible]

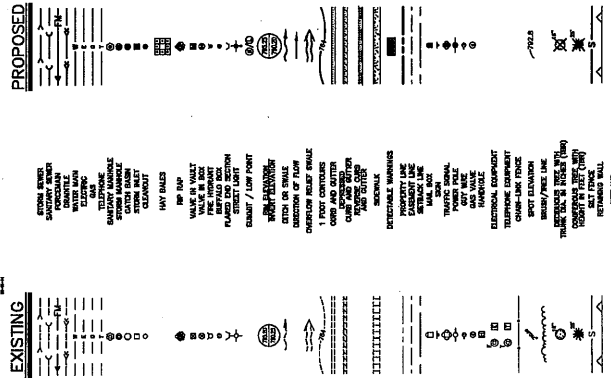
Proposed Improvements
for

WEEKLEY SUBDIVISION

HINSDALE, ILLINOIS

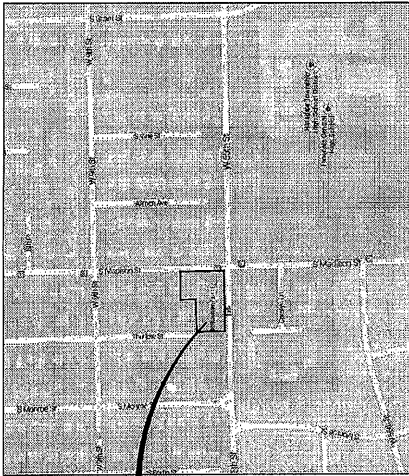
DAVID WEEKLEY HOMES
1930 N. FOREAU DRIVE, SUITE 160
CHICAGO, ILLINOIS 60641
(847) 812-3118

STANDARD SYMBOLS



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	SOIL EROSION & SEDIMENT CONTROL PLAN
6	CONSTRUCTION DETAILS
7	CONSTRUCTION SPECIFICATIONS
LP	ATTACHMENTS
	LANDSCAPE PLAN (3 SHEETS)



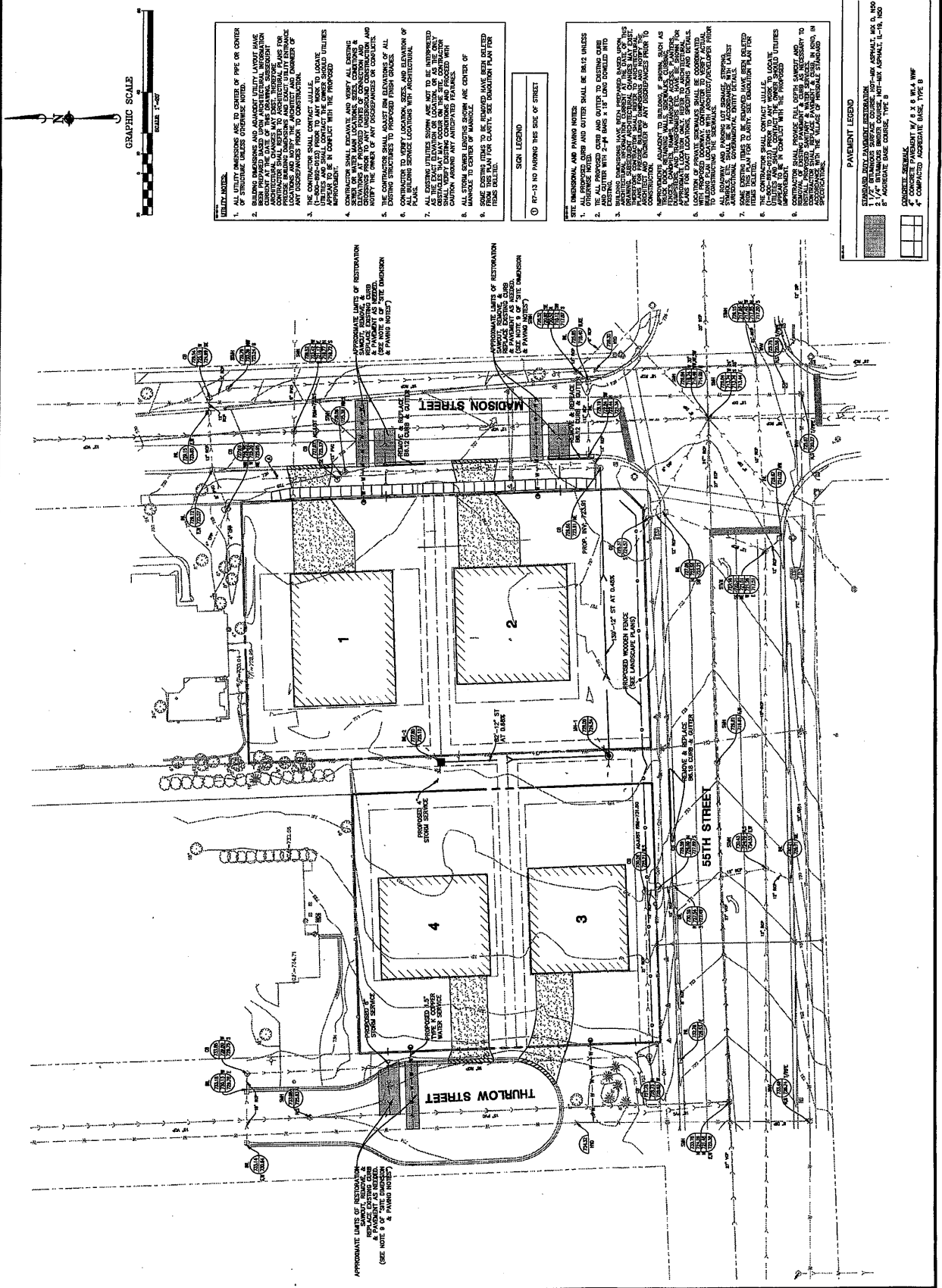
LOCATION MAP
N.T.S.

ABBREVIATIONS

ASBESTOS	CONCRETE	EXISTING	PROPOSED
AVENUE	CONCRETE	EXISTING	PROPOSED
...

NOTES:
1. THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY PREPARED BY MANHARD CONSULTING LTD. IN 1998. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION OF A LICENSED SURVEYOR. THE SURVEY DATA WAS USED TO PREPARE THE CONSTRUCTION DOCUMENTS. THE CLIENT IS RESPONSIBLE FOR ANY DIFFERENCES BETWEEN THE SURVEY DATA AND THE ACTUAL CONDITIONS ON THE GROUND.

BENCHMARKS:
1. THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY PREPARED BY MANHARD CONSULTING LTD. IN 1998. THE SURVEY WAS CONDUCTED UNDER THE SUPERVISION OF A LICENSED SURVEYOR. THE SURVEY DATA WAS USED TO PREPARE THE CONSTRUCTION DOCUMENTS. THE CLIENT IS RESPONSIBLE FOR ANY DIFFERENCES BETWEEN THE SURVEY DATA AND THE ACTUAL CONDITIONS ON THE GROUND.



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN OBTAINED FROM THE RECORD PLANS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
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 9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

SIGN LEGEND

① 17'-13" NO PARKING THIS SIDE OF STREET

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN OBTAINED FROM THE RECORD PLANS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
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 10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

PAVEMENT LEGEND

1/2" GRANULAR SURFACE COURSE	1/2" GRANULAR SURFACE COURSE
1/2" GRANULAR SURFACE COURSE	1/2" GRANULAR SURFACE COURSE
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1/2" GRANULAR SURFACE COURSE	1/2" GRANULAR SURFACE COURSE

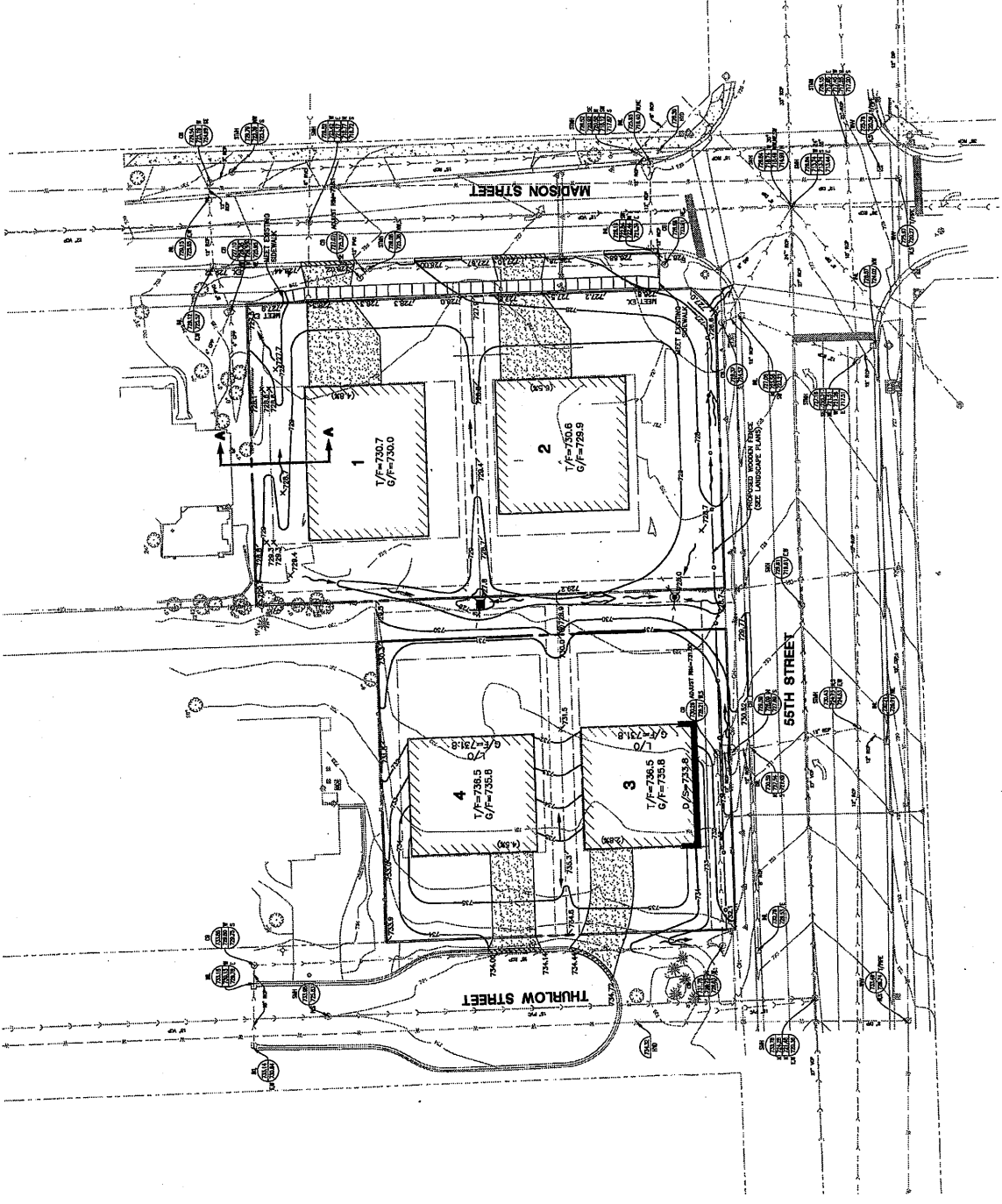
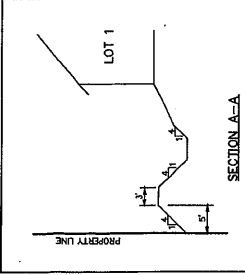


DATE	10/1/2011
BY	MANHARD CONSULTING LTD.
CHECKED	
APPROVED	
SCALE	1"=40'



GRAPHIC SCALE
SCALE 1"=40'

1. ALL LANDSCAPING SHALL BE CONTRACTED WITH A LANDSCAPING FIRM AT THE DISCRETION OF THE OWNER.
2. EXISTING GRADE AT PROPERTY LINES UNLESS NOTED OTHERWISE.
3. EXISTING GRADE AT PROPERTY LINES UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO BE DELETED PRIOR TO BEGINNING GRADING OPERATIONS.
5. THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO BE DELETED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO BE DELETED PRIOR TO BEGINNING GRADING OPERATIONS.
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9. THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO BE DELETED PRIOR TO BEGINNING GRADING OPERATIONS.
10. THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO BE DELETED PRIOR TO BEGINNING GRADING OPERATIONS.



NO.	DESCRIPTION	DATE
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2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

TREE PROTECTION - FENCING

SEE VIEW

DETAIL

Notes:
1. FENCE SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. FENCE SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

SILT FENCE PLAN

ELEVATION

FABRIC ANCHOR DETAIL

Notes:
1. SILT FENCE SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. SILT FENCE SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. SILT FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
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5. SILT FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

SILT FENCE

ATTACHING AND SILT FENCES

Notes:
1. SILT FENCE SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. SILT FENCE SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. SILT FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. SILT FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. SILT FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

SILT FENCE AND SUMP FILTER

PLAN VIEW

SECTION VIEW

Notes:
1. SILT FENCE SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. SILT FENCE SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. SILT FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. SILT FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. SILT FENCE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

INLET DETAIL

Notes:
1. INLET SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. INLET SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. INLET SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. INLET SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. INLET SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

SIDE VIEW

Notes:
1. SUMP FILTER SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. SUMP FILTER SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. SUMP FILTER SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. SUMP FILTER SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. SUMP FILTER SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

WATER SERVICE DETAIL

Notes:
1. WATER SERVICE SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. WATER SERVICE SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. WATER SERVICE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. WATER SERVICE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. WATER SERVICE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

SANITARY SERVICE DETAIL

Notes:
1. SANITARY SERVICE SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. SANITARY SERVICE SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. SANITARY SERVICE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. SANITARY SERVICE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. SANITARY SERVICE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

TYPICAL LOT GRADING DETAIL

Notes:
1. TYPICAL LOT GRADING SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. TYPICAL LOT GRADING SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. TYPICAL LOT GRADING SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. TYPICAL LOT GRADING SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. TYPICAL LOT GRADING SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

SINGLE FAMILY SERVICE DETAIL

Notes:
1. SINGLE FAMILY SERVICE SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. SINGLE FAMILY SERVICE SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. SINGLE FAMILY SERVICE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. SINGLE FAMILY SERVICE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. SINGLE FAMILY SERVICE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

STANDARD B-LITE DETAIL

Notes:
1. STANDARD B-LITE SHALL BE 10 FEET HIGH AND 10 FEET WIDE.
2. STANDARD B-LITE SHALL BE MADE OF 2x4 POSTS AND 4x4 RAILS.
3. STANDARD B-LITE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
4. STANDARD B-LITE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.
5. STANDARD B-LITE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.

STANDARD B-LITE DETAIL

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STANDARD B-LITE DETAIL

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STANDARD B-LITE DETAIL

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5. STANDARD B-LITE SHALL BE SET BACK 10 FEET FROM THE TREE TRUNK.



dickson
design
studio

528 SKYLINE DRIVE
ALHAMBRA, IL 60002
630.787.4010

CLIENT NAME AND ADDRESS
DAVID WEEKLEY HOMES

SCHEMBEL, IL

PLAN DATE

MARCH 6, 2015

REVISIONS

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PROJECT NAME AND SHEET TITLE

4-Lot SUBDIVISION
55TH STREET - IRVINGDALE, IL

FINAL LANDSCAPE PLAN

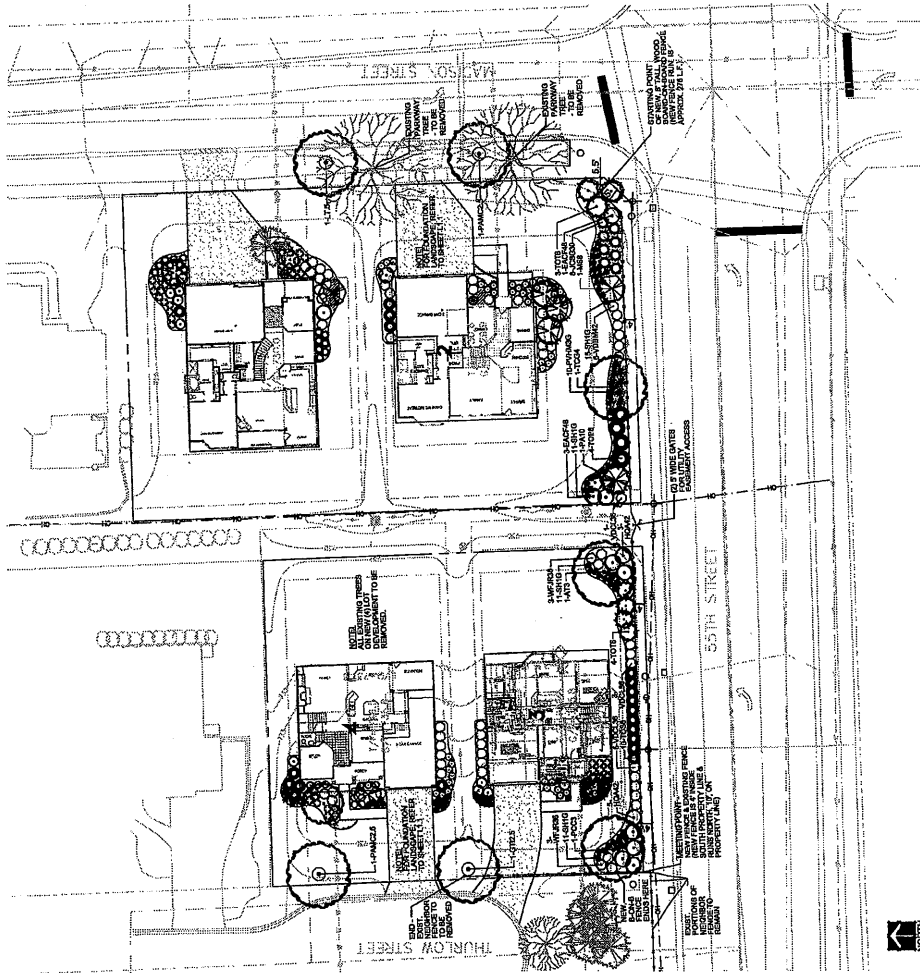
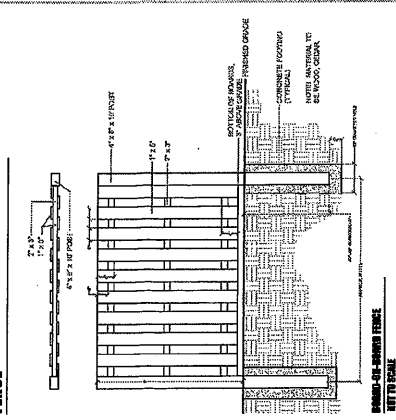
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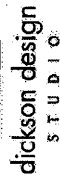
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PLANT & MATERIALS LIST

CODE	SIZE	COMMON NAME
1	2.5"	Thornless Crowned Hawthorn
2	2.5"	Big Tree
3	2.5"	Red-Flowered Dogwood
4	2.5"	Black-Flowered Dogwood
5	2.5"	Prickly Pear Cactus
6	2.5"	Thornless Crowned Hawthorn
7	2.5"	Thornless Crowned Hawthorn
8	2.5"	Thornless Crowned Hawthorn
9	2.5"	Thornless Crowned Hawthorn
10	2.5"	Thornless Crowned Hawthorn
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100	2.5"	Thornless Crowned Hawthorn

FENCE





528 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS
DAVID WEEKLEY HOMES

1

PLAN DATE:

MARCH 6, 2015

REVISIONS

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0.

9.	7.
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100

10.

PROJECT NAME AND SHEET TITLE

4-LOT SUBDIVISION
55TH STREET - MORGANVILLE, IL

FINAL LANDSCAPE PLAN

CURTIS M. MURPHY

L1.1



Attachment 5: North Street View from 55th Street

Lot 2



Lot 3

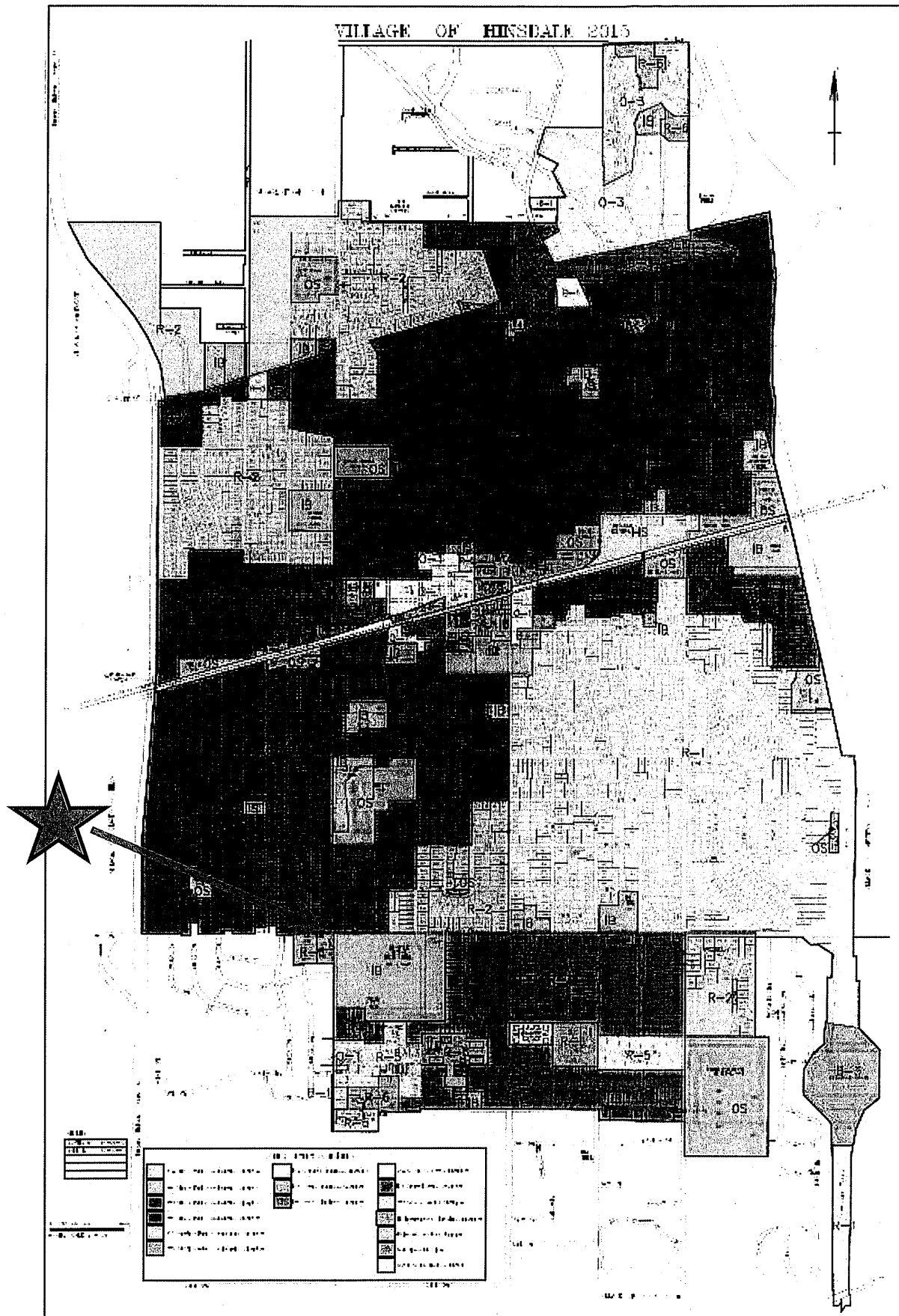


DATE: April 21, 2015

REQUEST FOR BOARD ACTION

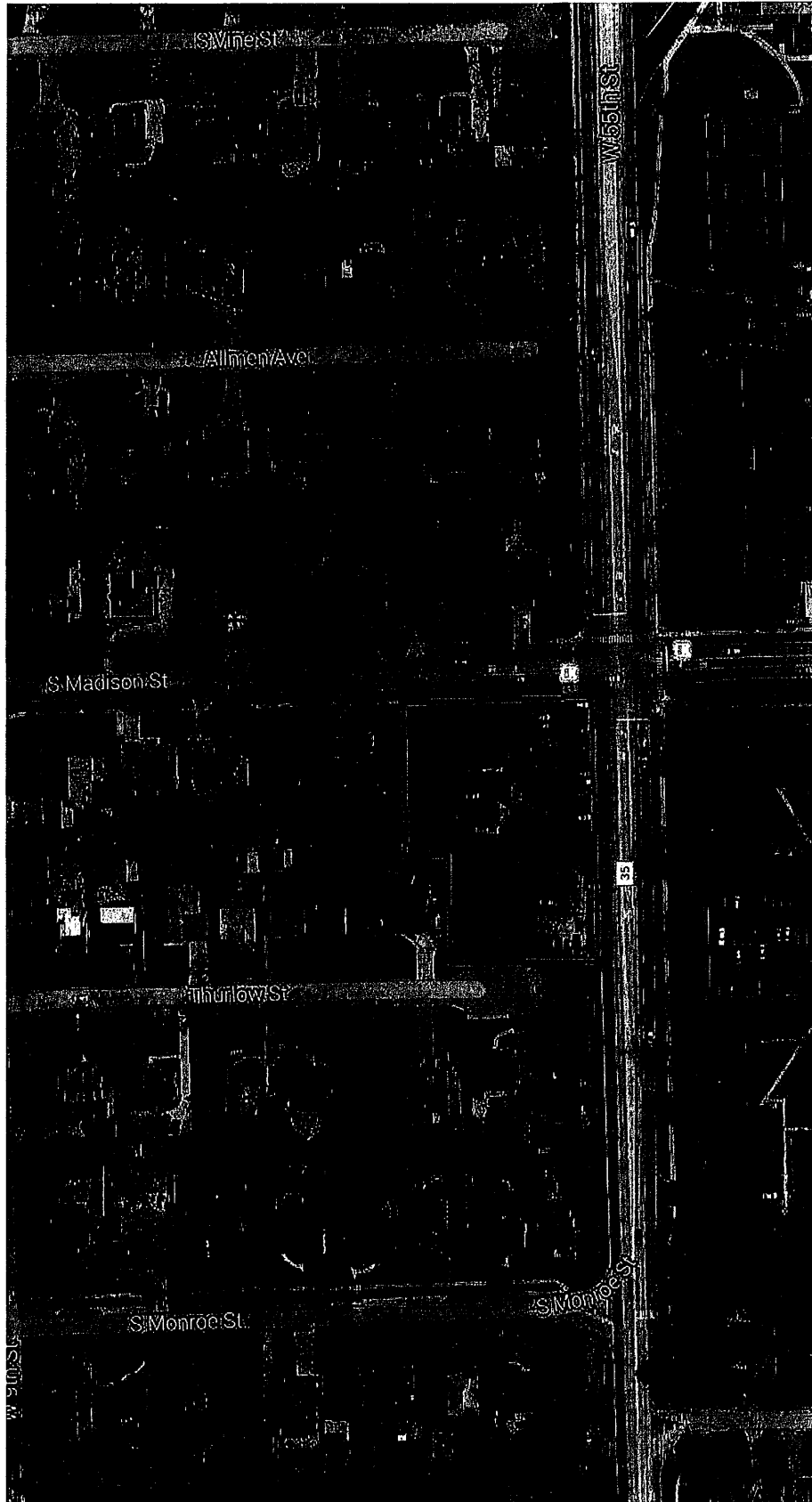
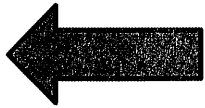
AGENDA		ORIGINATING		
SECTION NUMBER First Readings - EPS		DEPARTMENT Public Services		
ITEM Alley Vacation Request – 950/954 S. Madison		APPROVAL Dan Deeter Village Engineer		
<p>Attached please find an ordinance vacating the public alley adjacent to 950 & 954 S. Madison commonly known as Belluomini's. Because this alley vacation is part of the re-subdivision of the area for the proposed Weekley Subdivision, staff is presenting this to the Board of Trustees as a first reading rather than on the consent agenda as is standard practice.</p> <p>Staff has reviewed the infrastructure requirements for this alley. There are no current infrastructure conflicts on this alley. The alley has previously had vacations approved, is not accessible to vehicles, and is therefore not a through-alley right-of-way. Staff recommends approval of the vacation.</p> <p>Also included is the appraisal report for the vacated property per the standard practice of the Environment and Public Services Committee. The appraiser established the value of the property at approximately \$13.50 per square foot. The property to be vacated contains an area of 2,499 square feet. The total appraised value of the property is \$34,000.</p> <p>A plat of vacation will be prepared upon approval of this request for recording at DuPage County. To allow for potential future utility use of the alley, the plat of vacation will include a utility and drainage easement.</p> <p>MOTION: To Recommend Adoption of An Ordinance Authorizing the Vacation of a Certain Portion of an Unimproved Alley Situated West of and Adjoining 950 and 954 S. Madison Street at a Purchase Price of \$34,000.</p>				
APPROVAL	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL
COMMITTEE ACTION:				
BOARD ACTION:				

Attachment 7: Village of Hinsdale Zoning Map and Project Location



Attachment 8: Neighborhood Satellite View

NORTH



DRAFT

HINSDALE PLAN COMMISSION

RE: 950 & 954 Madison - David Weekley Homes – Tentative and Final Plat Approval

DATE OF PLAN COMMISSION REVIEW: April 8, 2015

DATE OF BOARD OF TRUSTEES MEETING – 1ST READING: April 21, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Village of Hinsdale has received an application from David Weekley Homes, Schaumburg, Illinois, proposing to subdivide 14 lots at 950 and 954 Madison Street into four conforming lots within the R-4 Single Family Residential District. The site for decades, has been utilized as a family-owned restaurant and tavern.
2. The single family residential districts aims to perpetuate the existing high quality residential character of the Village by preserving established neighborhoods and encouraging new residential development consistent with the overall character of the Village.
3. 950 and 954 Madison Street is bordered to the North, East and West by properties zoned R-4 (Single Family Residential) and R-6 (Multi-Family Residential) to the South.
4. At the April 8, 2015 Plan Commission (PC) meeting, the PC heard a presentation from the applicant and reviewed the applicant's plat of subdivision site and landscaping plan at the above location.
5. A few Commission members questioned if the application should be considered before or after the alley vacation/sale is completed.
6. Questions raised at the meeting included: (1) If the appraised value of the Village-owned alley is suitable compared to the potentially higher "market value", given its necessity for the residential 4 lot project to conform to the Zoning Code. (2) Additional clarification for the tree removal and replacement plan and (3) Safety concerns based on the existing fence to remain along 55th Street and a potential sidewalk, per the Village Plan and future staff review.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed plat of subdivision plan, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," two (2) "Nayes," and zero (0) "Absent," recommends that the President and Board of Trustees approve the plat of subdivision for 950 and 954 Madison Street – David Weekley Homes, subject to tree removal/replacement and sidewalk review and clarification.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

VILLAGE OF HINSDALE

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND ACCEPTING
A PLAT OF SUBDIVISION FOR
PROPERTY COMMONLY KNOWN AS 950 AND 954 MADISON STREET,
IN THE VILLAGE OF HINSDALE, COUNTY OF DUPAGE**

WHEREAS, the Village of Hinsdale has received an application (the "Application") for subdivision approval for property commonly known as 950 and 954 Madison Street, Hinsdale, DuPage County, Illinois (the "Subject Property"), from David Weekley Homes (the "Applicant"); and

WHEREAS, the Applicant seeks to consolidate fourteen (14) existing lots on the Subject Property into four (4) lots, as shown on the attached Final Plat of Weekley Subdivision ("Plat of Subdivision") attached hereto as **Exhibit A** and incorporated herein; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale, having reviewed the Plat of Subdivision for the Subject Property and having found it to be in conformity with the ordinances of the Village, find that approval of the Plat will be in the best interests of the Village of Hinsdale.

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

Section 1. Recitals Incorporated. The above recitals are incorporated into this Resolution and shall have the same force and effect as though fully set forth herein.

Section 2. Plat of Subdivision Approval. The Plat of Subdivision attached as **Exhibit A** is hereby approved and accepted.

Section 3. Execution and Recordation. The Village President and Village Clerk are hereby authorized to execute and record the approved Plat of Subdivision as provided by State law and the Village Code of Hinsdale; provided, however, that they shall not do so until after the approved Plat has been executed by all other required parties, the Applicant has deposited with the Village funds sufficient to pay all Village costs of recording the Plat, and all administrative details relating to the Plat have been completed.

Section 4. Severability and Repeal of Inconsistent Resolutions and Ordinances. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution. All resolutions and ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this _____ day of _____, 2015, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

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

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

**APPROVED FINAL PLAT OF SUBDIVISION
(ATTACHED)**

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Resolution now on file in my Office, entitled:

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND ACCEPTING
A PLAT OF SUBDIVISION FOR
PROPERTY COMMONLY KNOWN AS 950 AND 954 MADISON STREET,
IN THE VILLAGE OF HINSDALE, COUNTY OF DUPAGE**

which Resolution was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2015.

Village Clerk

[SEAL]

DRAFT

HINSDALE PLAN COMMISSION

RE: 950 & 954 Madison - David Weekley Homes – Tentative and Final Plat Approval

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THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

