



MEETING AGENDA

PLAN COMMISSION
Wednesday, December 14, 2016
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
(Tentative & Subject to Change)

1. CALL TO ORDER

2. MINUTES - Minutes of November 9, 2016

3. EXTERIOR APPEARANCE REVIEW

- a) Case A-35-2016 – 339 W. 57th St. – Jacobs for Verizon Wireless - Exterior Appearance for Telecommunication Equipment upgrades on an Existing Antenna Location. This is a Public Meeting item that has followed the Notice Requirements for Nonresidential properties within 250 feet from a single family zoning district.

4. PUBLIC HEARING – All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.

- a) Case A-18-2016 – 55th St./County Line Rd. – Hinsdale Meadows Venture, LLC Text Amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres.

Continuation from 10/12/16 and 11/09/16, Plan Commission meeting

5. OTHER BUSINESS

- a) Case A-26-2016 – 21 W. Second St. – TinkRworks, LLC –Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. ***This item will require a Text Amendment to Section 6-106(B)(7) to include Tutoring*.**
- b) Case A-33-2016 – 534 Chestnut St. – Christine Stec – Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. ***This item will require a Text Amendment to Section 6-106(B)(7) to include Tutoring*.**

6. ADJOURNMENT

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Darrell Langlois, ADA Coordinator at 630.789-7014 or **by TDD at 789-7022** promptly to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Web Site: www.villageofhinsdale.org

Approved

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
November 9, 2016
MEMORIAL HALL
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, November 9, 2016, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Cashman, Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Crnovich, Commissioner McMahon, Commissioner Krillenberger and Commissioner Willobee

ABSENT: Commissioner Unell, (and Chan Yu, Village Planner)

ALSO PRESENT: Robb McGinnis, Director of Community Development, and Michael Marrs, Village Attorney
Applicant Representatives for Case: A-31-2016, A-34-2016, A-26-2016 and A-18-2016

Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) for any revisions or comments from the October 12, 2016, meeting.

Commissioner Ryan had corrections for the transcript, pointing out that there are three places where her comments were referenced as Commissioner Crnovich's. The mistakes are on line 3 of page 69, line 620 of page 88, line 19 of page 89 and line 20 of page 138.

With no other comments, Chairman Cashman asked for a motion to approve the minutes. Commissioner Krillenberger motioned and Commissioner McMahon seconded. The motion passed unanimously (6 Ayes, 1 absent and 1 abstention).

Sign Permit Review

Case A-34-2016 – 42 S. Washington Street (Historic District) – 1 Wall Sign and 1 Blade Sign

Chairman Cashman introduced the next item on the agenda as a sign application and welcomed the applicant to please introduce himself and the request.

Mr. Mike Hoffer, from the Aubrey Sign Company, introduced himself. He summarized the request for the wall sign and blade sign. The blade sign is identical in size as the previous one he explained.

Chairman Cashman thanked him, and asked if there are any questions for the sign applicant.

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Commissioners McMahon and Crnovich expressed that the signs look good.

Chairman Cashman stated having no questions, he asked for a motion to approve the sign application as submitted.

Commissioner Crnovich motioned to approve, Commissioner Krillenberger seconded and the motion passed unanimously (8 Ayes and 1 absent).

Chairman Cashman thanked the petitioner.

Case A-31-2016 – 26 E. First Street (Garfield Crossing Building) – FedEx Office – 2 Wall Signs, 1 Window Sign and Re-facing 3 Awnings.

Chairman Cashman introduced the next item on the agenda as a sign application for a FedEx Office location at the Garfield Crossing Building.

Randy Appel introduced himself as the applicant on behalf of FedEx and mentioned Pete Coules is also in attendance on behalf of the building owner. He handed out some illustrations including a photo of the Ashley's current signage per the request of a Commissioner. He reviewed the 2 wall signs facing the north and east façade, as well as a modification request for a 3rd (window) sign at the front entrance.

Chairman Cashman asked if the Concord purple is essentially FedEx's color.

Mr. Appel responded yes.

Commissioner Crnovich expressed that she does not feel the requested signs fits in with the historic downtown. She believes it's too big, too bright and too bold. She asked if FedEx has signage for downtown districts.

Mr. Appel replied no FedEx doesn't.

Commissioner Crnovich referenced another FedEx location from North Carolina and asserted the signs are smaller.

Mr. Appel replied that he is familiar with that signage and is the same size, but with a single color.

Commissioner Krillenberger asked what are the sign rules for multi-tenant buildings.

Director Robb McGinnis responded that generally it's 25 SF in a multi-tenant building. Thus, a building could potentially have more than 100 SF of signage, however, it's up to the building owner to allocate the square footage amongst its tenants.

Commissioner Krillenberger asked if these are illuminated signs.

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Mr. Appel replied yes.

Commissioner Fiascone asked if the Plan Commission denied Ashley's request for an illuminated sign.

Commissioner Crnovich responded that she didn't review those minutes.

Commissioner Ryan believes the fonts of FedEx may project a taller sign than it actually is. She asked the applicant if the sign can be reduced.

Mr. Appel responded that the illustration is an overlay and appears larger than what will be installed.

Commissioner Crnovich asked if the awnings will change color too.

Mr. Appel replied that he is not representing the awnings, only the signage.

Chairman Cashman stated that there's no signage on the awnings and therefore not being reviewed.

Commissioner Crnovich asked if the changing of awnings will need review.

Director Robb McGinnis replied no.

Chairman Cashman asked if the signs could be non-illuminated.

Mr. Appel replied illuminated signs is preferred, but acknowledged that he is at the mercy of the Commission.

Commissioner Ryan asked what the hours of operation will be.

Mr. Appel replied he's not sure, but he can't imagine the business being opened past 6 PM.

Chairman Cashman referenced a few locations opened not past 7:30 PM.

Mr. Appel noted that the signage will be turned off after the close of business.

The process for sign applications by the PC and administrative approval was reviewed.

Commissioner Crnovich asked what the hardship is for the third sign.

Chairman Cashman believes it's due to the corner location of the building.

Commissioner Crnovich prefers blade signs over the window sign. Moreover, she has issues with the two requested wall signs.

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Commissioner Ryan expressed that she feels differently. She explained the importance of branding, it needs to be easily recognizable, and feels hard pressed not to approve the signs if it's Code compliant.

Commissioner Peterson expressed that he has an issue with the purple awnings.

Director Robb McGinnis stated that he will need to check the Code of whether or not an awning triggers Exterior Appearance review.

Commissioner McMahon asked for clarification that the signs will not be illuminated after FedEx closes.

Mr. Appel replied correct, and he mentioned that it could be a condition for the approval.

Commissioner Willobee explained that he believes the signs look good, but it's the awnings that he has an issue with.

Commissioner Fiascone gave credit for a national business locating at the building, given the parking situation. She is fine with the signs, but is against the illumination.

Commissioner Crnovich supports the signs if it was not illuminated at all.

Commissioner Krillenberger is also fine with the signs, but against the illumination.

Chairman Cashman believes the FedEx will draw business to the existing businesses.

Chairman Cashman asked for a motion to approve the sign application as submitted.

Commissioner Krillenberger motioned to approve, Commissioner Ryan seconded and the motion passed (5 Ayes, 3 nays and 1 absent).

Scheduling of Public Hearing – (No discussion will take place except to determine a time and date of hearing).

Case A-33-2016 – 534 Chestnut St. – Christine Stec – Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. This item is for scheduling for a public hearing.

Chairman Cashman introduced the next item on the agenda as a Special Use application and scheduled a public hearing for the next PC meeting on December 14, 2016.

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Public Hearing – All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.

Case A-26-2016 – 21 W. Second St. – TinkRworks, LLC –Special Use Permit Application to allow tutoring educational services in the O-2 Limited Office District. This item is for scheduling for a public hearing.

Chairman Cashman introduced the next item on the agenda and invited the applicant to please introduce himself and the request.

Mr. Anu Mahajan introduced himself as the applicant and reviewed TinkRworks and its services. He is the co-founder of the organization and stated that TinkRworks currently occupies the third floor of 21 W. Second Street. US Bank, he reviewed, occupies the first two floors. Mr. Mahajan presented a PowerPoint presentation about the after school tutoring programs TinkRworks offers, primarily based on science, technology, programming and robotics.

(Please see the attached transcript for Case A-26-2016 included as part of this record, Attachment 1)

This item was continued because “Tutoring Educational Services” is not specifically listed in Section 6-106 Special Uses in the O-2 Office District.

Chairman Cashman asked for a motion to formally continue the application for the next PC meeting.

Commissioner Krillenberger motioned to approve, Commissioner Crnovich seconded and the motion passed (8 Ayes and 1 absent).

Case A-18-2016 – 55th St./County Line Rd. – Hinsdale Meadows Venture, LLC – Text Amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres.

Chairman Cashman reviewed the next item on the agenda as public hearing item case A-18-2016, the Hinsdale Meadows venture at 55th Street and County Line Road, continuing from the October 12, 2016 PC meeting.

Chairman Cashman asked for a motion to formally continue the public hearing.

Commissioner McMahon motioned to approve, Commissioner Willobee seconded and the motion passed (8 Ayes and 1 absent).

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Chairman Cashman asked if Mr. James could please focus on what's changed since the last public hearing.

Mr. Edward James introduced himself and his team, and reviewed what was covered at the last public hearing on October 12, 2016. He explained, would like to talk about density in the context of housing, and a comparison between age-targeted and age-restricted homes.

(Please see the attached transcript for Case A-18-2016 included as part of this record, Attachment 2)

Chairman Cashman expressed that this application is progressing and looks forward in continuing this discussion at the next meeting, and asked for a motion to continue the public hearing on December 14, 2016.

Commissioner Krillenberger motioned to approve, Commissioner Crnovich seconded, and the motion passed unanimously (8 Ayes and 1 absent).

The meeting was adjourned at 10:58 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Chan Yu', with a stylized, cursive-like script.

Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
 PLAN COMMISSION

In the Matter of:)
)
 Case No. A-26-2016)
 21 W. Second Street -)
 TinkRworks, LLC - Special Use)
 Permit Application to Allow)
 Tutoring Educational Services)
 in the 0-2 Limited Office)
 District.)

REPORT OF PROCEEDINGS had and testimony
 taken at the public hearing of the above-
 entitled matter before the Hinsdale Plan
 Commission at 19 East Chicago Avenue, Hinsdale,
 Illinois, on the 9th day of November, 2016, at
 the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MS. JULIE CRNOVICH, Member;
 MS. ANNA FIASCONE, Member;
 MR. JIM KRILLENBERGER, Member;
 MS. LAURIE MC MAHON, Member;
 MR. SCOTT PETERSON, Member;
 MS. MARY RYAN, Member;
 MR. MARK WILLOWBEE, Member.

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| <p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBERT MC GINNIS, Director of</p> <p>3 Community Development/Building</p> <p>4 Commissioner;</p> <p>5 MR. MICHAEL A. MARRS, Village Attorney;</p> <p>6 MR. ANU MAHAJAN, Applicant.</p> <p>7 * * *</p> <p>8 CHAIRMAN CASHMAN: Our next item is a</p> <p>9 public hearing. This is case A-26-2016, 21 West</p> <p>10 2nd Street, TinkRworks, LLC, A Special Use</p> <p>11 Permit Application to allow tutoring educational</p> <p>12 services in the 0-2 Limited Office District.</p> <p>13 If the applicant is here, please</p> <p>14 introduce yourself and explain the project to</p> <p>15 us.</p> <p>16 MR. MAHAJAN: Good evening, Members of</p> <p>17 the Commission. My name is Aaditya Mahajan.</p> <p>18 THE REPORTER: Excuse me.</p> <p>19 (Audience members sworn en masse.)</p> <p>20 MR. MAHAJAN: So my official name is</p> <p>21 spelled A-a-d-i-t-y-a. Last name Mahajan,</p> <p>22 M-a-h-a-j-a-n. I'm known to friends and family</p> <p>as Anu. That's A-n-u.</p> | <p style="text-align: center;">4</p> <p>1 CHAIRMAN CASHMAN: If Chan is watching</p> <p>2 this from Hawaii, I'm sure he's really enjoying</p> <p>3 this, Rob. I hope he's recording this.</p> <p>4 MR. MC GINNIS: It's all yours.</p> <p>5 MR. PETERSON: Thanks, Rob.</p> <p>6 MR. MAHAJAN: I will try it again here.</p> <p>7 Okay. So what I did is I just put</p> <p>8 together just literally a few slides. So if you</p> <p>9 could indulge me just for a few minutes to</p> <p>10 provide you an overview of what I feel, and my</p> <p>11 colleagues feel, is a rather unique and quite</p> <p>12 novel business that we plan to set up here in</p> <p>13 the Hinsdale area.</p> <p>14 Here we go. So, obviously, I'm</p> <p>15 projecting on the screen here. So, you know,</p> <p>16 TinkRworks is a relatively new type of</p> <p>17 experience that we are setting up in the</p> <p>18 Hinsdale area. It's targeted for ages, children</p> <p>19 age 6 to 14.</p> <p>20 And what it is is we focus on STEAM</p> <p>21 experiences, science, technology, engineering</p> <p>22 arts, and mathematics. These experience are</p> |
| <p style="text-align: center;">3</p> <p>1 So again, thank you, Commission,</p> <p>2 for allowing me the opportunity to speak here</p> <p>3 tonight about our organization called</p> <p>4 TinkRworks. I'm a cofounder of that company,</p> <p>5 and we recently have just moved into the</p> <p>6 building at 21 West 2nd Street. We occupy the</p> <p>7 3rd floor. I think all of you know it better as</p> <p>8 the U.S. Bank building. U.S. Bank occupies the</p> <p>9 first two floors.</p> <p>10 What I wanted to do is just spend a</p> <p>11 couple minutes just reviewing with you,</p> <p>12 providing you an overview of our business, if I</p> <p>13 can pull this up here.</p> <p>14 Looks like the computer just</p> <p>15 crashed here.</p> <p>16 CHAIRMAN CASHMAN: That's how it always</p> <p>17 goes.</p> <p>18 MR. MAHAJAN: Maybe, is there somebody</p> <p>19 that can help me just restart it?</p> <p>20 CHAIRMAN CASHMAN: Oh, is this the</p> <p>21 Village's computer?</p> <p>22 MR. MAHAJAN: Yes, it is.</p> | <p style="text-align: center;">5</p> <p>1 woven into projects that allow kids to do a</p> <p>2 multitude of things. First of all, these</p> <p>3 projects allow a fostering in terms of, you</p> <p>4 know, the types of creation processes that</p> <p>5 children can attain. We develop these processes</p> <p>6 in such a way to enhance problem solving</p> <p>7 capabilities of children. We allow them more</p> <p>8 than anything to apply what they learn in</p> <p>9 school. So it reinforces and expands upon the</p> <p>10 concepts that they are taught by District 181</p> <p>11 teachers and neighboring communities as well.</p> <p>12 The experiences provide the light,</p> <p>13 they inspire curiosity within the children. And</p> <p>14 it allows them an outlet to express themselves</p> <p>15 in an artistic way as well. So that's what</p> <p>16 TinkRworks is all about.</p> <p>17 The approach that we use is a</p> <p>18 project-based approach. We immerse these</p> <p>19 children in the project-based settings, which</p> <p>20 they are given defined problems to solve.</p> <p>21 Typically what they will do is they will work</p> <p>22 with us during the course of anywhere up from</p> |

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| <p style="text-align: center;">6</p> <p>1 between 4 weeks up to 25 weeks coming once a 2 week to solve these problems. The way that we 3 get the children -- The way that we develop the 4 children's capabilities to solve these types of 5 problems is we immerse them in these settings 6 where they learn a combination of 21st Century 7 skill sets and traditional skill sets. The 21st 8 Century skill sets that we impart to them 9 include things such as coding, programming, 10 robotics, electronics; digital making, which 11 includes 3D printing; CNC milling; a whole host 12 of different things.</p> <p>13 They combine those elements with 14 some of the good old-fashioned traditional 15 making skills, we call things like woodworking, 16 gluing, hammering, things of that nature. And 17 what they really do is they combine these skill 18 sets to go out and solve a problem.</p> <p>19 Some of these problems, let me give 20 you an example of what these problems could be. 21 During the summer, we ran summer camps out at 22 Gower Middle School. One of our projects was</p> | <p style="text-align: center;">8</p> <p>1 possible solutions, here are constraints. And 2 then once you understand the constraints, you 3 apply those back to the ideas they generated to 4 come up with a subset of things they can then 5 solve. Once we have that, then we go and we 6 work with them across the skill sets I mentioned 7 to go and solve that problem. In this case, the 8 problem was all about creating a functional 9 drone that would fly by the end of the class, 10 that was beautiful, that flew high, that flew 11 acrobatically, etcetera. And that's the kind of 12 projects that we do.</p> <p>13 If you look on the screen right 14 now, you can see some of the pictures that we 15 took during our summer camps. These involve 16 kids gathered around 3D printers on the upper 17 left. The ones on the lower right -- left, 18 sorry. That's a child that's making actually a 19 computer that he later affixed to his bike, a 20 computer that he made, a 9-year-old child. What 21 it did is it allowed him to calculate distances 22 by travel, the speed his bike traveled, basic</p> |
| <p style="text-align: center;">7</p> <p>1 called Game of Drones. The children spent a 2 whole week essentially designing and making a 3 drone that flew hundreds of feet.</p> <p>4 The way that they did this is they 5 first had to learn about aerodynamic principles, 6 things such as lift, gravity, things of that 7 nature. Once they learn these basic principles, 8 they then went ahead and started designing their 9 drones out of wood, out of motors, out of a 10 whole host of electronic things.</p> <p>11 And then they coded these things 12 up, programmed them to go ahead and fly. Kids 13 had a wonderful time. Problems that we issued 14 there was, Hey, how can we get our drone to do 15 blank. And the kids would then go out and they 16 would ideate. They would say, Well, I want my 17 drone to fly high, I want it to be able to fly 18 fast, I want it to do flips in the air, I want 19 it to do a whole host of things.</p> <p>20 So we teach them how to structure 21 problems. We then work them to say that if this 22 is the problem that you need to solve, here are</p> | <p style="text-align: center;">9</p> <p>1 things like that.</p> <p>2 Upper right, you have a whole host 3 of girls that are learning about 3D printing. 4 Then the bottom right, I mentioned to you this 5 class called Game of Drones, summer camp. Those 6 are two kids that at the end of the class who 7 had a blast, and you can see some of the 8 creations that they made.</p> <p>9 I won't go into the slide so much, 10 but I will just say that the skill sets that we 11 impart to the kids, we align them around certain 12 core disciplines that they will be able to 13 utilize not just within our class but throughout 14 school and even beyond. These revolve around 15 the disciplines you see there; computer science, 16 digital making, communications, art and design, 17 electronics. And as I mentioned before, 18 traditional making as well. So we really are 19 trying to, you know, approach or enhance the 20 problem solving by really immersing them in an 21 interdisciplinary type of environment. 22 Okay. I won't go into this slide.</p> |

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| <p style="text-align: center;">10</p> <p>1 I will just say we are proud of the teams that 2 we have assembled. The team is comprised of a 3 number of Ph.Ds, the industry veterans. We have 4 a child development specialist and also 5 educators who have been working in the field of 6 teaching for a number of years as well. So we 7 are very proud of who we have assembled. And 8 also we are very excited about the diverse base 9 of projects we have delivered so far.</p> <p>08:11:23PM 10 These are the kinds -- I've talked 11 about one of them called Game of Drones. I know 12 it's tough to see up here. Another one, I'll 13 just give you an example, I spoke to you about 14 bionic bike where the children went ahead and 15 they developed a bike computer and they put it 16 on their bike. Another popular one, My Robot, 17 which the kids did during the summer, which they 18 essentially designed and built a robot from 19 scratch; and then they programmed it to do 08:11:44PM 20 certain functionalities.</p> <p>21 My point in doing all this and 22 showing you the slides is these are the kids</p> | <p style="text-align: center;">12</p> <p>1 things. This is where things become a little 2 bit more tangible. One is onsite direct 3 deliveries to schools. We have already been in 4 discussions with schools such as the ones, 5 obviously, Walker, Monroe, Prospect. Let's see, 6 there is one in Downers Grove, Pierce School. 7 And then just recently we were also talking to 8 an Oak Brook school as well, Brook Forest as 9 well. So those are the schools that are asking 08:13:09PM 10 us to come in and provide services after school 11 around robotics, around coding, and a whole host 12 of other things.</p> <p>13 After we have had discussions with 14 educators within the District 181 community and 15 other communities also, they have told us 16 outright, educators, administrators, that their 17 biggest mandate right now is allow the children 18 a means to apply their learnings. That is 19 something that schools sometimes have difficulty 08:13:32PM 20 achieving. And they are saying that having an 21 organization like ours, working hand-in-hand 22 with them to reinforce those learnings is an</p> |
| <p style="text-align: center;">11</p> <p>1 that we provide these experiences to. These are 2 the kids within District 181, neighboring 3 districts. We ran this at Gower, Gower Middle 4 School, a whole host of the children that 5 participated in these events in the summer camp 6 were coming straight from District 181. 7 What we really want to do is expand 8 that offering and place it in the middle of 9 Hinsdale and allow children from all the schools 08:12:12PM 10 within District 182, as well as all the neighbor 11 districts, to participate in something like 12 this. We feel it's a very unique type of 13 program that, truthfully, we haven't really seen 14 across the nation. And we would love to center 15 that right here in Hinsdale and offer the kids 16 of Hinsdale and neighboring communities the 17 opportunity to participate in such a program. 18 Last couple of points here, you 19 know, as we look forward, we anticipate three 08:12:39PM 20 primary outlets for us to deliver these 21 experiences. The first is after-school 22 experiences. These can be broken into two</p> | <p style="text-align: center;">13</p> <p>1 ideal outlet for the students. So that's what I 2 mean when I say onsite, direct delivery. 3 The model that I'm here to talk 4 about a little bit today is the TinkRworks 5 center. As mentioned, 21 West 2nd Street, 6 Suite 300, that's where our center is. We 7 envision children coming in there to take 8 projects. We are outlining a staggered start 9 time, all going to be after school. Nothing 08:14:06PM 10 starts before 3:45 p.m.</p> <p>11 And even if we are looking at 12 things that we will do at 3:45, it's only a 13 couple days a week. The reason being is that we 14 plan to hit a number of schools during the week, 15 so we will actually be out within the community 16 hitting these schools. We do then anticipate a 17 ramp up in terms of time slots for our offerings 18 after 5 o'clock. 19 So kids have many activities. We 08:14:36PM 20 anticipate getting them after 5 o'clock. 21 Outside of the TinkRworks center, just to be 22 clear, we offer in-school experiences. Schools</p> |

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| <p style="text-align: center;">14</p> <p>1 are talking to us about actually partnering with 2 them to deliver or -- I'm sorry -- to develop 3 and deliver a stem-based curriculum as part of 4 their regular school day. We have been in 5 discussions with two schools. And then we have 6 also been in discussions with a Chicagoland 7 school, who is asking us can we develop a 8 curriculum that we can then license to them and 9 teach their teachers to do to deliver during the 10 day as well.</p> <p>08:15:06PM</p> <p>11 And then finally, the third outlet 12 that I had mentioned earlier is summer camp. 13 That's something we do that's run out of 14 neighboring middle schools and things of that 15 nature.</p> <p>16 Finally, last leg here, I just want 17 to say that we are definitely excited about the 18 opportunity to be part of the Hinsdale 19 community. From us, I think I really do believe 20 we offer a number of novel benefits that we can 21 provide to the communities. I mentioned a few 22 of them. We view ourselves really as an</p> <p>08:15:28PM</p> | <p style="text-align: center;">16</p> <p>1 community.</p> <p>2 Just as an FYI, we plan to leverage 3 the best available resources we can to ensure 4 that the experiences we provide to the children 5 within our community are absolutely exceptional. 6 Our motto is Exceptional and enriching 7 experiences; and that's something we absolutely 8 promise, and we aspire to deliver to the 9 children. So that's really all I have to say 10 about our organization.</p> <p>08:16:53PM</p> <p>11 I'm happy to field any questions 12 that you might have.</p> <p>13 CHAIRMAN CASHMAN: Great. Thank you. 14 MR. MAHAJAN: Sure. 15 CHAIRMAN CASHMAN: Questions for the 16 applicant?</p> <p>17 MS. MC MAHON: I just have one question 18 on parking. I see that you have 5 designated 19 spots in the U.S. Bank lot?</p> <p>08:17:11PM</p> <p>20 MR. MAHAJAN: Correct. That's right. 21 MS. MC MAHON: Is it safe to assume 22 that after banking hours you would have access</p> |
| <p style="text-align: center;">15</p> <p>1 application to schools. The children, we have 2 such great schools within the Hinsdale area. I 3 mean let the children apply what they learn in 4 school to really reinforce those learnings and 5 expand upon those learnings, allow the children 6 to really to reach their -- explore something 7 novel, something that inspires them, something 8 around which they have great curiosity. They 9 can do that at our center or as part of our 10 after-school programs as well.</p> <p>08:15:59PM</p> <p>11 I know that in discussions I have 12 had with District 181 with educators, 13 administrators, that applied multidisciplinary 14 learnings are top of mind to them. This is 15 something exactly that we are able to provide. 16 Our team is, in my opinion, in our organization, 17 in our entire team's opinion, quite uniquely 18 positioned to deliver something very novel to 19 the area, which we feel is not just novel again 20 just to Hinsdale but truly across the nation. 21 So something really unique that would be in my 22 opinion great to bring to the Hinsdale</p> <p>08:16:24PM</p> | <p style="text-align: center;">17</p> <p>1 to the entire lot?</p> <p>2 MR. MAHAJAN: That's correct. Well, we 3 have access across the street, I know that. And 4 I'm not sure, I believe at 5 p.m. I can check 5 into it. I believe at 5:00, then everybody in 6 the bank leaves so I believe we have access to 7 that full lot.</p> <p>8 MS. CRNOVICH: Are you in the location 9 right now currently?</p> <p>08:17:35PM</p> <p>10 MR. MAHAJAN: We have moved into the 11 location, that's correct.</p> <p>12 MS. CRNOVICH: Do you have classes 13 going on there now?</p> <p>14 MR. MAHAJAN: We have classes in a very 15 limited capacity going on now.</p> <p>16 MS. CRNOVICH: How many students will 17 be in the building at night for class?</p> <p>18 MR. MAHAJAN: It depends. I'm not 19 trying to be obtuse or anything. In steady 20 state, and we project steady state to be about 21 18 months from now, we anticipate 150 students 22 per week. Now, if we divide that, we would</p> <p>08:17:52PM</p> |

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| <p style="text-align: right;">18</p> <p>1 operate 6 days a week. So you are looking at</p> <p>2 about 20, 25 students a day, that would range</p> <p>3 from 3:45 at the earliest all the way through</p> <p>4 roughly 7:30. So 25 students spread out over 4</p> <p>5 hours. Again, primarily --</p> <p>6 CHAIRMAN CASHMAN: In the two</p> <p>7 classrooms you are proposing, so how many</p> <p>8 students would be with an instructor? Your</p> <p>9 ratio is very low.</p> <p>08:18:24PM 10 MR. MAHAJAN: Yes. 1 to 6, that's</p> <p>11 correct.</p> <p>12 CHAIRMAN CASHMAN: So is it 10</p> <p>13 students? How many are in a room at a time?</p> <p>14 MR. MAHAJAN: At maximum, it would be a</p> <p>15 maximum of 12 at a time.</p> <p>16 MR. WILLOWBEE: I just have a quick</p> <p>17 question about noise. From 3:45 you mentioned</p> <p>18 woodworking, different activities, and,</p> <p>19 obviously, children.</p> <p>08:18:44PM 20 MR. MAHAJAN: That's right, yes.</p> <p>21 MR. WILLOWBEE: The 3:45, of course,</p> <p>22 would be a concern if I was a downstairs tenant.</p> | <p style="text-align: right;">20</p> <p>1 some of the way it was listed here about --</p> <p>2 Yes. It says, Tuesday, Wednesday, Thursday.</p> <p>3 And looking at the schedule, I see there is some</p> <p>4 Saturday classes.</p> <p>5 MR. MAHAJAN: That's right.</p> <p>6 CHAIRMAN CASHMAN: Are there any</p> <p>7 classes on Sundays?</p> <p>8 MR. MAHAJAN: No. Sunday is a day off.</p> <p>9 CHAIRMAN CASHMAN: How do the students</p> <p>08:19:55PM 10 find out about you?</p> <p>11 MR. MAHAJAN: So truthfully it's more</p> <p>12 word of mouth than anything. We do have a</p> <p>13 website. But other than that, it's just</p> <p>14 primarily word of mouth. In terms of the</p> <p>15 advertising we do, it's just through e-mail</p> <p>16 distribution.</p> <p>17 CHAIRMAN CASHMAN: Do you work with the</p> <p>18 school districts, like 181, with the middle</p> <p>19 schools, with flyers or whatever?</p> <p>08:20:14PM 20 MR. MAHAJAN: What we do is typically</p> <p>21 our approach there is -- I will tell you how we</p> <p>22 got started and then how we got introduced to</p> |
| <p style="text-align: right;">19</p> <p>1 And so I guess are there issues with respect to</p> <p>2 the noise? If I was working, I would be</p> <p>3 frustrated.</p> <p>4 MR. MAHAJAN: So the one thing is,</p> <p>5 absolutely, that's a concern of ours. What we</p> <p>6 have done is we do have some woodworking</p> <p>7 equipment there. What we tend to do is not to</p> <p>8 allow that to happen until we have something</p> <p>9 called open, which would be open lab, which</p> <p>08:19:08PM 10 would be later in the day when the tenant below</p> <p>11 us would be vacated.</p> <p>12 Otherwise, I can't imagine</p> <p>13 hammering. You are absolutely right. We are</p> <p>14 sensitive to that as well. We don't want to</p> <p>15 offend U.S. Bank by any means.</p> <p>16 CHAIRMAN CASHMAN: Do you have classes</p> <p>17 on Monday?</p> <p>18 MR. MAHAJAN: I'm trying to think. I</p> <p>19 do not believe we have classes on Monday at our</p> <p>08:19:33PM 20 center, but we plan to go out and deliver</p> <p>21 classes. Would that be a problem?</p> <p>22 CHAIRMAN CASHMAN: I'm just curious,</p> | <p style="text-align: right;">21</p> <p>1 several schools within District 181. We</p> <p>2 participated in a summer camp expo at -- forgive</p> <p>3 me -- I think it was Prospect School. I could</p> <p>4 be wrong, that was about an almost a year, a</p> <p>5 little less, I think it was February of last --</p> <p>6 of this year actually.</p> <p>7 During that period of time, we had</p> <p>8 a number of parents and educators who stopped by</p> <p>9 our booth because we had fun kind of things. We</p> <p>08:20:49PM 10 had a robot that would solve a Rubik's Cube. We</p> <p>11 had 3D printers going that would print out</p> <p>12 trinkets for the kids. One of the moms is a</p> <p>13 core member of the PTO over at Walker. I think</p> <p>14 she is part of the after-school enrichment</p> <p>15 program for science. She and I struck up a</p> <p>16 conversation. And after, you know, a bit of</p> <p>17 time, I was introduced to the principal. And</p> <p>18 then from there, we decided, we went out, we</p> <p>19 agreed that we would start a program. Over the</p> <p>08:21:17PM 20 past two months I think is when we started that.</p> <p>21 The minute that program started,</p> <p>22 you know, knock on wood, it went quite well</p> |

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| <p style="text-align: center;">22</p> <p>1 there, we started getting calls from other 2 members of the PTO within District 181. And 3 they said, Hey, is there a way we could 4 replicate what you are doing at Walker at our 5 school; is there an experience you can deliver, 6 perhaps not right now, but as we start the new 7 year, say in January and February of next year. 8 So that's how sort of things have been going. 9 So from our standpoint, we see the 10 schools as a wonderful opportunity for us to 11 engage with the children to really showcase 12 what's available. And it is also a good way for 13 us to build brand awareness. Because at the end 14 of the day what we love the chance to do is 15 bring the kids into the engagement center. 16 That's where we have in my eyes the best 17 available resources, and that's where the 18 experiences would be fantastic for the kids. 19 MR. PETERSON: I'm concerned that you 20 guys were presenting this as an option. And you 21 guys are already in there working and 22 activating, using the space without the</p> | <p style="text-align: center;">24</p> <p>1 them, from our window, I know that kids can go 2 to the window, see the parents' car downstairs, 3 and just walk downstairs like that. Many of the 4 kids almost live pretty much within walking 5 distance as well. So they, I mean depending on 6 the time of day, the kids that come at 3:45, for 7 example, they can take a bike or whatever it may 8 be. The later ones I'm assuming that the 9 parents would then pick up, that would be after 10 5 o'clock. It would be closer to whatever it 11 may be, but project starts at 5:00. It's going 12 to go till about 6:30 so it would be at that 13 time. 14 MR. PETERSON: What about the 15 woodworking? Is there exhaust in all this? 16 What kind of woodworking are we talking about? 17 MR. MAHAJAN: So it literally is, like 18 I say, hammering, gluing, things of that nature. 19 We do have a couple of saws. We have handsaws. 20 And we do have one saw there, the kids don't 21 work with that. I mean they work, what the kids 22 work with, what they worked with over the summer</p> |
| <p style="text-align: center;">23</p> <p>1 variance. I mean it's a little troubling to me. 2 I'm also concerned about the 3 parking. You know, because right now it's five 4 spots. And then it's one spot per two 5 employees. So I somehow I don't think two 6 employees are going to be driving together. And 7 I just don't know what the impact is on parking. 8 MS. CRNOVICH: I agree with you. I 9 think parking at certain times of the day over 10 there can be an issue, too. And it is a fairly 11 busy intersection. And you are -- Well, there 12 are single-family homes adjacent to the 13 building. Do you have a plan for how students 14 are dropped off and picked up? 15 MR. MAHAJAN: So, I'm sorry, about 16 dropoffs and pickups? So I know that the 17 dropoffs -- So what typically I think would 18 happen is parents would go ahead and come into 19 the parking lot, or actually out on 2nd or, yes, 20 2nd Street there right in front, drop off their 21 kids and move on. 22 Afterwards then it literally is</p> | <p style="text-align: center;">25</p> <p>1 are these tiny little, the hacksaws that they 2 use. 3 MR. PETERSON: Who uses the hand tools, 4 nobody? 5 MR. MAHAJAN: I'm sorry? 6 MR. PETERSON: Nobody uses hand tools 7 or automatic tools? 8 MR. MAHAJAN: No. So the only people 9 that would use that, we have a couple that would 10 be us from our side, the adults would use 11 something like that. So I mean you were talking 12 like about a shop vac or something like that? 13 MR. PETERSON: I just don't know if 14 that use fits. 15 MS. CRNOVICH: And I believe there was 16 a letter sent. Excuse me, Rob. 17 MR. KRILLENBERGER: This is a public 18 hearing, right? Was there any public comment? 19 MS. CRNOVICH: Were we able to share, 20 Rob, the letter or -- 21 MR. MC GINNIS: Again, I got this from 22 you just before the meeting tonight. I don't</p> |

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| <p style="text-align: center;">26</p> <p>1 know if this letter was part of the record, if</p> <p>2 it went out in the original packet.</p> <p>3 MR. PETERSON: No, it did not.</p> <p>4 MS. CRNOVICH: No. I think Bob did say</p> <p>5 he did send it to you, but he knew you were in</p> <p>6 meetings all evening.</p> <p>7 MR. MC GINNIS: Yes. This came in at</p> <p>8 6:00 and I have been in meetings since 5:15. So</p> <p>9 I didn't, this didn't even hit my e-mail box.</p> <p>08:25:26PM 10 MR. KRILLENBERGER: But there was</p> <p>11 notice of the public meeting sent to neighbors?</p> <p>12 MR. MAHAJAN: Yes. Absolutely. We</p> <p>13 sent that out. We have all the records, the</p> <p>14 affidavit was signed. We have all the receipts</p> <p>15 and everything.</p> <p>16 CHAIRMAN CASHMAN: Do you know, Rob,</p> <p>17 the history of this? Did they move in and they</p> <p>18 weren't aware that they needed a special use</p> <p>19 permit?</p> <p>08:25:44PM 20 MR. MC GINNIS: I just found out they</p> <p>21 moved in this afternoon. So this was brand-new</p> <p>22 on my radar. We got a confirmation. I was just</p> | <p style="text-align: center;">28</p> <p>1 say?</p> <p>2 MS. CRNOVICH: I don't see it unless</p> <p>3 I'm missing something. It's on page 292 of the</p> <p>4 zoning book.</p> <p>5 MR. KRILLENBERGER: I just moved --</p> <p>6 MS. MC MAHON: I'm just confirming that</p> <p>7 what she doesn't see is that educational</p> <p>8 tutoring services is a permitted use for the</p> <p>9 special use.</p> <p>08:27:20PM 10 MS. CRNOVICH: So I would imagine</p> <p>11 something like this would need a text amendment?</p> <p>12 MR. KRILLENBERGER: I don't have my</p> <p>13 code book, but I am going by what Chan put</p> <p>14 together. And it does say, Power to amend this</p> <p>15 Code is not an arbitrary one but one that may be</p> <p>16 exercised only when the public good demands or</p> <p>17 requires the amendment to be made.</p> <p>18 And then he goes on to say that</p> <p>19 there is a number of conditions, including that</p> <p>08:27:50PM 20 there be a public benefit that it contribute to</p> <p>21 the general welfare. Well, it seems to me like</p> <p>22 a tutoring service that does robotics is great.</p> |
| <p style="text-align: center;">27</p> <p>1 confirming he would be here tonight.</p> <p>2 MR. MAHAJAN: So we have been working</p> <p>3 directly with Chan.</p> <p>4 MS. CRNOVICH: Another question for</p> <p>5 Rob. I'm looking at Section 6-106, Permitted</p> <p>6 Uses and Special Uses for the 02 District. Now,</p> <p>7 is this a special use? And if so, under what</p> <p>8 definition? Because it says here, Educational</p> <p>9 tutoring services.</p> <p>08:28:19PM 10 MR. MC GINNIS: Okay. That's what Chan</p> <p>11 has got on his summary here.</p> <p>12 MS. CRNOVICH: Right.</p> <p>13 MR. MC GINNIS: Special use permit to</p> <p>14 allow educational tutoring services in the 02</p> <p>15 limited office district.</p> <p>16 MS. CRNOVICH: Am I missing something?</p> <p>17 I don't see it in --</p> <p>18 MS. MC MAHON: It's right on the memo.</p> <p>19 MS. CRNOVICH: I'm looking in the</p> <p>08:28:37PM 20 zoning book, page 292, under special uses for</p> <p>21 that district for 02.</p> <p>22 MR. KRILLENBERGER: And what does it</p> | <p style="text-align: center;">29</p> <p>1 MS. CRNOVICH: I agree with you</p> <p>2 totally. But I'm wondering if this requires a</p> <p>3 different application. I don't see this under a</p> <p>4 special use.</p> <p>5 MR. MC GINNIS: Chairman, we are going</p> <p>6 to need to continue this.</p> <p>7 CHAIRMAN CASHMAN: I would agree with</p> <p>8 Julie. I was looking to see if there was</p> <p>9 something close to educational uses before.</p> <p>08:28:18PM 10 MR. MC GINNIS: It's not listed as a</p> <p>11 permitted special use. So the letter of the</p> <p>12 code, it would require a text amendment in</p> <p>13 addition to the special use.</p> <p>14 CHAIRMAN CASHMAN: Right. So we can</p> <p>15 continue this to the next meeting so we can</p> <p>16 possibly amend the application.</p> <p>17 I don't know if you understand</p> <p>18 that, sir, basically under the listing of what</p> <p>19 are considered permitted special uses in that</p> <p>08:28:42PM 20 district --</p> <p>21 MR. MAHAJAN: Yes.</p> <p>22 CHAIRMAN CASHMAN: It's not listed in</p> |

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| <div>30</div> <div> <div>1</div> <div>any of the uses. We have music school, yoga</div> <div>2</div> <div>instruction, child daycare centers, other ones.</div> <div>3</div> <div>Since this is not listed there, the question is</div> <div>4</div> <div>do we need to do a text amendment and modify and</div> <div>5</div> <div>add it as a use under the district.</div> <div>6</div> <div>MR. MAHAJAN: Got you.</div> <div>7</div> <div>CHAIRMAN CASHMAN: And then review the</div> <div>8</div> <div>use as a special use permit.</div> <div>9</div> <div>MR. MAHAJAN: I see. Okay.</div> <div>08:29:06PM 10</div> <div>CHAIRMAN CASHMAN: So my intent will be</div> <div>11</div> <div>we will continue this, but I want to first see</div> <div>12</div> <div>if we have any more questions before we continue</div> <div>13</div> <div>it.</div> <div>14</div> <div>MS. CRNOVICH: I would like to see a</div> <div>15</div> <div>copy of the original ordinance for the building.</div> <div>16</div> <div>Is that possible?</div> <div>17</div> <div>MR. MC GINNIS: I will make sure that</div> <div>18</div> <div>goes out.</div> <div>19</div> <div>MS. CRNOVICH: Thank you. Sometimes</div> <div>08:29:23PM 20</div> <div>there is, when an ordinance is given for a</div> <div>21</div> <div>building, there is certain conditions of what</div> <div>22</div> <div>can go in and cannot go in, and I think that</div> </div> | <div>32</div> <div> <div>1</div> <div>STATE OF ILLINOIS)</div> <div></div> <div>) ss.</div> <div>2</div> <div>COUNTY OF DU PAGE)</div> <div>3</div> <div></div> <div>4</div> <div>I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>5</div> <div>do hereby certify that I am a court reporter</div> <div>6</div> <div>doing business in the State of Illinois, that I</div> <div>7</div> <div>reported in shorthand the testimony given at the</div> <div>8</div> <div>hearing of said cause, and that the foregoing is</div> <div>9</div> <div>a true and correct transcript of my shorthand</div> <div>10</div> <div>notes so taken as aforesaid.</div> <div>11</div> <div></div> <div>12</div> <div></div> <div>13</div> <div></div> <div>14</div> <div>Janice H. Heinemann CSR, RDR, CRR</div> <div></div> <div>License No 084-001391</div> <div>15</div> <div></div> <div>16</div> <div></div> <div>17</div> <div></div> <div>18</div> <div></div> <div>19</div> <div></div> <div>20</div> <div></div> <div>21</div> <div></div> <div>22</div> <div></div> </div> |
| <div>31</div> <div> <div>1</div> <div>will be helpful.</div> <div>2</div> <div>MR. MAHAJAN: Okay. Okay. Well, thank</div> <div>3</div> <div>you for your time. I appreciate it.</div> <div>4</div> <div>CHAIRMAN CASHMAN: Okay. Thank you</div> <div>5</div> <div>very much, appreciate it.</div> <div>6</div> <div>So I need a motion to continue this</div> <div>7</div> <div>to the December 14 meeting.</div> <div>8</div> <div>MR. KRILLENBERGER: I so motion.</div> <div>9</div> <div>MS. CRNOVICH: Second.</div> <div>10</div> <div>CHAIRMAN CASHMAN: Anna?</div> <div>11</div> <div>MS. FIASCONE: Aye.</div> <div>12</div> <div>MR. WILLOWBEE: Aye.</div> <div>13</div> <div>MS. CRNOVICH: Aye.</div> <div>14</div> <div>CHAIRMAN CASHMAN: Aye.</div> <div>15</div> <div>MS. MC MAHON: Aye.</div> <div>16</div> <div>MR. PETERSON: Aye.</div> <div>17</div> <div>MS. RYAN: Aye.</div> <div>18</div> <div>MR. KRILLENBERGER: Aye.</div> <div>19</div> <div>CHAIRMAN CASHMAN: Thank you very much.</div> <div>20</div> <div>(Whereupon the public hearing was</div> <div>21</div> <div>continued to December 14, 2016.)</div> <div>22</div> <div></div> </div> | |

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

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
Case A-18-2016)
55th St./County Line Road -)
Hinsdale Meadows Venture, LLC)
Text Amendment to Section 3-106:)
Special Uses, to allow a Planned)
Development in any single-family)
residential district, subject to)
the issuance of a special use)
permit, and subject to a minimum)
lot area of 20 acres.)

REPORT OF PROCEEDINGS had and testimony taken at the continued public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 9th day of November, 2016, at the hour of 8:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. JIM KRILLENBERGER, Member;
MS. LAURIE MC MAHON, Member;
MR. SCOTT PETERSON, Member;
MS. MARY RYAN, Member;
MR. MARK WILLOWBEE, Member.

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| <p style="text-align: right;">184</p> <p>ALSO PRESENT:</p> <p>MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;</p> <p>MR. MICHAEL A. MARRS, Village Attorney;</p> <p>MR. EDWARD R. JAMES, Edward R. James Companies;</p> <p>MR. MICHAEL BALAS, Edward R. James Companies;</p> <p>MR. TERRENCE J. SMITH, BSB Design;</p> <p>MR. ERIC RUSSELL, KLOA;</p> <p>MR. RICHARD TURK; President, Corley Communities;</p> <p>MR. MICHAEL MEISSNER, Architect;</p> <p>MR. DENNIS PARSONS, Architect;</p> <p>MR. JOHN BUCHELERES;</p> <p>MS. KRISTIN EDSTROM;</p> <p>MS. MAUREEN HANSON.</p> <p style="text-align: center;">* * *</p> | <p style="text-align: right;">186</p> <p>1 MS. CRNOVICH: Aye.</p> <p>2 MR. WILLOWBEE: Aye.</p> <p>3 MS. FIASCONE: Aye.</p> <p>4 CHAIRMAN CASHMAN: Okay.</p> <p>5 Hello, Mr. James. We are back</p> <p>6 again. I appreciate, we have a lot of</p> <p>7 information to go through, I appreciate the</p> <p>8 information you sent us in response to our</p> <p>9 meeting in October and look forward to your</p> <p>08:31:21PM 10 presentation. A couple things just to clarify.</p> <p>11 So this is a copy of what you are going to be</p> <p>12 presenting, is that correct?</p> <p>13 MR. JAMES: Yes, correct.</p> <p>14 CHAIRMAN CASHMAN: Okay, good. Thank</p> <p>15 you.</p> <p>16 And just something I would like you</p> <p>17 to focus on, if there is something in here</p> <p>18 that's different than in our packet, if you</p> <p>19 could just try to highlight that so that we,</p> <p>08:31:42PM 20 because we basically have now --</p> <p>21 MR. JAMES: You should have 3.</p> <p>22 CHAIRMAN CASHMAN: -- in some cases 3</p> |
| <p style="text-align: right;">185</p> <p>1 CHAIRMAN CASHMAN: Our next order of</p> <p>2 business is case A-18-2016, 55th Street and</p> <p>3 County Line Road, Hinsdale Meadows Venture, LLC,</p> <p>4 Text Amendment to Section 3-106: Special uses</p> <p>5 to allow a Planned Development in any single-</p> <p>6 family residential district, subject to the</p> <p>7 issuance of a special use permit and subject to</p> <p>8 a minimum lot area of 20 acres.</p> <p>9 This is continuing our public</p> <p>08:30:31PM 10 hearing from October 12, 2016. Do we need to</p> <p>11 vote to reopen it?</p> <p>12 MR. MARRS: Yes. If we could have a</p> <p>13 motion and second to reopen the public hearing.</p> <p>14 MS. MC MAHON: So moved.</p> <p>15 MR. WILLOWBEE: I will second. Yes.</p> <p>16 CHAIRMAN CASHMAN: Okay, I had a</p> <p>17 second.</p> <p>18 Jim?</p> <p>19 MR. KRILLENBERGER: Aye.</p> <p>08:29:44PM 20 MS. RYAN: Aye.</p> <p>21 MR. PETERSON: Aye.</p> <p>22 MS. MC MAHON: Aye.</p> | <p style="text-align: right;">187</p> <p>1 versions of the same information, the original</p> <p>2 packet, the presentation last month, your</p> <p>3 follow-up; so actually four pieces and then</p> <p>4 this.</p> <p>5 MR. JAMES: Right.</p> <p>6 CHAIRMAN CASHMAN: So I will also try</p> <p>7 to jump in if I see something that I think is</p> <p>8 different from before.</p> <p>9 MR. JAMES: Okay. I hope there isn't.</p> <p>08:32:06PM 10 CHAIRMAN CASHMAN: And then do we need</p> <p>11 to swear in anyone else who may speak on this</p> <p>12 matter.</p> <p>13 MR. MARRS: I know some people stood</p> <p>14 during the last hearing. I know some were sworn</p> <p>15 in last meeting. But if we could just have</p> <p>16 anyone who is going to speak on this, stand.</p> <p>17 CHAIRMAN CASHMAN: I thought Mr. James</p> <p>18 was going to talk on the last matter. So,</p> <p>19 please, if you could, appreciate it.</p> <p>08:32:41PM 20 (Audience sworn en masse.)</p> <p>21 MR. JAMES: Good evening. My name is</p> <p>22 Edward James. And I'm here this evening with</p> |

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| <p style="text-align: center;">188</p> <p>1 Mike Balas, our Vice President of Finance of 2 Edward R. James Companies; Eric Russell, our 3 traffic consult with KLOA; and Terry Smith, Land 4 Planner from BSB Design.</p> <p>5 In our previous meetings in some of 6 those books that you referenced, Mr. Chairman, 7 we discussed specifics of a proposed plan 8 including the formal application, property 9 background information, the proposed text 10 amendment, special use criteria, permit 11 criteria, building and lot coverage, FAR, and 12 the home elevations, and floor plans.</p> <p>13 We also presented reports from our 14 market consultants, Tracy Cross & Associates, 15 who underscored the growing demand for the type 16 of age-targeted housing we are presenting. We 17 also discussed the findings of our physical 18 impact consultant, Teska Associates, showing net 19 positive impacts to the Village and each of the 20 school districts.</p> <p>21 And then we presented our traffic 22 impact and report and that is in the book. And</p> | <p style="text-align: center;">190</p> <p>1 Village, and the residents. The proposed 2 housing configuration, restrictive use 3 covenants, price points, size, and the 4 self-selection these characteristics provide 5 will negate any necessity to impose formal age 6 restrictions, something -- I will show values 7 on that later on. I'll explain what I'm saying.</p> <p>8 We feel the land is appropriate for 9 this type of use. The parcel's ability to 10 handle and support a low-density detached 11 cluster single-family and duplex home with 12 1st floor master bedrooms in a location within 13 the Hinsdale Village limits provides a unique 14 opportunity to enable Hinsdale residents to 15 choose this type of housing that is not 16 available elsewhere in the Village in this size 17 and price range.</p> <p>18 And so what's happening, in 19 essence, is that the communities nearby are 20 providing this type of housing, and the Hinsdale 21 residents are being literally -- I'm not going 22 to say forced -- but they have to choose to go</p> |
| <p style="text-align: center;">189</p> <p>1 we have our traffic consultant here again this 2 evening, here with us this evening, Eric 3 Russell, who will be glad to answer any 4 questions at the appropriate time.</p> <p>5 Tonight I would like to address two 6 issues. They are having to do with density in 7 the context of housing and a comparison of 8 advantages of age-targeted versus age-restricted 9 homes. We hope our testimony tonight combined 10 with the information previously presented will 11 provide the basis for a positive recommendation 12 based on the following conclusions: The 13 proposed amendment, amended plan, addresses a 14 real and growing need within the Hinsdale 15 community for this type of living and 16 life-style.</p> <p>17 The use of this property in 18 response to this community need will offer 19 substantial and tangible benefits to the 20 Hinsdale residents now and in the future. There 21 are no material negative impacts and, in fact, 22 substantial positive benefits to the schools,</p> | <p style="text-align: center;">191</p> <p>1 elsewhere to find the housing to suit, suit 2 their needs.</p> <p>3 So here is what we are going to 4 be -- It's hard to see, darn it. Well, this is 5 the index; and I will just keep on going. Here 6 we go the zoning request. You have already 7 covered that in the body of your opening 8 comments. But we are looking for a text 9 amendment plus approval of the zoning of the 10 PUD, PD plan. And it's already been discussed 11 what that includes.</p> <p>12 If this is an age-targeted plan, it 13 includes 44 buildings, 1.8 units per acre, 14 59 units, or 2.4 units per acre, 29 detached 15 single-family homes. The minimum lot size, 16 10,000 and an average lot size of 12,285 feet. 17 30 duplex homes with a combined lot size of 18 17,920 feet with a minimum combined lot size of 19 15,000. It's fee simple ownership and there are 20 two parks, common open space and a sidewalk 21 connection to Katherine Legge park.</p> <p>22 The basement configurations on</p> |

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| <p style="text-align: center;">192</p> <p>1 these homes, we have standard basements, we have</p> <p>2 lookout basements, English basements with</p> <p>3 windows only, and then some full walkout</p> <p>4 basements. And if you look at the chart at the</p> <p>5 bottom, you will see that we have 24 homes with</p> <p>6 standard basements, 19 with lookout, 16 with</p> <p>7 walkout, for a total of 59.</p> <p>8 So the discussion items tonight are</p> <p>9 density. Density having to do with buildings,</p> <p>10 population, student generation, traffic</p> <p>11 generation, and open space. And then the next</p> <p>12 subject would be age-restricted versus age-</p> <p>13 targeted communities. And we will talk about</p> <p>14 the demand for age-targeted homes, age-targeted</p> <p>15 community design, student generation from</p> <p>16 age-targeted communities, pricing</p> <p>17 considerations, and research data.</p> <p>18 So here is -- and then in your</p> <p>19 slides it just -- we are going to bullet point</p> <p>20 these, and then we will have a comparison slide</p> <p>21 at the end of each subject. We will be</p> <p>22 increasing the number of buildings, actual</p> | <p style="text-align: center;">194</p> <p>1 children.</p> <p>2 Traffic generation. Under the</p> <p>3 current R-2, the estimated AA, Average Annual</p> <p>4 daily trips from the R-2 district, is estimated</p> <p>5 at 410 trips per day. Hinsdale Meadows being</p> <p>6 age-targeted would generate estimated 276 trips</p> <p>7 per day. That's a decrease of 134 or a</p> <p>8 33 percent decrease in traffic even though we</p> <p>9 have increased the number of buildings per acre.</p> <p>10 But we have reduced the population, we have</p> <p>11 reduced the number of children, and we are</p> <p>12 reducing the traffic.</p> <p>13 Open space. Open space under the</p> <p>14 existing plan -- And there is all kinds of</p> <p>15 definitions in open space in your zoning</p> <p>16 ordinance, common open space, private open</p> <p>17 space, and combinations. And I might add here,</p> <p>18 the numbers I'm giving you, the open space</p> <p>19 numbers, and later on some tax numbers, some</p> <p>20 school benefit numbers, have all been reviewed</p> <p>21 and approved. And we are in agreement with the</p> <p>22 Village and school board officials. In other</p> |
| <p style="text-align: center;">193</p> <p>1 physical buildings on the property, from 36 to</p> <p>2 44. That's an increase of 8 units. At 36, it's</p> <p>3 1.47 buildings per acre. At 44 buildings on the</p> <p>4 site, it's 1.8 buildings per acre. That's a 22</p> <p>5 percent increase. But that increase, that</p> <p>6 increase brings along the following benefits:</p> <p>7 The estimated population and student generation</p> <p>8 from the empty-nester, age-targeted homes. The</p> <p>9 population under the R-2 was estimated to be 129</p> <p>10 people. The Hinsdale Meadows PD, the population</p> <p>11 would be estimated at 124 people. That's a</p> <p>12 decrease of 5 or a decrease of 4 percent.</p> <p>13 The student generation from the</p> <p>14 current R-2 zoning would be 29 students for the</p> <p>15 District 181 and 8 students for District 86, the</p> <p>16 high school district. The PD, Hinsdale Meadows</p> <p>17 PD, would have 4 children estimated in</p> <p>18 District 181. That's a decrease of 25 or a</p> <p>19 decrease of 86 percent. The District 86 high</p> <p>20 school would have 8 in the R-2 category where</p> <p>21 it's zoned now. Hinsdale Meadows would have 2,</p> <p>22 that's a decrease of 6 or 75 percent less</p> | <p style="text-align: center;">195</p> <p>1 words, we are not presenting figures here, these</p> <p>2 are not just our figures. These open space</p> <p>3 figures have been reviewed and approved with</p> <p>4 your staff and in terms of definition and what</p> <p>5 have you.</p> <p>6 The current plan shows</p> <p>7 381,307 square feet of open space. The proposed</p> <p>8 plan the Hinsdale Meadows PD will have</p> <p>9 522,183 square feet. That's an increase of</p> <p>10 140,876 square feet or 37 percent more open</p> <p>11 space.</p> <p>12 Now, if you look at the map, you</p> <p>13 will probably be able to see just why. On the</p> <p>14 left side of the screen, you see this is the way</p> <p>15 the land is zoned right now. All of the land is</p> <p>16 platted into individual private lots. If you</p> <p>17 look at the proposed plan, you see the yellow</p> <p>18 sections up in the corner at 55th and County</p> <p>19 Line, you see the center section in the center</p> <p>20 of all of the duplex homes, then you see another</p> <p>21 section off to the right coming in off of 55th</p> <p>22 Street. And so we are very comfortable with the</p> |

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| <p style="text-align: center;">196</p> <p>1 added space. That's the benefit again, even 2 though we have increased the number of buildings 3 by 22 percent, we still have an increase of open 4 space of 37 percent, not otherwise available in 5 the current plan. 6 Now, these numbers, as I said, for 7 the annual District 181 fiscal impact comparison 8 are as follows: The property tax revenue under 9 the proposed plan is \$514,000 -- Excuse me. Let 10 me go back up. The estimated proposed children 11 in District 181 are 4 compared to the current 12 zoning of 29. The property tax revenue under 13 the current zoning is 429,000 compared to 14 413,000. The total revenue would be 520,000 for 15 the proposed plan compared with 473,000. That's 16 an increase of \$122,000 or a 31 percent increase 17 from the proposed plan to District 181 by virtue 18 of the fewer students, more units, and the tax 19 revenue resulting from the taxes. 20 The annual increase in the high 21 school district is not as great, but it's still 22 there. The total revenue for the proposed plan</p> | <p style="text-align: center;">198</p> <p>1 and it would be a smaller car; but I don't think 2 the Maserati just by virtue of being more dense 3 in the garage or being smaller would depreciate 4 the value of the larger limousine next to it or 5 Cadillac or whatever it might be. 6 So density is a word that when you 7 use it you have got to understand the component 8 parts of the word. It's just not -- Dense 9 isn't bad. Some of the richest and most 10 valuable real status in the country today 11 anywhere is the highest density, whether it be 12 Park Avenue in New York or Champs Elysees in 13 France or Lakeshore Drive in Chicago. 14 So now let's go back to the 15 estimated annual benefits to the Village of 16 Hinsdale. It's a \$14,000 increase in Village 17 net taxes or about 17 percent. So here is a 18 comparison sheet that if you want to look at it 19 it has everything. You have got a reduction of 20 134 traffic trips on a daily basis, that's 21 33 percent less. 22 Population. Total population,</p> |
| <p style="text-align: center;">197</p> <p>1 is 288,000 compared to 254 under the current 2 plan. That's an increase of \$33,000 per year or 3 13 percent. Now, mind you, I'm talking about 4 density here. When people say, We are going to 5 increase the density, the houses, the building 6 is, the plan, whatever it is is too dense, well, 7 look at the benefits that have come from this 8 word density. You have got 13 percent, 9 31 percent increases in revenue to the high 10 school and grade school district. You have 11 33 percent less traffic. You have a volume of 12 100 some thousand square feet of open space that 13 you didn't even have under the current plan. So 14 when you use the word density, density has to be 15 looked into and determined just what do you mean 16 by dense. 17 I sometimes use the idea if you had 18 a two-car garage and you had one car in the 19 garage, and it was a big limousine of some sort, 20 Cadillac, Lincoln, whatever, and you brought one 21 of the local Maserati cars and put it next to 22 it, you would have more density in that garage</p> | <p style="text-align: center;">199</p> <p>1 129 versus 124, 4 percent less population. 2 86 percent less fewer students at District 181 3 and 75 percent fewer students in the high school 4 district. 5 In the tax revenue area, you have 6 got an increase in the estimated taxes to the 7 District 181 of \$122,000 on an annual basis or 8 31 percent positive impact. The high school 9 District 86, 33,000 net increase or 13 percent 10 positive impact. And Hinsdale itself the, 11 Village tax revenues, \$14,000 increase and a 12 13 percent positive impact. That, mind you, is 13 all with increasing the density of our project. 14 But it's a different type of 15 product. And so the word density has to be 16 looked into when you just -- You can't just 17 say, well, it looks too dense. There are 18 benefits from density. 19 Open space. Here is a comparison. 20 381,000 square feet of open space versus 522,000 21 in the proposed plan. 37 percent increase in 22 open space. Now, here is one that is really</p> |

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| <p style="text-align: right;">200</p> <p>1 something. In the common open space of the</p> <p>2 existing plan, you have 1751 square feet.</p> <p>3 That's miscellaneous land here along the parkway</p> <p>4 or what have you compared to 97,863 square feet</p> <p>5 or a 98 percent increase in open space, which</p> <p>6 the residents can use. They can walk to it.</p> <p>7 They can enjoy the park atmosphere. The</p> <p>8 grandchildren can go over there. You drive by</p> <p>9 and you are not seeing homes, you are seeing</p> <p>10 open space, not just lot after lot, street after</p> <p>11 street, driveway after driveway.</p> <p>12 Stormwater management. The</p> <p>13 stormwater management pond that was put in for</p> <p>14 the 36-unit plan that is currently zoned under</p> <p>15 R-2 will satisfy the additional density of our</p> <p>16 project. We have chosen not to convert the pond</p> <p>17 to a wetland. And we will pay the Village, or</p> <p>18 whoever it is, a \$150,000 fee.</p> <p>19 Now, why are we doing that? Well,</p> <p>20 first of all, since we put that pond in many</p> <p>21 years ago, I have not heard or ever been</p> <p>22 called -- and I have asked -- heard about any</p> | <p style="text-align: right;">202</p> <p>1 MR. JAMES: -- talked about a dog park.</p> <p>2 And we picked up on it. And surprisingly, when</p> <p>3 I was reading some information on the KB house,</p> <p>4 King Bruwaert, they just decided they are going</p> <p>5 to put a dog park in on the southeast corner of</p> <p>6 their property for their residents.</p> <p>7 Well, we looked at the dog park.</p> <p>8 And I came out and looked at a possible site</p> <p>9 that was recommended. It's at the southwest</p> <p>10 corner of KLM park. As you come into the</p> <p>11 entrance, on your right there is a big open</p> <p>12 space. You can see on the left is the aerial.</p> <p>13 And on the right, this is what it looks like.</p> <p>14 And the parking lot is just on the upper part of</p> <p>15 the picture is close by so people could drive</p> <p>16 over there, get out of their car, walk a few</p> <p>17 feet and be in the dog park.</p> <p>18 Now, we didn't have a design of the</p> <p>19 dog park last week or last meeting; but we do</p> <p>20 now. And we propose a dog park design would be</p> <p>21 about 75 feet wide by about 150 feet long. And</p> <p>22 that means that a dog can get up a good head of</p> |
| <p style="text-align: right;">201</p> <p>1 downstream flooding from the runoff from this</p> <p>2 property. So the pond has been doing what it</p> <p>3 should do, and I would prefer not to convert it</p> <p>4 to a wetland because I don't know whether a</p> <p>5 wetland will hold back the water as well as a</p> <p>6 detention pond.</p> <p>7 And in addition, looking at a</p> <p>8 detention pond we think is a much nicer feature</p> <p>9 to look at than wetland and with all the</p> <p>10 mosquitoes and whatever else come from them.</p> <p>11 But anyway, that's just our feeling. But we are</p> <p>12 going to retain the detention pond. And the</p> <p>13 only additional work that we have to do on it, I</p> <p>14 think we have to raise the overflow outfall by</p> <p>15 about 4 inches and maybe some other minor</p> <p>16 things. But it's a minor adjustment, but it has</p> <p>17 sufficient capacity to handle our increased</p> <p>18 density.</p> <p>19 At the last meeting somebody -- and</p> <p>20 maybe it was the chairman, I'm not sure --</p> <p>21 talked about --</p> <p>22 CHAIRMAN CASHMAN: Of course, blame me.</p> | <p style="text-align: right;">203</p> <p>1 steam, run, and not all of a sudden hit a fence.</p> <p>2 And he or she can get the exercise they need.</p> <p>3 And yet, the dog isn't that far away from the</p> <p>4 owner.</p> <p>5 Now, if you look up in the left</p> <p>6 upper left-hand corner, you will see the gate</p> <p>7 mechanism. I'm going to change slides, and you</p> <p>8 will see what we have done here. I hope, yes.</p> <p>9 Okay. Up on the upper left, we have a double</p> <p>10 gate entry. The owner and the dog come into the</p> <p>11 first section and the gate closes behind them.</p> <p>12 The gate to the dog -- to the run area is</p> <p>13 closed. And so now they walk in, and they go</p> <p>14 into the -- open the gate, go into the dog area.</p> <p>15 And any dogs that may be in that running area</p> <p>16 couldn't get out of that gate. And if they did,</p> <p>17 they would still be locked into the little</p> <p>18 vestibule area there. And there, so we</p> <p>19 eliminate the idea or the chance for dogs</p> <p>20 getting out on the street or escaping. And we</p> <p>21 have two such areas. You can see in there and</p> <p>22 down to the lower left is the dog area. Then</p> |

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| <p style="text-align: center;">204</p> <p>1 you will see where we cut the squares off. We</p> <p>2 have angled the corners so that the dogs don't</p> <p>3 get caught in the corner and what have you, and</p> <p>4 it's hard to maintain. So we are very excited</p> <p>5 about that, and we think it's a good feature.</p> <p>6 Now, we talk about age-restricted</p> <p>7 versus age-targeted homes. We put in a couple</p> <p>8 of things for you to look at. And the baby</p> <p>9 boomers are driving the housing market. That's</p> <p>10 the 1960 people to whatever age they are. But</p> <p>11 they are the ones that are driving this market</p> <p>12 right now. They are the ones that are ready to</p> <p>13 purchase these age-targeted homes. This slide</p> <p>14 shows you there are 67 million 55 plus</p> <p>15 homeowners, 55 percent -- 55 percent of whom</p> <p>16 plan to move one or more times. It's an</p> <p>17 impressive 27 million people. 19 million of</p> <p>18 those plan to buy a home and nearly 8 million</p> <p>19 expect to move within the next four years.</p> <p>20 And here is the No. 1 ranking</p> <p>21 reason why they want to purchase or move. To</p> <p>22 change their home layout ranks highest. Clearly</p> | <p style="text-align: center;">206</p> <p>1 they total 772 units and produced 25 K through 8</p> <p>2 students and 11 high school students. So we</p> <p>3 estimate that the Hinsdale Meadow students would</p> <p>4 be 4 and the high school would be 2. And if you</p> <p>5 look to the second column to the right from the</p> <p>6 right, not one of these is age restricted; they</p> <p>7 are all age targeted. So it's a self-selection</p> <p>8 process.</p> <p>9 For the same amount of money that</p> <p>10 they can purchase in Hinsdale Meadows, they</p> <p>11 would prefer to purchase a single-family home</p> <p>12 with no lot use restriction, a private yard, a</p> <p>13 neighborhood with children, where the mom could</p> <p>14 watch them, the kids running next door, and back</p> <p>15 and forth. That isn't the case in age-targeted</p> <p>16 communities.</p> <p>17 Now, the age-targeted versus age-</p> <p>18 restricted based on the Tracy Cross letter of</p> <p>19 May 26, '16, the Survey and market data indicate</p> <p>20 that 27 to 35 percent of 55 and older aged</p> <p>21 buyers would consider buying in an</p> <p>22 age-restricted community. Only 27 to</p> |
| <p style="text-align: center;">205</p> <p>1 a hybrid of not only the need to get rid of the</p> <p>2 stairs but a desire to get rid of them. So the</p> <p>3 age-targeted homes that we are proposing, every</p> <p>4 home in our development would have a 1st floor</p> <p>5 master bedroom. You could live totally on the</p> <p>6 1st floor. You will have 2 bedrooms upstairs.</p> <p>7 The maintenance, the lawn, and the snow plowing,</p> <p>8 all exterior maintenance is taken care of by the</p> <p>9 homeowners. There is a homeowners' declaration,</p> <p>10 which was given to you last week. And you can</p> <p>11 see under the lot use restrictions all of the</p> <p>12 limitations that are placed on what they can and</p> <p>13 cannot do on their lot. And there is more</p> <p>14 common open space, which wasn't even available</p> <p>15 to any extent in the existing plan.</p> <p>16 Now, this is an interesting slide.</p> <p>17 We surveyed 11 communities. And they are</p> <p>18 listed, the Savoy Club, Field Stone Club,</p> <p>19 Chasemoor, Lake Ridge Club, Burr Ridge Club,</p> <p>20 Heatherfield, Fox Meadow, Hibbard Gardens, Royal</p> <p>21 Ridge, Regent Woods, Westgate, Armour Woods</p> <p>22 Hibbard Gardens, Royal Ridge, Regent Woods. And</p> | <p style="text-align: center;">207</p> <p>1 30 percent. So we have just lost 70 percent of</p> <p>2 our market. Age restricting the community would</p> <p>3 limit the target market and exclude potential</p> <p>4 new residents.</p> <p>5 Age restrictive, if you understand</p> <p>6 it, is really -- You will find them in warmer</p> <p>7 climates. They are large communities. They</p> <p>8 have golf courses. They have clubhouses. They</p> <p>9 have a life-style that goes with the older</p> <p>10 people who want that type of living. Hinsdale</p> <p>11 Meadows and all of the projects in this area are</p> <p>12 not that kind of a project.</p> <p>13 Now, the question has risen is this</p> <p>14 a way for young people or families with children</p> <p>15 to come into Hinsdale and take advantage of the</p> <p>16 excellent school system. Well, in 2014 the</p> <p>17 median sales price for single-family homes in</p> <p>18 Hinsdale, just Hinsdale, \$893,055. In 2015, it</p> <p>19 was 930,000. In January to September through</p> <p>20 2016, it was \$1,012,499. Now, this is MLS data.</p> <p>21 It's right off the charts. You can see it and</p> <p>22 I've got it right here. Hinsdale Meadows,</p> |

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| <p style="text-align: center;">208</p> <p>1 average price for the single-family home, 2 \$1,145,000 plus the options. Hinsdale Meadows 3 duplex is 935,000 plus the options. If you take 4 those numbers from the MLS and compare them to 5 our average price, in 2014 68 percent of the 6 homes sold in Hinsdale were lower priced -- the 7 median, the median price, was lower than our 8 single-family price. In 2015, it was 9 63 percent, almost 64. In January to 10 September of 2016, it was 61 percent less. 11 Taking the duplex unit, same years, 12 average price 935 compared to the single family, 13 58 percent of the homes sold, closed in 14 Hinsdale, were below our average price. In 15 2015, it was 54 percent. In January through 16 September of 2016, it was 48 percent. So we 17 have no worry or no qualm about people moving 18 into Hinsdale Meadows just to take advantage of 19 a lower-priced unit and get into the schools 20 when they can buy from 58, 48 if you take this 21 year, to 58 or 61 to 68 percent of homes sold 22 and get a single family house and have a family</p> | <p style="text-align: center;">210</p> <p>1 on property decreases housing prices by 2 17.9 percent from April -- May of 2005 to 3 April 2006. And you know that was the height of 4 the real estate market. That's before the 2008 5 downturn. Talk about a 17.9, the reduction of 6 2 percent was experienced from May 2006 to 7 May 2007. 8 So what we would be doing if age 9 restriction is imposed on this project would be 10 saying that Hinsdale Meadows will be age 11 restricted, the seller or the purchaser, the 12 seller when he goes to sell, would be the only 13 home among all that I listed, the 11 nearby 14 communities, developments, here and elsewhere, 15 where they would be a deed restriction. They 16 would suffer a financial loss just by virtue of 17 limiting their market, reducing the marketplace. 18 So that's why we don't think it's good for the 19 developer to offer that, and we know it's not 20 good for the purchaser who some day, we'll be 21 long gone, 5, 10 years, whatever it might be, he 22 or she will be faced with selling a house and,</p> |
| <p style="text-align: center;">209</p> <p>1 situation and more conducive to raising 2 children, having families with children. 3 Now, here is something interesting 4 that we didn't realize. But we looked it up and 5 we have several reports on this. And the 6 research study shows -- And this is the "Effect 7 of Age Restrictions on Housing Prices." And we 8 have just made it easy for you to read. The 9 research study indicates that about a 6 percent 10 price reduction for age-restricted home. 11 Now, if you were going to buy a 12 house and you had two homes to look at, and one 13 house had a deed restriction and the other house 14 didn't have a deed restriction, and everything 15 else was similar, most likely you would say, 16 Well, I would rather have no deed restriction. 17 I want to sell who I want to sell to, and I 18 don't want to be restricted. 19 Let me expand on that. Here is 20 another report, and it's done by the professors 21 at Florida Atlantic University and some others. 22 This says, We find that imposing age restriction</p> | <p style="text-align: center;">211</p> <p>1 according to these studies, suffering a discount 2 compared to other similar type homes. 3 Now, here is a real-life story. 4 This is Mallinckrodt College in Wilmette. It 5 was converted to what was called Mallinckrodt in 6 the Park. And we know it first-hand because we 7 had the contract to purchase it. And the 8 various -- I mean we literally owned it except 9 we didn't close on it. And because we are 10 Winnetka and Wilmette residents, we said, If you 11 really want to buy the building, you can go 12 ahead and buy it. And they use it for the park 13 district and community center and what have you. 14 Well, they imposed an age 15 restriction on the property. And it was not 55 16 but it was age 62. And after 5 years, the 17 developer still had 26 of the 81 total units to 18 be sold; and he lost the building. The new 19 owners came in, bought the property at a 20 substantial discount; finally got the Village to 21 reduce the age restriction from 62 to 55. They 22 slashed the prices. And then they were able to</p> |

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| <p style="text-align: center;">212</p> <p>1 sell out.</p> <p>2 But all of the other people in the</p> <p>3 building who had paid the retail price suffered</p> <p>4 an economic loss. The developer lost the</p> <p>5 building. And as the one resident said, you</p> <p>6 know, Some neighbors worried about the schools</p> <p>7 getting crowded, but there is not one child</p> <p>8 living here. If somebody is paying \$500,000 and</p> <p>9 they have kids, they will buy a house. That was</p> <p>09:06:03PM 10 back in the 1980s or '90s, whatever it was. But</p> <p>11 that's his statement then, that's not my</p> <p>12 statement. But age-targeted communities are</p> <p>13 self-policing.</p> <p>14 You wouldn't loan your children or</p> <p>15 lend them money or encourage them with their</p> <p>16 young children, your grandchildren, to live in</p> <p>17 an age-targeted community. Because they would</p> <p>18 not be able to do so many different things just</p> <p>19 by virtue of the homeowners association</p> <p>09:06:32PM 20 documents.</p> <p>21 Now, there is the thought, well,</p> <p>22 why don't we stay with the 36 single-family</p> | <p style="text-align: center;">214</p> <p>1 find a home that meets their needs.</p> <p>2 Here are some communities that we</p> <p>3 have developed over the years. Heatherfield in</p> <p>4 Glenview, age restricted. It's not age</p> <p>5 restricted, it's age targeted. This is Fox</p> <p>6 Meadow in Northfield. And you can see the</p> <p>7 architecture and the water feature. This is</p> <p>8 Hibbard Gardens. The most recently completed</p> <p>9 unit right across from Winnetka in Northfield.</p> <p>09:08:48PM 10 And it was as old 3-acre nursery. We put</p> <p>11 6 homes and I'm pleased to say I live in it, and</p> <p>12 I love it.</p> <p>13 The Awards & Recognition, I put</p> <p>14 this in because we are proud of it. We are very</p> <p>15 proud of it. We have been invited back into</p> <p>16 communities two and three times to build homes</p> <p>17 because they like what we did the first time.</p> <p>18 Hibbard Gardens took about a 15-minute</p> <p>19 presentation in front of the plan commission and</p> <p>09:09:22PM 20 the commissioners said, This is the finest-</p> <p>21 looking project I have seen; and any questions,</p> <p>22 and everybody said, Yes, can they build a second</p> |
| <p style="text-align: center;">213</p> <p>1 homes. And this article says it all, and it's</p> <p>2 not too far, it's right here in Hinsdale. This</p> <p>3 was in the Chicago Tribune. It says, "The day</p> <p>4 of the McMansion has come and gone." Now, this</p> <p>5 is an extremely large home. But if you go into</p> <p>6 Lake Forest, we go into Winnetka, and if you</p> <p>7 look at the MLS listings right here in Hinsdale,</p> <p>8 everything over a million -- between \$1.5 and</p> <p>9 \$2 million, there are 100 -- There are 53 homes</p> <p>09:07:18PM 10 on the market in Hinsdale. And the average</p> <p>11 marketing time is 197 days. Under contract,</p> <p>12 there are 2 at \$1,525,000 and the average</p> <p>13 marketing time were 240 days.</p> <p>14 Now, can you imagine putting on</p> <p>15 36 \$1.5, \$2 million, homes with that kind of a</p> <p>16 marketing time, with that kind of a backlog of</p> <p>17 unsold homes? We are just not going to do it.</p> <p>18 It's not economic. And it's not in the best</p> <p>19 interest of Hinsdale and certainly it doesn't</p> <p>09:07:57PM 20 satisfy a need of the residents in Hinsdale, who</p> <p>21 right now are having to leave -- not have to</p> <p>22 leave, but they choose to leave the community to</p> | <p style="text-align: center;">215</p> <p>1 or third one. And the meeting was over, and we</p> <p>2 moved on.</p> <p>3 But we are proud of this. We do</p> <p>4 not build cookie-cutter homes. We do not</p> <p>5 build -- I'm not going to say cheap homes.</p> <p>6 They are fairly priced and they have very nice</p> <p>7 appointments. We are extremely proud of it, and</p> <p>8 I just put this in because some people may think</p> <p>9 otherwise.</p> <p>09:09:54PM 10 Anyway, that is the end of my</p> <p>11 presentation. What I really wanted to stress</p> <p>12 here were two things. Density is not bad.</p> <p>13 Density can be good. And I think with the</p> <p>14 numbers you have seen tonight density is good.</p> <p>15 It's good in every aspect and including the fact</p> <p>16 that we increased the number of buildings per</p> <p>17 acre from 1.4 to 1.8, and we are going to give a</p> <p>18 cash bonus in tax revenue to the schools, to the</p> <p>19 Village, reduce the traffic, and all of the</p> <p>09:10:32PM 20 other issues that come with that word density.</p> <p>21 And when you get to the age-</p> <p>22 restricted or age-targeted, I do not think that</p> |

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| <p style="text-align: center;">216</p> <p>1 we will build an age-restricted project because</p> <p>2 it's going to set the future owners up for an</p> <p>3 uncompetitive position. And the way we look at</p> <p>4 our development, we have a fiduciary</p> <p>5 responsibility as a developer to not be, take</p> <p>6 the easy way out and say, Sure, if you want age</p> <p>7 restricted, you can have age restricted. Much</p> <p>8 like they did at Mallinckrodt, and we are not</p> <p>9 going to do that.</p> <p>09:11:12PM 10 Because our obligation is to sell</p> <p>11 something to our prospective home owners that</p> <p>12 will create value as it has for the last 60</p> <p>13 years that our company has been doing this. And</p> <p>14 we just can't do it in good conscience. And I</p> <p>15 don't think you would want to do it either to</p> <p>16 set up your residence, your own neighbors and</p> <p>17 residents, for a -- what do you call it -- a</p> <p>18 defective title if you want to call it that.</p> <p>09:11:41PM 19 It's not a detective title, it's just an</p> <p>20 impediment.</p> <p>21 So, anyway, that concludes and I</p> <p>22 would be glad to answer any questions. And Eric</p> | <p style="text-align: center;">218</p> <p>1 CHAIRMAN CASHMAN: Was there a full</p> <p>2 study done for the previous development, the</p> <p>3 36 homes?</p> <p>4 MR. BALAS: I believe there was.</p> <p>5 MR. JAMES: There might have been, yes.</p> <p>6 There might have been. Yes. There probably</p> <p>7 was.</p> <p>8 CHAIRMAN CASHMAN: Rob, is that</p> <p>9 something you can look into is -- I was</p> <p>09:13:07PM 10 assuming that we are just seeing like a summary</p> <p>11 of a full study. But I would be curious to see</p> <p>12 back when it was, the approved development</p> <p>13 that's there right now, whether there was a full</p> <p>14 traffic study done at that time.</p> <p>15 MR. MC GINNIS: I will look into that.</p> <p>16 MR. JAMES: It was so long ago we can</p> <p>17 look.</p> <p>18 MR. RUSSELL: I think what's important</p> <p>19 to note from, I'm sure there probably was a</p> <p>09:13:31PM 20 study, was that the access drives at Barton and</p> <p>21 Hannah were designed accordingly for that type</p> <p>22 of product in that 36-unit development. On</p> |
| <p style="text-align: center;">217</p> <p>1 Russell is here if you want to talk to him about</p> <p>2 traffic. And we have Terry Smith if you want to</p> <p>3 talk to him about land planning or other,</p> <p>4 anything else. Thank you.</p> <p>5 CHAIRMAN CASHMAN: Thank you.</p> <p>6 Actually, I would like to have your traffic</p> <p>7 consultant make a presentation.</p> <p>8 And I guess my first question, just</p> <p>9 before you get going, I believe we have only</p> <p>09:12:18PM 10 seen a summary of the traffic study. Do we have</p> <p>11 the full text of the traffic study, whole</p> <p>12 report?</p> <p>13 MR. RUSSELL: We actually haven't done</p> <p>14 a full report. What we have done is a traffic-</p> <p>15 generation statement. So it's an abbreviated</p> <p>16 type of report where we have projected the</p> <p>17 traffic generation from the project as an</p> <p>18 age-targeted type of product compared that with</p> <p>19 what the traffic generation would be from the</p> <p>09:12:41PM 20 existing approved 36-unit development as a</p> <p>21 traditional single-family development, show the</p> <p>22 differences in that regard.</p> | <p style="text-align: center;">219</p> <p>1 55th, for instance, there is a left-turn lane</p> <p>2 into the property. The two streets have been</p> <p>3 designed to accommodate the volume of traffic</p> <p>4 that a 36-unit development would generate. But</p> <p>5 then by comparison, when we look at the 59 unit</p> <p>6 age-targeted community that would generate less</p> <p>7 traffic, those same design constraints that have</p> <p>8 been already built now would more than</p> <p>9 accommodate what would be generated by the</p> <p>09:14:06PM 10 project as it's being proposed today.</p> <p>11 MS. CRNOVICH: That's a good point you</p> <p>12 brought up, Steve. And I would guess that</p> <p>13 traffic has increased from the last study, too,</p> <p>14 especially with the Oak Street bridge.</p> <p>15 CHAIRMAN CASHMAN: Oh, yes. When I was</p> <p>16 on County Line --</p> <p>17 MS. CRNOVICH: I'm sure it's probably</p> <p>18 busier.</p> <p>19 MR. RUSSELL: Yes. We have looked back</p> <p>09:14:29PM 20 at some historic numbers. Du Page County has</p> <p>21 some traffic that's on their website at the</p> <p>22 intersection of 55th and County Line. And we</p> |

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| <p style="text-align: right;">220</p> <p>1 take a look at that and kind of get an idea of 2 how that intersection is operating today. And 3 from these projections from our report as far as 4 what the traffic generation would be during 5 those peak hours, we can determine that there 6 really would be no impact to the level of 7 service, that intersection will not change. We 8 looked at the access drives into the 9 development. Being that there are two access 10 points, that provides flexibility of the 11 traffic. Regardless of which direction it goes, 12 they will be able to make the easier movement 13 out of the project. And there again, whether 14 it's a 36-unit development or 59-unit 15 age-targeted development, the level of service 16 of those driveways would not change for the two 17 different types of development products. 18 CHAIRMAN CASHMAN: How do you determine 19 that? Is it because of age in this empty-nester 20 kind of target group, that you are just not 21 getting the cycles of someone coming out of my 22 house every day, heading to work, coming back,</p> | <p style="text-align: right;">222</p> <p>1 traditional single-family home buyer, one or two 2 people will have a regular job or leave in the 3 morning during that time, come back in the 4 evening, has more of a regular type of traffic 5 pattern. Whereas as an age-targeted resident 6 may or may not be retired and would have a very 7 different -- could have a very different traffic 8 pattern. They might get up earlier and do 9 things more in the morning. They might travel 10 more during the off-peak hours. But in total, 11 they would generate less traffic because there 12 may be fewer cars. They would make fewer trips 13 because they wouldn't necessarily have that work 14 trip. That all kind of contributes to why the 15 trip generation is low. 16 We have actually surveyed some of 17 the developments that Mr. James presented, 18 Armour Woods in Lake Bluff in particular, and we 19 found first-hand just by those traffic counts 20 alone that, in fact, the numbers are lower when 21 the development is an age-targeted community 22 when compared to just a standard community.</p> |
| <p style="text-align: right;">221</p> <p>1 dropping the kids off at school, and all that? 2 So that's really the -- Because if you look at 3 their density proposal, which I have other 4 questions about that, when you are talking 124 5 versus 129, that's a pretty minor difference; 6 but you are looking at less traffic. 7 MR. RUSSELL: Yes. 8 CHAIRMAN CASHMAN: Because of that. 9 MR. RUSSELL: It's a couple different 10 things. We are presenting the total traffic, 11 total daily traffic numbers. So that's looking 12 over a 24-hour period, that's more of a product 13 of the type of age-targeted building that's 14 being proposed. A development that's not going 15 to have children, not going to have potential 16 children, that drive is likely to have fewer 17 vehicles at the house. It may be a 1 vehicle 18 household, may be a 2 vehicle household but 19 likely wouldn't be 3 or more. That contributes 20 to total traffic over the course of the day. If 21 you focus on the rush hours alone in the morning 22 and afternoon, during the weekdays, your</p> | <p style="text-align: right;">223</p> <p>1 MS. CRNOVICH: To that point, I could 2 see the traffic being lower. But then again you 3 would have twice as many units so wouldn't that 4 kind of even out? 5 MR. RUSSELL: The traffic, the trip- 6 generation rate per unit is lower. It's going 7 to be 33 to 50 percent lower than the typical 8 single-family unit. So more units doesn't 9 necessarily mean -- It does mean more traffic. 10 But in total, with the comparison with this, it 11 would still be less by about 33 percent. 12 CHAIRMAN CASHMAN: What kind of 13 happened generally -- I mean this is a concept 14 plan. That's the stage of the process we are 15 in. We are looking at a concept plan that, 16 ultimately, if it goes forward from the Plan 17 Commission, then it's to the Trustees, then at 18 some point a detailed plan would be submitted 19 and reviewed. At that time just because of this 20 development, I do think it's crucial that we 21 have a full traffic study done. The idea of 22 doing the concept review is so that Mr. James</p> |

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| <p style="text-align: center;">224</p> <p>1 and his company are not spending money -- I know 2 you're probably not happy with that, doing 3 another traffic study -- but if the project 4 wasn't going forward, why spend the time and 5 money. So I think this is a good overview. But 6 if we really get into the detail and we are 7 talking about a project that's moving forward, 8 then I really think it's important for the 9 Village.</p> <p>09:18:45PM 10 Because Julie has a good point. I 11 don't know if you are aware of it, Oak Street 12 bridge, we had this bridge that was crazy, one 13 lane, wood plank, with asphalt on top. It was a 14 one lane stoplight. That has been replaced. A 15 big concern in the community when that was done 16 and is that going to become a shortcut and are 17 people going to come off of Ogden and use it to 18 get to County Line south and the Village has 19 been monitoring that.</p> <p>09:19:08PM 20 But I think it would just be good 21 to say we could document exactly where we are at 22 as we go forward.</p> | <p style="text-align: center;">226</p> <p>1 "I would like to submit a response 2 to the question or issue raised during the 3 initial project presentation and discussion made 4 last month.</p> <p>5 "The question and concern raised 6 had to do with the inclusion and incorporation 7 of habitable basement spaces, either in walkout, 8 day light or traditional basements.</p> <p>9 "The concern as I perceived it was 10 led by the supposition that any of these forms 11 of lower level spaces would ultimately provide 12 for the use of bed rooms, or additional sleeping 13 quarters. Therefore, to minimize and restrict 14 the number of habitants, total occupants, the 15 elimination of all lower spaces would guard 16 against this.</p> <p>17 "It was suggested that concrete 18 slabs on grade would be preferable.</p> <p>19 "As a registered architect 20 practicing in our Village of Hinsdale since 21 1983, I find this approach and alternate 22 thinking draconian, un-necessary, and both a</p> |
| <p style="text-align: center;">225</p> <p>1 CHAIRMAN CASHMAN: Other questions 2 regarding traffic?</p> <p>3 Thank you very much. We might have 4 a few later, but I appreciate it.</p> <p>5 MR. RUSSELL: No problem.</p> <p>6 CHAIRMAN CASHMAN: Anyone else from the 7 applicant? If not, I wanted to open up to the 8 community to get some input from anyone who 9 would like to speak on behalf of this project.</p> <p>09:19:41PM 10 Please state your name and where 11 you live, and we welcome your input.</p> <p>12 MR. MEISSNER: Michael Meissner, 13 1405 Chanticleer Lane, Hinsdale Illinois.</p> <p>14 You may have gotten a copy of this 15 in the late afternoon hours, but I will read 16 into the record what I submitted.</p> <p>17 MR. MC GINNIS: You all have it.</p> <p>18 CHAIRMAN CASHMAN: Pardon me?</p> <p>19 MR. MC GINNIS: You all have it.</p> <p>09:20:14PM 20 MR. MEISSNER: You can follow along if 21 you'd like. 22 "To the Hinsdale Plan Commission.</p> | <p style="text-align: center;">227</p> <p>1 confiscation and an imposed penalty.</p> <p>2 "Allow me to illuminate several of 3 the reasons for my reaction.</p> <p>4 "Concrete slabs on grade are 5 tremendously uncomfortable. They are physically 6 hard on the human body. SOGs" as they are known 7 "(slabs on grade) make terribly inefficient 8 thermal envelopes, offering very, very poor 9 thermal environments and conditioned space 10 retention.</p> <p>11 "SOG's" slabs on grade "are 12 inflexible with regards to services, plumbing, 13 heating, HVAC, and electrical. The repair, 14 replacement and servicing of each are 15 considerably more expensive and in the case of 16 plumbing problems" they "may go undetected for 17 years.</p> <p>18 "In those preferable topographical 19 configurations that lend themselves to walk outs 20 English gardens and daylight lower levels, the 21 forced grading that would become required would 22 be counter to the natural flow of the land.</p> |

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| <p style="text-align: right;">228</p> <p>1 "If the real goal is to limit, 2 restrict or mitigate bed rooms in the lower 3 levels then let's address that issue as such. 4 "There are already codes in place 5 that forbid the introduction of lower level 6 habitable sleeping rooms. The required Light 7 and Ventilation mandates specific percentages of 8 a rooms area be met in both light and vent, and 9 that the window sill of a bedroom may not be 10 more than 2'6" above the finished floor. 11 "Covenants, codes and building 12 permits are the appropriate tools and safeguards 13 to restrict such uses. Do not throw the baby 14 out with the bath water!" 15 "Lower level uses such as 16 recreation areas, shops, craft, hobby, studio, 17 storage, quiet areas, and overall social, home 18 and family amenities are enormously valuable and 19 worthwhile. Restricting these will 20 significantly diminish the economic values of 21 these homes. 22 "By reference, all of the original</p> | <p style="text-align: right;">230</p> <p>1 I will be happy to respond to any 2 questions. Otherwise, thank you for your 3 indulgence. 4 CHAIRMAN CASHMAN: I do have one 5 question for you. What would be your opinion if 6 the 24 standard homes that are proposed that 7 basically could go without a basement? They are 8 not either a lookout or a walkout basement based 9 on the topography, if those were crawl spaces 10 versus full basements? 11 MR. MEISSNER: I still think if the 12 intention around that is to limit the use of 13 those spaces for bedrooms, put that in the 14 language, in the covenants of the development, 15 that it is forbade, that again in the permitting 16 process that they are not allowed. 17 In the event that someone does not 18 want a basement, then by all means a crawl space 19 is a far preferable solution than a slab on 20 grade. But I would not recommend in any way 21 losing that space. I, for one, live on a slab 22 on grade in Chanticleer. And while I had to</p> |
| <p style="text-align: right;">229</p> <p>1 Golf View homes built in the 50's by US homes 2 were" slabs on grade "and were considered to be 3 cheap homes. 4 "It is my strongest possible 5 professional recommendation that restrictive 6 covenants be employed and not an ill-conceived 7 blanket ban on basements. In my humble opinion 8 which truly would be a terrible design 9 solution!" 10 The use of crawl spaces in those 11 instances where someone does not want a basement 12 is a far preferable solution than a slab on 13 grade. And it provides for a much higher 14 quality of thermal value, acoustic value, all 15 kinds of considerations. 16 So I'm sorry to have seized on one 17 thing and made a whole story about this. But it 18 would be a very poor solution to reach the 19 concern, and that is that there are not bedrooms 20 in basements. So those can be addressed by 21 covenants and the various codes that are in 22 place.</p> | <p style="text-align: right;">231</p> <p>1 fight with the homeowners association for four 2 years to get permission to put skylights in, if 3 I ever went to the board of the homeowners 4 association and requested to put a basement 5 underneath my house, I would be tarred and 6 feathered and driven out of the community. 7 It is a space that is a valuable 8 space. I love building things. I like creating 9 things. If someone were to make that a 10 restriction to an otherwise fabulous place, I 11 would not move there. Any other questions? 12 MS. CRNOVICH: I had a one question for 13 the applicant actually since you brought up the 14 basements. 15 MR. BALAS: Thank you. 16 CHAIRMAN CASHMAN: Could we possibly 17 like at the next meeting get a floor plan of the 18 basements? 19 MR. JAMES: The basement is an 20 unfinished basement. I mean it's not -- Unless 21 someone wants to finish it, make a recreation 22 room out or what have you, it comes with an</p> |

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| <p style="text-align: center;">232</p> <p>1 unfinished basement. Usually it's about, what 2 are they, 9 foot? I think we are about 9 foot. 3 It's a 9-foot clear I think. 4 MR. BALAS: 8'10". 5 MR. JAMES: 8'10", something like that. 6 It's a space that can finished off for 7 recreation or what have you. We do provide or 8 we do offer as well, we call it a bonus room 9 over the garage, which we like a lot. Because 10 it's light, airy, it's heated, carpeted, 11 finished, air-conditioned and all the rest of it 12 with the rest of the house. It's a nice area if 13 a person wants to have an office up there or 14 desk, he or she can look out. If you are 15 painting, you have got natural light. 16 CHAIRMAN CASHMAN: And the average 17 prices that you have been talking about for the 18 duplexes or the single family, does that number 19 include or not include the basement? 20 MR. JAMES: That includes the basement. 21 CHAIRMAN CASHMAN: It includes it. 22 What if someone was going to go to a crawl space</p> | <p style="text-align: center;">234</p> <p>1 say that, I'm just here to say you are lucky to 2 have Edward James wanting to build in your town. 3 Thank you. 4 CHAIRMAN CASHMAN: Thank you. 5 MR. BUCHELERES: Good evening. My name 6 is John Bucheleres. I live on south Washington. 7 B-u-c-h-e-l-e-r-e-s. 8 So my wife Mary and I have been 9 here for 23 years. We originally bought at 10 714 Washington in '95. And all of a sudden it's 11 2016. We have been here 23 years. We love the 12 community. We have a big 6-bedroom house. We 13 raised four children in that home or in two 14 homes, went through grade school and middle 15 school and high school. But they are gone, and 16 they are never coming back. 17 So -- And I don't know, I know his 18 son Warren. I'm a commercial real estate owner 19 and commercial real estate investor. So I have 20 got a little bit of knowledge in, not 21 residential, it's all commercial. But, you 22 know, we need somewhere to go. We love this</p> |
| <p style="text-align: center;">233</p> <p>1 on a single, the single-family homes from a 2 basement, what kind of money would they save? 3 MR. JAMES: I'm going to take a wild 4 guess, maybe 15,000, something like that, to get 5 rid, in other words, just shorten the wall. 6 CHAIRMAN CASHMAN: Right. 7 MR. JAMES: And then you, that's about 8 it. 9 MR. BALAS: Excavation concrete. 10 MR. JAMES: Excavation concrete, less 11 dirt to get rid of and that type of thing. 12 CHAIRMAN CASHMAN: Okay. Any other 13 questions regarding basements? Okay. 14 Next person -- thank you -- who 15 would like to speak. Thanks, Mike. 16 MR. TURK: My name is Richard Turk, 17 T-u-r-k, President of Corley Communities. We 18 are based out of Northbrook. And my business 19 partner and my father-in-law Gene Corey is a 20 contemporary of Ed James. And I really just 21 want -- I grew up in LaGrange and went to LT, 22 so I'm familiar with the area. I just want to</p> | <p style="text-align: center;">235</p> <p>1 community. We'd love to stay. We are close to, 2 you know, we are close to our friends. We are 3 close to our church. We are close to this 4 community. And we are close to our club. And I 5 couldn't envision moving to a different 6 community or even moving downtown. I have just 7 got no interest. 8 But I sort of feel like we are 9 being forced to move. We have got the big 6- 10 bedroom house. And it really deserves to be 11 turned over to a younger family with kids that 12 are going to enjoy and appreciate the house and 13 get a chance to pay the big tax bill, too. 14 But I would like to speak out in 15 favor of the project. And I can't believe, 16 Steve, you are sitting here. I was here 17 10 years ago with your son Warren speaking out 18 in favor of just the development. Because, you 19 know, there is a big piece of property that sits 20 idle. And I know everybody has got their own 21 set of concerns. I think that's really an 22 inefficient use of the land. And I'm thrilled</p> |

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| <p style="text-align: center;">236</p> <p>1 now that that single-family home project has 2 turned into a project with multiple units. I 3 would probably be interested in one of the town 4 home units. I don't know if that's -- Is that 5 what you called them? 6 MR. JAMES: Duplexes. 7 MR. BUCHELERES: I would give Mr. James 8 a check today, if he'd let me, if you guys would 9 approve the project. 10 CHAIRMAN CASHMAN: I'm sold. 11 MR. MEISSNER: I have a pen. 12 MR. BUCHELERES: There are probably 10 13 couples that are in our position that would do 14 the same thing. I think it's a great project. 15 And Rick Turk, who has been a friend of mine for 16 30 years, when he said that we are lucky to have 17 this quality developer in our community, he 18 means it because it's true. Thank you. 19 CHAIRMAN CASHMAN: Thanks, John. 20 MR. PARSONS: My name is Dennis 21 Parsons, 28 Spring Lake, a long-time resident of 22 Hinsdale, licensed architect in the State of</p> | <p style="text-align: center;">238</p> <p>1 They are not going to sacrifice their reputation 2 for one development. They are going to continue 3 to build the quality that they have been 4 building all over the Chicagoland suburbs. So I 5 think we are lucky that they haven't pulled the 6 plug and sold this property off to the highest 7 bidder and left town, very lucky. 8 So I urge you to send a positive 9 recommendation to the Village board and to get 10 this project moving because I'm not getting any 11 younger, and I like it here. Thank you. 12 MS. EDSTROM: Hi. Good evening. My 13 name is Kristin Edstrom, E-d-s-t-r-o-m. I am a 14 long-time resident of Hinsdale. I grew up in 15 town. I went to school with some of you here. 16 My children went to school with some of you 17 here. I grew up on north Washington, and I live 18 on south Washington. I live at 633 South 19 Washington. I don't know the properties that 20 you have talked about. I know a lot of the 21 other communities. 22 What I look at is a point of</p> |
| <p style="text-align: center;">237</p> <p>1 Illinois. So I was around when this idea was 2 floated nine years ago, and there was a lot of 3 pushback on this. I didn't understand it then, 4 and I'm glad to see there has been a softening 5 of attitude towards this type of project in the 6 nine years that it's sat vacant there. 7 That development has a better 8 infrastructure than anyplace else in Hinsdale. 9 It has stormwater retention. It has bioswales. 10 It has curb and gutter. It has city sewer and 11 copper water lines. It's got everything. If 12 Hinsdale, if the rest of Hinsdale was built as 13 well as that development is going to be built, 14 we wouldn't have half the problems we have right 15 now. So that's one thing I want, one point I 16 want to make. 17 Secondly, I would like to echo the 18 other man's opinion that this is one of the 19 premiere developers in the Chicagoland area. We 20 have got a lot of good builders in Hinsdale, and 21 this company can go toe-to-toe with the best we 22 have got. They are not going to build junk.</p> | <p style="text-align: center;">239</p> <p>1 comparison of what's available, what inventory 2 is available in my area. So I, like John, I 3 raised my kids here. I grew up here. I went to 4 the Lane School, graduated from the old middle 5 school. I graduated from Hinsdale Central, and 6 my kids went to school here in town as well. 7 So I see my friends and my family 8 relocate. I have had friends that have moved to 9 the City of Chicago. I have friends that have 10 moved to Elmhurst. I have friends that have 11 moved to LaGrange and Burr Ridge. I have 12 friends who recently bought and live in the 13 Hamptons, and I think there is a lot of really 14 great things about the Hamptons. I have been in 15 the condos and I have been in the townhouses. 16 When you talk about density, I think that's a 17 great word. And you can put it in perspective, 18 but you can watch your neighbor pour their 19 morning coffee at the Hamptons. I think it's 20 lovely buildings. My friends have 1st floor -- 21 how do I say -- walk-ins and they have offices. 22 They have studios. They have dens that are also</p> |

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| <p style="text-align: center;">240</p> <p>1 used as bedrooms. And I think as we grow older 2 and our kids come back to visit from college, as 3 they move to other cities and come home, I want 4 to have space for my children to come back and 5 guests come and stay with me for out of town. 6 So I think density is important. 7 I can only think of, I have family 8 that live at Graue Mill. And to me that feels 9 like it's age re -- how do I say -- age limited, 10 limiting if you will? 11 MR. JAMES: Age targeted or age 12 restricted. 13 MS. EDSTROM: Age targeted. It's age 14 restricted. I think in Oak Brook if you go to 15 Briarwood Villas in Oak Brook, to me that's age 16 restricted. There are no children that are 17 allowed to be born there. You can't move there 18 as a young couple and have children. 19 The Hamptons, I don't know the 20 terminology. It feels age targeted. But there 21 are kids there that are going to school in all 22 districts, in all school districts. And there</p> | <p style="text-align: center;">242</p> <p>1 an area -- Once you build deep basements and 2 land gets moved, and I appreciate with respect 3 to your conversation and thoughtfulness about 4 water -- and how do I say it, a wet garden, 5 which I have seen go in to Hinsdale Central, and 6 the maintenance and ongoing that goes on -- how 7 do we say landscaped, wet garden -- if you will. 8 So I do support the project. I 9 support your continued due diligence on the 10 project. And I'm right behind many others that 11 are looking for a place to buy and stay in our 12 community. Thank you for your time. 13 CHAIRMAN CASHMAN: Thank you. 14 MR. JAMES: Thank you very much. 15 CHAIRMAN CASHMAN: Any more comments? 16 Yes, please. 17 (Ms. Hanson sworn.) 18 MS. HANSON: My name is Maureen Hanson, 19 H-a-n-s-o-n. I live at 441 on Bruner Place in 20 Hinsdale. And I've probably lived in town 21 longer than any of you. I have seen so many 22 plans and projects proposed and go nowhere. I</p> |
| <p style="text-align: center;">241</p> <p>1 are professionals. And I think there is a big 2 difference between a 65 and over and 50 and 3 over. And I think that people enjoy that 4 multigenerational, if you will, component. I 5 live on a street with families that get together 6 with the 20, 30, 40, 50, 60, 70, 80 year olds. 7 I enjoy that. I want to stay in the community. 8 I agree with the comments that have 9 been made here today that this has been needed 10 in our community for a long time. Every time I 11 drive by Amlings, my mind is thinking that I'm 12 in marketing, and I'm in branding, and I'm 13 thinking what could be there that we are waiting 14 to be at that facility. 15 On County Line Road and on 55th 16 Street, to me it's still in the Village. You 17 can participate in community events, attend your 18 church. You can meet people in town for coffee. 19 I think it's still walk to town. Having grown 20 up on north Washington and grown up on south 21 Washington, I implore you to look at the 22 density. The water issues having, that's been</p> | <p style="text-align: center;">243</p> <p>1 happen to be married to one of those wicked 2 developers. And every time we drive on 55th or 3 County Line and we see the property and it's 4 still maintained very well for 10 years going 5 on, we say, How did he hang on this long. 6 We know what it is to hang on to 7 property on hope that at some point you can work 8 through your plan and come to an agreement. I 9 think it's a wonderful idea for age targeted. 10 I'm in that age group, my husband and I. And I 11 think it's a good thing for our Village. I 12 think it's good. A lot of people have, as 13 others have said, a lot of people have left and 14 gone to other communities because they couldn't 15 find what they wanted here. They are good 16 people. They would have like to have stayed, 17 but they didn't have that option. 18 So I would say for my husband and 19 myself, both, we are very in favor. And we hope 20 that we can come to some kind of an agreement 21 and get it moving and not have it sit like 22 Amlings. We live close to Amlings, it's sad.</p> |

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| <p style="text-align: right;">244</p> <p>1 I would also add with traffic, I'm</p> <p>2 on Bruner Place, I think there are 11 houses on</p> <p>3 our street. At this point with the Bruner Place</p> <p>4 address I think nobody is under 50. So you will</p> <p>5 see traffic in and out during the day, you will</p> <p>6 see cars going by. There is no rush hour,</p> <p>7 morning or night. And some people are still</p> <p>8 working. There just is not a rush hour. So I</p> <p>9 can say that, too. I wish you well.</p> <p>09:41:07PM 10 MR. JAMES: Thank you.</p> <p>11 CHAIRMAN CASHMAN: Thank you. Any more</p> <p>12 comments?</p> <p>13 Okay. If not, those consist of the</p> <p>14 comments.</p> <p>15 And questions, comments by the</p> <p>16 Commissioners?</p> <p>17 MS. MC MAHON: I have a question on</p> <p>18 page 22, which is the student generation from</p> <p>19 the dozen or so other communities. First, five</p> <p>09:41:42PM 20 of those are Burr Ridge. And I'm wondering what</p> <p>21 school district each of those 5 is in, if it's</p> <p>22 181 or a different district.</p> | <p style="text-align: right;">246</p> <p>1 Northbrook, one of the Northbrook schools. And</p> <p>2 Burr Ridge Club, I don't know. Lake Ridge Club,</p> <p>3 I don't know. Chasemoor, I don't know.</p> <p>4 MS. MC MAHON: Do you know some of</p> <p>5 these, Mary?</p> <p>6 MS. RYAN: No.</p> <p>7 MS. FIASCONE: Burr Ridge Club is 181.</p> <p>8 And Savoy Club is not. I don't know the other</p> <p>9 one. Burr Ridge Club is 181.</p> <p>09:43:39PM 10 CHAIRMAN CASHMAN: Yes, Burr Ridge</p> <p>11 Club, that's the closest of the group.</p> <p>12 MS. MC MAHON: Okay. Well, I think it</p> <p>13 would make --</p> <p>14 CHAIRMAN CASHMAN: If that's something</p> <p>15 we could add to that chart? It's a good chart.</p> <p>16 MR. JAMES: Sure. We can get that. We</p> <p>17 will get that for you. We were looking for the</p> <p>18 number of children in the schools to see if the</p> <p>19 self-selecting process that we have been talking</p> <p>09:44:02PM 20 about was valid for those, as we think it will</p> <p>21 be valid for these, and we think it is. But we</p> <p>22 will find out the school district. We do have</p> |
| <p style="text-align: right;">245</p> <p>1 MR. JAMES: I don't know. I didn't, I</p> <p>2 did not --</p> <p>3 MS. MC MAHON: Because Burr Ridge is in</p> <p>4 several different school districts.</p> <p>5 MR. JAMES: I don't, I just don't know.</p> <p>6 MS. MC MAHON: Well, I think it's a</p> <p>7 relevant point for comparison purposes.</p> <p>8 MR. JAMES: I'm not -- In terms of</p> <p>9 what school they go to or the fact that they</p> <p>09:42:17PM 10 have children?</p> <p>11 MS. MC MAHON: Well, if they go to a</p> <p>12 less desirable school district, then there is</p> <p>13 less impetus to want to move there with kids.</p> <p>14 I'm not familiar with the North Shore district</p> <p>15 so I can't opine on that.</p> <p>16 MR. JAMES: Well, Royal Ridge is</p> <p>17 probable, that's in the Glenbrook school</p> <p>18 district. Hibbard Gardens where I live is New</p> <p>19 Trier. Fox Meadow is New Trier. Heatherfield</p> <p>09:42:49PM 20 would be Glenbrook South. Westgate would be one</p> <p>21 of the Glenview schools. Armour Woods is up in</p> <p>22 Lake Bluff, Lake Forest. Royal Ridge would be</p> | <p style="text-align: right;">247</p> <p>1 the, well --</p> <p>2 MS. MC MAHON: I mean if it's a less</p> <p>3 desirable school district, then I don't know if</p> <p>4 it is a valid comparison.</p> <p>5 MR. JAMES: We will get that for you</p> <p>6 sure.</p> <p>7 CHAIRMAN CASHMAN: So that the</p> <p>8 elementary district --</p> <p>9 MR. JAMES: Elementary and high school.</p> <p>09:44:29PM 10 MS. MC MAHON: Both.</p> <p>11 CHAIRMAN CASHMAN: That would be great.</p> <p>12 MR. JAMES: Could we just send that to</p> <p>13 you in a letter, would that work?</p> <p>14 CHAIRMAN CASHMAN: Yes. Just revise</p> <p>15 that spreadsheet and send it along.</p> <p>16 MR. JAMES: Okay. That's what we will</p> <p>17 do, add another column.</p> <p>18 CHAIRMAN CASHMAN: I think it will be</p> <p>19 good for the Board to see.</p> <p>09:44:39PM 20 MR. JAMES: Good. We will do that.</p> <p>21 MS. FIASCONE: Along the same lines on</p> <p>22 page 24 --</p> |

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| <p style="text-align: right;">248</p> <p>1 MR. JAMES: Yes.</p> <p>2 MS. FIASCONE: It's Hinsdale</p> <p>3 single-family pricing and closing. Can you just</p> <p>4 confirm that that's District 181 Hinsdale</p> <p>5 prices? Because I have different numbers for</p> <p>6 the median price rages. Part of Hinsdale is not</p> <p>7 over in -- Golfview is not in District 181 and</p> <p>8 that would significantly lower that median price</p> <p>9 if it's included. So basically will you confirm</p> <p>10 if those numbers are District 181 only?</p> <p>11 MR. JAMES: 181. In terms of the 893?</p> <p>12 MS. FIASCONE: And the 930 and the</p> <p>13 \$1.12, yeah.</p> <p>14 MR. JAMES: Well, this is Hinsdale. I</p> <p>15 have to ask you a question, is all of Hinsdale</p> <p>16 in 181?</p> <p>17 MS. FIASCONE: No.</p> <p>18 MR. JAMES: No.</p> <p>19 MS. FIASCONE: So my numbers for</p> <p>20 January through September 2016, the median price</p> <p>21 is closer to 1.2.</p> <p>22 MR. JAMES: This came off the MLS just</p> | <p style="text-align: right;">250</p> <p>1 with the school district. Okay.</p> <p>2 MS. FIASCONE: Afterwards I can tell</p> <p>3 you if there is some not in the area.</p> <p>4 MR. JAMES: I'm at a disadvantage.</p> <p>5 MS. RYAN: One thing that concerns me</p> <p>6 is the modeling. I do hope that I would like to</p> <p>7 personally see some sort of, you know, housing</p> <p>8 that would allow people and the baby boomer</p> <p>9 group to go someplace after we are tired of the</p> <p>10 big house.</p> <p>11 The thing, though, and I know</p> <p>12 despite all the research you have done,</p> <p>13 etcetera, I think the millennials are setting a</p> <p>14 different standard. And I think Hinsdale is a</p> <p>15 perfect test case for them just based on myself</p> <p>16 trying to sell a house. And this is pretty --</p> <p>17 My house is not that old but this is pretty much</p> <p>18 what I fear. They are more concerned about I</p> <p>19 think the price point for millennials looking to</p> <p>20 get into Hinsdale in this development is pretty</p> <p>21 much perfect. They are not that concerned</p> <p>22 anymore about having a big yard. And the fact</p> |
| <p style="text-align: right;">249</p> <p>1 yesterday. There are, let's see, active</p> <p>2 listings in Hinsdale. And I don't -- Again, I</p> <p>3 don't know the district. There are 53 active</p> <p>4 listings. The average listing price is</p> <p>5 \$1,779,350. The average marketing time for</p> <p>6 those right now is 197 days. Under contract,</p> <p>7 there are 2. And the average listing price</p> <p>8 \$1,525,000. And the average marketing time was</p> <p>9 240 days, but I don't know the school district.</p> <p>10 MS. FIASCONE: Okay.</p> <p>11 MR. JAMES: Now this is right off the</p> <p>12 MLS.</p> <p>13 MS. FIASCONE: I'm sure it's correct.</p> <p>14 I just was curious if it had District 181.</p> <p>15 MR. JAMES: We had the figures. We had</p> <p>16 them for both Hinsdale and Burr Ridge combined.</p> <p>17 And I think at the last meeting you said, Could</p> <p>18 you get Hinsdale only; so that's what we did.</p> <p>19 But I did not get the school district, but I</p> <p>20 don't know if I can -- I've got the street</p> <p>21 addresses where they are located. I will see</p> <p>22 what we can -- Let me see what I can find out</p> | <p style="text-align: right;">251</p> <p>1 that Katherine Legge is right next door. You</p> <p>2 can roll your children over there. They can</p> <p>3 ride their bikes over there. They can access</p> <p>4 just a gem of a playground if you will.</p> <p>5 I think that they also are not that</p> <p>6 will interested in, you know, doing a whole lot</p> <p>7 of maintenance work. What I fear is that</p> <p>8 despite your best efforts to market to an age-</p> <p>9 targeted group. I do think there will be any</p> <p>10 number of millennial families looking, and this</p> <p>11 will be an ideal setting for them. And I know</p> <p>12 we can't exclude or try to exclude them, but it</p> <p>13 would kind of then defeat the purpose of trying</p> <p>14 to set up a housing option for people who are</p> <p>15 specifically looking to downsize and move to a</p> <p>16 development like this.</p> <p>17 I don't have the answer or the</p> <p>18 solution since you seem pretty concerned about</p> <p>19 restricted. But I really think we can't</p> <p>20 discount the impact of the millennials. Because</p> <p>21 just reading the other day things like parking</p> <p>22 garages are probably going to be a thing of the</p> |

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| <p style="text-align: center;">252</p> <p>1 past because the millennials pretty much rely on 2 services such as Uber, Lyft, etcetera. 3 MR. JAMES: Absolutely right. 4 MS. RYAN: So I think it's just 5 something we have to think very seriously 6 because they are changing the face of our 7 culture. 8 MS. MC MAHON: I would like to echo 9 that because to me the number one reason to do 10 this project is to meet that demand of people 11 wanting to downsize. And so if other people end 12 up buying, it defeats the whole purpose of 13 really what we all want to do with this project. 14 CHAIRMAN CASHMAN: Which is -- If I 15 could just kind of switch gears, but on that 16 subject the whole issue of the homeowners 17 association covenants. I thought it was 18 fascinating to go through. Because my parents 19 at a point lived in an age-restricted community 20 and a lot of the covenants, it's interesting 21 some of the similarities. But a couple things 22 really jumped out at me. And I, I mean I don't</p> | <p style="text-align: center;">254</p> <p>1 Then it gets to no courts, play fields, 2 lounging, parking, baby carriages, playpens, 3 swing sets, bicycles, wagons, toys, vehicles, 4 and the like, and place and bench and chairs in 5 any of the common property except as authorized 6 or designated by the association. 7 So my first question is in this 8 development -- maybe you can show us a plan -- 9 what is common property. Is that basically all 10 the land around each one of these single-family 11 homes and each one of these duplexes? 12 MR. JAMES: You know, I have got that, 13 the definition in your ordinance about what 14 common property is. Let me see if I can -- 15 CHAIRMAN CASHMAN: And it will also be 16 important in how it's defined in the home owners 17 association. 18 MR. JAMES: In the current plat of 19 subdivision, all of the property within the 20 development is inside of a lot, designated lot 21 area. Now, for practical purposes, we would 22 call that private space. I can't go into your</p> |
| <p style="text-align: center;">253</p> <p>1 know where you guys stand; but I'm okay with 2 age-targeted so long as it's put together and 3 most likely with this tool, homeowner 4 association restrictions, and the design of the 5 buildings that it would appeal more 6 predominantly to people 55 and older with, if 7 they have kids, or they just have one. And 8 empty nesters would be, hopefully, 2/3 of the 9 group at least. 10 And if you go -- 11 MS. RYAN: It needs to be more than 12 that to make their numbers work. 13 CHAIRMAN CASHMAN: We will get to that 14 later because I have a bigger beef just about 15 those numbers. But if you go to the covenants 16 starting on page 28, this is where it gets into 17 this Article 9, use of lots and common property. 18 I'm disappointed you can't have pigs. 19 But it talks about pets, which is 20 good. We are talking about a dog park over at 21 Katherine Legge. But it really gets into, first 22 thing is about not hanging out laundry, trash.</p> | <p style="text-align: center;">255</p> <p>1 backyard, you can't come into mine, whether it's 2 a private fence or just common courtesy. The 3 homeowners association will have common property 4 in those three parks that we showed on the -- 5 Yes, the yellow, yes. Correct. 6 And then, but I think the -- Rob, 7 you can help me with this. Again, they call 8 open space anything that doesn't have anything 9 above it. 10 CHAIRMAN CASHMAN: Right. 11 MR. JAMES: Our definition of common 12 property would be anything that more than one -- 13 Common property would be property that other 14 than those who are abutting it can use, that 15 would be those parks. 16 CHAIRMAN CASHMAN: Yes. So if you look 17 at this first paragraph, and these are the 18 things we talked about briefly before. You 19 know, you know, play sets and everything; that 20 means basically I can put a play set in my yard. 21 If I have one of those single family, I could 22 have play sets, I could have toys, I could do</p> |

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| <p style="text-align: center;">256</p> <p>1 whatever.</p> <p>2 MR. JAMES: No. I don't think that's</p> <p>3 the case.</p> <p>4 MR. BALAS: We can change the language</p> <p>5 on that. We can change the language.</p> <p>6 CHAIRMAN CASHMAN: Yes. Well, that's</p> <p>7 where I wanted to ask about that.</p> <p>8 MR. BALAS: So the fee simple lots are</p> <p>9 10,000 minimum, that was I think that is a</p> <p>09:53:27PM 10 template that we had used.</p> <p>11 CHAIRMAN CASHMAN: I was thinking that</p> <p>12 could be the case because, obviously, this is a</p> <p>13 starting point. But to me like an age-</p> <p>14 restricted community, you know, because this</p> <p>15 property, the land next to these single-family</p> <p>16 homes, they are not mowing that grass. That's</p> <p>17 basically being maintained by the homeowners</p> <p>18 association, correct? Around the single</p> <p>19 families and around the duplexes, correct?</p> <p>09:53:53PM 20 MR. JAMES: Yes.</p> <p>21 CHAIRMAN CASHMAN: So in my mind if we</p> <p>22 are trying to get the target audience to be the</p> | <p style="text-align: center;">258</p> <p>1 found that to be the case in all the homes that</p> <p>2 we build, the empty-nester, age-targeted. They</p> <p>3 just don't appeal to the children, parents want</p> <p>4 to be --</p> <p>5 CHAIRMAN CASHMAN: I'm a tough sell on</p> <p>6 that because, as I told you, I grew up with a</p> <p>7 1st floor master bedroom and we had four kids</p> <p>8 bouncing around the neighborhood.</p> <p>9 MR. JAMES: As I say, this is just our</p> <p>09:55:17PM 10 experience.</p> <p>11 CHAIRMAN CASHMAN: Right. So back to</p> <p>12 this, this first paragraph, my thought is we</p> <p>13 need to add some more things in here and need to</p> <p>14 get to this issue, whether this is common</p> <p>15 property or how the other space is defined.</p> <p>16 MR. JAMES: Yes.</p> <p>17 CHAIRMAN CASHMAN: And the other thing</p> <p>18 I would like to see added would be --</p> <p>19 MR. JAMES: What was that paragraph</p> <p>09:55:34PM 20 again under lot use?</p> <p>21 CHAIRMAN CASHMAN: Basically on the top</p> <p>22 of page 29, starts on page 28.</p> |
| <p style="text-align: center;">257</p> <p>1 empty nesters, that's one thing you need to do</p> <p>2 is appeal to what do families bring to a</p> <p>3 neighborhood. And it's portable basketball</p> <p>4 hoops. It's permanent basketball hoops. It's</p> <p>5 soccer balls. It's trampolines. It's batting</p> <p>6 cages. It's dogs runs. It's all those things.</p> <p>7 And they need to be restricted not just on the</p> <p>8 common property but on all the property.</p> <p>9 Because then I really think, if you look at</p> <p>09:54:21PM 10 this, a family, like you said earlier, and I</p> <p>11 see, okay, I could spend a million two here, or</p> <p>12 a million two on these houses that are around</p> <p>13 town, if I'm a family and I want that outdoor</p> <p>14 experience, I will go somewhere else because I</p> <p>15 will see these restrictions.</p> <p>16 MR. JAMES: I think there is one other</p> <p>17 issue that I wanted to raise. All of our homes</p> <p>18 have 1st floor master bedrooms. And we have all</p> <p>19 had our children and now we have grandchildren.</p> <p>09:54:46PM 20 And I, we, my wife and I, when we raised our</p> <p>21 four children, we wanted to be on the same</p> <p>22 sleeping level as our children. And we have</p> | <p style="text-align: center;">259</p> <p>1 MR. JAMES: Of the declaration.</p> <p>2 CHAIRMAN CASHMAN: Article 9.</p> <p>3 MS. MC MAHON: Yes, the declaration.</p> <p>4 CHAIRMAN CASHMAN: Article 9, use of</p> <p>5 lots on common property.</p> <p>6 MR. JAMES: Okay, great.</p> <p>7 CHAIRMAN CASHMAN: Starts on page 28,</p> <p>8 goes to 29.</p> <p>9 So some other things that I think</p> <p>09:55:52PM 10 would be helpful to add, and I thought I even</p> <p>11 heard these comments when you initially</p> <p>12 presented to the Board, basketball backstops,</p> <p>13 soccer, Lacrosse, hockey goals, batting cages,</p> <p>14 trampolines, dog runs. I think if those could</p> <p>15 be added, inflatable or portable pools.</p> <p>16 MR. JAMES: Yes. We can go down that</p> <p>17 whole list.</p> <p>18 CHAIRMAN CASHMAN: Because then I think</p> <p>19 even though age targeted, that's going to make a</p> <p>09:56:18PM 20 difference.</p> <p>21 MR. JAMES: Sure.</p> <p>22 CHAIRMAN CASHMAN: So that was on</p> |

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| <p style="text-align: center;">260</p> <p>1 page 29. But then later on page, page 33. And</p> <p>2 this would be on the same article, I guess, 18.</p> <p>3 It says, There shall be no athletic or</p> <p>4 playground equipment permitted in the front yard</p> <p>5 of a lot or where it was clearly visible from</p> <p>6 the street and all such equipment shall be</p> <p>7 stored inside between November 1st and</p> <p>8 April 1st. I think that needs to be revised to</p> <p>9 read, There shall be no athletic equipment or</p> <p>09:56:52PM 10 playground equipment permitted in the front,</p> <p>11 rear, or side yard of lot. And strike anything</p> <p>12 having to do with yours because that's basically</p> <p>13 saying I can have, you know, I can have, playing</p> <p>14 soccer in the back yard and set a couple goals</p> <p>15 up and be doing that, which is fine, because I</p> <p>16 think again, as, I don't remember the</p> <p>17 gentleman's name, this could be from another</p> <p>18 development. And it's a starting point. But I</p> <p>19 think that's important.</p> <p>09:57:19PM 20 And the remainder, last sentence</p> <p>21 says, There shall be no temporary or permanent</p> <p>22 basketball hoops installed, which I think is</p> | <p style="text-align: center;">262</p> <p>1 Briarwood but I personally -- That concerns me</p> <p>2 about that. Granted, I also have my other</p> <p>3 concerns about young people coming in to live in</p> <p>4 these so --</p> <p>5 MS. CRNOVICH: I think basically what</p> <p>6 Mary and Laurie was saying, what about -- I'm</p> <p>7 sorry, but back to what they were saying about</p> <p>8 age restricted. What about families moving in</p> <p>9 with older children where they don't need the</p> <p>09:59:01PM 10 trampolines but moving into Hinsdale for</p> <p>11 District 86, not just necessarily 181? I mean I</p> <p>12 would be more comfortable with less</p> <p>13 single-family homes and more of the duets.</p> <p>14 CHAIRMAN CASHMAN: I said that at the</p> <p>15 last meeting. If I was moving in, I would go</p> <p>16 for one of the duplexes.</p> <p>17 MS. CRNOVICH: Yes.</p> <p>18 CHAIRMAN CASHMAN: Those appeal to me.</p> <p>19 And back to your comment, I don't think density</p> <p>09:59:22PM 20 is necessarily a bad thing. I think there is --</p> <p>21 I love the fact that this is a very isolated</p> <p>22 property. You know, you have had,</p> |
| <p style="text-align: center;">261</p> <p>1 fine; so I think they can keep that. I just</p> <p>2 kind of think about how you make this work and</p> <p>3 get to the age-targeted and having it successful</p> <p>4 without putting all those other restrictions in</p> <p>5 place. And I think by, this is going to be</p> <p>6 important.</p> <p>7 MR. JAMES: We will go through the</p> <p>8 pages. I have got 28, 29, and 33.</p> <p>9 CHAIRMAN CASHMAN: Yes.</p> <p>09:57:47PM 10 MR. JAMES: And we will address those</p> <p>11 and get something back to you. And then we will</p> <p>12 also get to the high school districts for the --</p> <p>13 Yes.</p> <p>14 MS. FIASCONE: I agree with you on that</p> <p>15 language. I actually am against age-restricted.</p> <p>16 I'm a little worried that, if we do that, we</p> <p>17 would risk ending up where we are at right now</p> <p>18 with something sitting. For example, Burr Ridge</p> <p>19 Club, which is age targeted, only has 3 homes</p> <p>09:58:19PM 20 for sale right now whereas Briarwood in</p> <p>21 Oak Brook, which is age restricted, has 25</p> <p>22 listings. Granted, there is more units in</p> | <p style="text-align: center;">263</p> <p>1 unfortunately, ten years for the landscaping to</p> <p>2 grow along the streets. I mean you can barely</p> <p>3 see in. You don't even know what's going on in</p> <p>4 there, it's pretty well-shielded. And we have</p> <p>5 in the front people over in Burr Ridge, backs up</p> <p>6 to those yards. But then the hospital to the</p> <p>7 south.</p> <p>8 You know, the density doesn't</p> <p>9 concern me as much. And I want it to be a</p> <p>09:59:50PM 10 valuable asset for the community where many</p> <p>11 people would see this as the option, you know,</p> <p>12 kids go off to college, move out of the house,</p> <p>13 they get married. And all of a sudden, how do</p> <p>14 you stay in the community. And this is a great</p> <p>15 location.</p> <p>16 MS. CRNOVICH: But I'm also respectful</p> <p>17 of the fact of the current zoning, I mean you</p> <p>18 bought it R-2. It is R-2. This still concerns.</p> <p>19 MR. JAMES: The R-2 category, and I</p> <p>10:00:15PM 20 don't want to speak for Hinsdale because I'm</p> <p>21 not -- I'm not entitled to do that. But we</p> <p>22 have been told by the Plan Commission before by</p> |

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| <p style="text-align: center;">264</p> <p>1 one of trustees now that when the property was 2 annexed, which is a standard I think that, and 3 Rob, you can vouch for this, the properties are 4 brought in at the most restrictive category, 5 which would be R-2. And then the trustees or 6 the Village or the Plan Commission can decide 7 what to do with it at a later date. So that's 8 the basis on which this property was brought in. 9 They had a conditional use for the 10 sanitarium, as they do for the hospital there. 11 But the hospital, I don't think is going to go 12 away any time soon, at least not in our lifetime 13 and my lifetime. 14 But changing it from R-2 to this 15 planned development in an R-2 text amendment 16 change I think is beneficial, as we tried to, 17 show not only to the Village, to the schools. 18 And I think it's going to provide something you 19 just don't have in Hinsdale right now. It's 20 just not there. I mean the Hamptons is a lovely 21 project, there is nothing wrong with the 22 Hamptons. But you still have to go up those</p> | <p style="text-align: center;">266</p> <p>1 talked about, the row houses downtown, all over 2 the downtown area. It's coming for a long time. 3 This is going to be a unique opportunity. But I 4 think then when you look at the approval process 5 for the planned development and special use, 6 that's where it allows, you have to have 7 increased open space, there has to be public 8 benefit. 9 MS. CRNOVICH: Exactly. 10 CHAIRMAN CASHMAN: And I think that 11 allows concessions to be made to help a 12 developer do something that's not normally 13 allowed by the code but giving general Village 14 benefits and that our goal is to try to get to 15 that end. 16 MS. CRNOVICH: And I agree with you. 17 But again, I think we seriously need to consider 18 that he bought it R-2, it is zoned R-2, and now 19 you are asking for something different. And I 20 realize you want to give back in the way of a 21 dog park. But then I'm thinking of the 22 variances this will require, but we do need</p> |
| <p style="text-align: center;">265</p> <p>1 stairs to get in. Or once you are in, you have 2 got to go up the stairs. And that's just not 3 the case what we are offering. You may go up 4 one step, a stoop, or what have you; but that 5 can be handled. And so it's just not available. 6 CHAIRMAN CASHMAN: I think it's a 7 really good point, but I think our code is 8 really interesting. It's really, it's a 9 residential zoning ordinance. It states it all 10 over it's a residential community. Its number 11 one goal is to preserve and enhance that. So to 12 me it makes sense, any change like that would 13 revert to the most restrictive. 14 But I think that's also why they 15 have Commissions like us and the Board to make 16 the -- 17 MR. JAMES: That's right. 18 CHAIRMAN CASHMAN: The rule doesn't 19 always apply. And there needs to be exceptions 20 to the rule. And if all the houses were built 21 today, we wouldn't be having this conversation. 22 But this has been -- empty-nester has been</p> | <p style="text-align: center;">267</p> <p>1 empty-nester housing. I'm not sure if your plan 2 to me is a definition of empty-nester housing. 3 It's still going to be very appealing to younger 4 families seeking out the school districts. 5 MR. JAMES: I lost some by my 6 hearing -- 7 CHAIRMAN CASHMAN: I don't think there 8 is any way, there is no way to cover that due to 9 age restricted to stop that other than by the 10 design if you are a young family. I would 11 agree. It probably wouldn't be young families. 12 It might be older families. And say they move 13 in and stayed there, and the kids go to Hinsdale 14 Central and they move out, in my mind, so be it. 15 MS. CRNOVICH: There are families who 16 live just for -- 17 CHAIRMAN CASHMAN: That's going to be 18 the nature of the beast. I don't think that 19 would be a huge detriment to the town, that 20 family, or to the school district. I mean I 21 talked to both superintendents, and they really 22 don't have a concern about density, about</p> |

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| <p style="text-align: right;">268</p> <p>1 students coming. Because to be honest, they</p> <p>2 have no control over who comes to the school. I</p> <p>3 mean it's completely, they just respond and they</p> <p>4 educate our kids if they show up to register.</p> <p>5 MS. CRNOVICH: But then again --</p> <p>6 CHAIRMAN CASHMAN: I mean I guess</p> <p>7 that's where I'm kind of curious to see and the</p> <p>8 Commissioners just on this one issue, age</p> <p>9 targeted versus age restricted. I appreciate</p> <p>10 you have on each presentation you've really</p> <p>11 delved into the reasons for and against in your</p> <p>12 mind.</p> <p>13 I'm just kind of curious. I</p> <p>14 personally am comfortable with the age-targeted</p> <p>15 so long as we focus on these other areas. And</p> <p>16 we can try to improve the probability that it</p> <p>17 will be mostly an empty-nester housing. Will it</p> <p>18 be the 100 percent? Probably not. It might be</p> <p>19 at some point. It just depends. But I think if</p> <p>20 we can get close enough. And if it was 2/3</p> <p>21 empty-nester or 3/4, that would be a lot that we</p> <p>22 don't have right now, it would be a benefit.</p> | <p style="text-align: right;">270</p> <p>1 and the trustee that when we first were, you</p> <p>2 know, moved to assigned to come and talk to you,</p> <p>3 the comment was -- and I think it was at that</p> <p>4 meeting, this was brought in for -- brought in</p> <p>5 at R-2 so that we had the right and the</p> <p>6 opportunity to change the zoning at a future</p> <p>7 date to something else.</p> <p>8 Now the building is gone, and you</p> <p>9 have R-2 and is that the best -- Is that the</p> <p>10 best locations for R-2? Is that the highest and</p> <p>11 best use for the land? Does that satisfy a</p> <p>12 need? Does that fill a need? You have got two</p> <p>13 arterial roads, 55th and County Line on either</p> <p>14 side. You have the parking lot for the hospital</p> <p>15 on the south. You have KLM park on the south.</p> <p>16 And you have a pond on the east and Burr Ridge</p> <p>17 east of that.</p> <p>18 And I would like to comment on the</p> <p>19 relationship to KLM park to our property. It's</p> <p>20 similar and probably not even as good as</p> <p>21 Fox Meadow. And you know what we did at the</p> <p>22 corner of Waukegan and Willow? We did 53</p> |
| <p style="text-align: right;">269</p> <p>1 And then as time, as people pass and people</p> <p>2 move, it could change. And it could at some</p> <p>3 point, if these people, properties kind of stay</p> <p>4 within -- and it becomes an empty-nester type of</p> <p>5 community, maybe it will kind of generate its</p> <p>6 own -- That's where people want to live when</p> <p>7 they are empty nesters because they are of the</p> <p>8 same age, and they have -- It's just that kind</p> <p>9 of feel to it.</p> <p>10 But I mean, Anna, you said</p> <p>11 basically you are okay with age targeted.</p> <p>12 Julie, what do you think, where do you sit on</p> <p>13 the age targeted versus age restricted?</p> <p>14 MS. CRNOVICH: I would prefer age</p> <p>15 restricted, but I do understand the economics of</p> <p>16 that. I guess right now I'm more hung up on it</p> <p>17 being R-2. You bought into R-2, it's zoned R-2,</p> <p>18 why should we change that.</p> <p>19 CHAIRMAN CASHMAN: That's a good</p> <p>20 question.</p> <p>21 MR. JAMES: My only answer to that is</p> <p>22 it goes back to the Plan Commission years ago</p> | <p style="text-align: right;">271</p> <p>1 empty-nester homes similar to what we are</p> <p>2 proposing here. And all be it at a higher</p> <p>3 density, but we took the corner of Willow Road</p> <p>4 and Waukegan, just across the street from the</p> <p>5 Kraft, old Kraft headquarters. And between New</p> <p>6 Trier, the park district and ourselves,</p> <p>7 whatever, we created soccer fields and ball</p> <p>8 fields. And we have no children at Fox Meadow.</p> <p>9 I mean there is a parking lot there, everything.</p> <p>10 I think it's no children but --</p> <p>11 CHAIRMAN CASHMAN: You say Fox Meadow.</p> <p>12 If you drive down Willow, it has the dense</p> <p>13 landscaping that currently exists on County Line</p> <p>14 and 55th. I told Mr. James how that one house I</p> <p>15 wish would go away. I understand he has \$1.5</p> <p>16 into it so I can understand that. I like the</p> <p>17 fact that it's green, and you really can't see</p> <p>18 what's going on there. It's a perfect</p> <p>19 transition from north of 55th Street all the</p> <p>20 homes that are there in southeast Hinsdale. I</p> <p>21 don't see them as having any kind of detrimental</p> <p>22 effect. Because, number one, you can't see it.</p> |

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| <p style="text-align: center;">272</p> <p>1 You can't even see them really. They have a lot 2 of kind of green barrier along the north side of 3 the street. So it's a tricky, tricky issue. 4 But I'm just kind of curious, age-restricted, 5 age-targeted. 6 MR. WILLOWBEE: I'm more in favor of 7 age targeted with the covenants and 8 restrictions. 9 MR. JAMES: Did you say age targeted? 10 MR. WILLOWBEE: Yes. 11 MS. MC MAHON: I still have a concern 12 about that, whether that's really doable and 13 will it get us to where we want to be. 14 The other concern I have is, going 15 back to the public benefit, we threw out the 16 idea of a dog park, which I thought was a great 17 idea. I'm assuming that's something if it comes 18 to pass that since the Village owns KLM that can 19 be achieved looking at Rob here. 20 But I think maybe there is more 21 opportunity to do a little more than that. And 22 maybe at KLM isn't the place to do it, I don't</p> | <p style="text-align: center;">274</p> <p>1 mentioned it. It hit me because, you know, we 2 have got grand dogs all over the place. And 3 daughters and sons and grandchildren are always 4 walking them someplace. And I think just think 5 it would be a perfect spot for it. 6 CHAIRMAN CASHMAN: Again, I think it's 7 back to something that's public. 8 Regardless of where you lived in 9 town or even in Burr Ridge, the neighborhood, 10 that somebody could come over and use it. 11 MR. JAMES: The other thing I might add 12 is we did pay \$720,000 some 7 to 10 years ago 13 and for the park district, for the park fund, 14 whatever it was; so this is in addition to that. 15 CHAIRMAN CASHMAN: So you are just 16 concerned that without age restriction that this 17 might not work? 18 MS. MC MAHON: That it might not 19 achieve the goal of the empty nester primarily. 20 And by primarily, I mean at least 80 percent of 21 true empty nesters. 22 MS. CRNOVICH: My echo --</p> |
| <p style="text-align: center;">273</p> <p>1 know. But that didn't seem like that big of a 2 thing so -- 3 CHAIRMAN CASHMAN: I would like to loop 4 back to the dog park. Because I think it's a 5 start, but I don't think it's where I want to 6 exactly end up. 7 MS. CRNOVICH: And my opinion about the 8 dog park, we already have a dog park. I would 9 rather see something else. 10 CHAIRMAN CASHMAN: But not really. 11 MS. MC MAHON: We don't have a fenced 12 one. 13 CHAIRMAN CASHMAN: It's restricted to 14 just to certain hours of the day. 15 MR. JAMES: I will make an observation. 16 In recent weeks this past summer, I came out 17 many, many times to the property and to look at 18 it. Not once, not once did I drive in to the 19 property and not see a car or two parked and 20 walking their dogs and what have you. And I 21 thought to myself, that's wonderful. And I had 22 not thought of a dog park at all but you</p> | <p style="text-align: center;">275</p> <p>1 CHAIRMAN CASHMAN: It's a leap of 2 faith. 3 MS. CRNOVICH: It's a leap of faith. 4 It's new construction. You have people wanting 5 to move in, schools. 6 MS. MC MAHON: Some of the information 7 here like the additional tax returns. To me, 8 it's kind of peanuts. Those numbers are pretty 9 small in the scheme of things. But the real 10 benefit is getting, you know, these homes for 11 the -- 12 CHAIRMAN CASHMAN: One concern I have 13 is, I mean my hope is if we, if there is 14 restrictions, I mean I like the idea of taking 15 the 24 units that have a standard basement and 16 going crawl space and no basement. Because I do 17 think that that can allow additional -- It 18 would be more attracting to families with a 19 basement. 20 MS. CRNOVICH: I thought that's what we 21 were talking about, no basements, at the last 22 meeting.</p> |

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| <p style="text-align: center;">276</p> <p>1 CHAIRMAN CASHMAN: It was something. I 2 was curious about Michael's comment about that. 3 I agree with him, I don't like slab on grades 4 either. But a crawl space is no different and 5 if that eliminates, just on those 24, that's a 6 sizeable chunk of the group, that I think would 7 again help to improve the probability, the 8 chance of this working. 9 And, you know, if you say 15 grand 10 a unit, then that's helping. It's been 11 criticism that the price point is too high. And 12 you are a businessman, and you can set the price 13 points where they are. If they don't sell, then 14 I imagine the price points will come down. So 15 that's capitalism. But I think everything we 16 can try to find that can help. But I understand 17 your thing with the age restrictive makes it 18 simple because it's black and white. 19 MS. MC MAHON: Don't need as much 20 faith. 21 CHAIRMAN CASHMAN: You don't need to 22 have faith.</p> | <p style="text-align: center;">278</p> <p>1 MS. MC MAHON: Well, I understand that. 2 MR. JAMES: And by these studies, which 3 I didn't even know existed until we researched 4 it, they were shocking, that it was up to a 5 22 percent discount on the price. That's a lot 6 of money. 7 MS. MC MAHON: Where were those -- I 8 don't know where those, were those national 9 studies or some other areas? I don't know that 10 those are applicable. 11 MR. JAMES: No. These are published 12 studies by learned real estate professors from 13 the universities. 14 MS. MC MAHON: Certainly the one -- 15 MR. JAMES: This is not statistical, 16 you know, MLS stuff. This is -- 17 MS. MC MAHON: Well, the one you put in 18 there, the Mallinckrodt, I don't think that's 19 applicable at all. It's completely different. 20 MR. JAMES: Mallinckrodt was an example 21 of trying to do something without really 22 understanding what it was they were doing. And</p> |
| <p style="text-align: center;">277</p> <p>1 MR. JAMES: You have got to think, 2 though, when you talk age restricted, you have 3 got to think of what you are selling to a 4 purchaser who says, Okay, that's fine. And then 5 he or she, two, three, four, five, years, comes 6 to sell the unit and, as was said over here, you 7 have got two homes similar qualities and all 8 things, one has the restriction the other 9 doesn't. 10 MS. MC MAHON: But we don't have a 11 similar home to that, that's the thing, we 12 don't. 13 MR. JAMES: The Savoy Club. 14 MS. MC MAHON: That's not in Hinsdale. 15 MR. JAMES: I understand. Well, there 16 is nothing in Hinsdale, nothing. 17 MS. MC MAHON: That's my point. 18 CHAIRMAN CASHMAN: That's where it's 19 tough. There is not a good comparable. 20 MR. JAMES: The people, they will, any 21 deed restriction is an impediment to the sales. 22 It reduces --</p> | <p style="text-align: center;">279</p> <p>1 they did this in good faith, and that was to 2 make it age restricted. They had the people who 3 wanted to preserve the building. They wanted to 4 provide for elderly. And then there was one 5 other group, and they all got together. And we 6 told the Village, okay, you went to a referendum 7 if you want to buy it, we will sell it to you. 8 And sure enough, the referendum passed and 9 nobody thought it would. And they bought it. 10 And they had the age restriction of 62 instead 11 of the typical 55. And as a result, they had 25 12 of the 81 units unsold after 5 years and the 13 developer lost the project. 14 Then the new developer came in. 15 And the village and the developer got together 16 and they reduced it to 55 as the age restricted, 17 but then the developer slashed the prices and 18 all those other 50, 60 people who had bought 19 suffered, you know, significant losses of value 20 to their units. 21 And as I said before, it's -- 22 MS. MC MAHON: I'm just not sure that</p> |

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| <p style="text-align: right;">280</p> <p>1 project is a relevant comparison.</p> <p>2 MR. JAMES: It is not crazy, but it is</p> <p>3 crazy. We are a fiduciary about what we sell</p> <p>4 and what we develop. And we are very proud of</p> <p>5 the fact that every single development that we</p> <p>6 have ever put on the ground has appreciated in</p> <p>7 value, and it's not depreciated the surrounding</p> <p>8 community or the neighbors or what have you.</p> <p>9 They have all been successful. And I just don't</p> <p>10 think we want to change that on a thought that</p> <p>11 it might. Because it, all of our records, all</p> <p>12 of the statistics show that it just doesn't.</p> <p>13 People aren't going to go into an age-</p> <p>14 restricted with young children. They are just</p> <p>15 not going to do it. It just doesn't make sense.</p> <p>16 MS. MC MAHON: Age targeted.</p> <p>17 CHAIRMAN CASHMAN: Age targeted.</p> <p>18 MR. JAMES: Consider this, those kids</p> <p>19 are landlocked. They have got an arterial</p> <p>20 street on the west, one on the north. And they</p> <p>21 can't get to the east. And they do have the</p> <p>22 park on the south, but it's way at the far end.</p> | <p style="text-align: right;">282</p> <p>1 CHAIRMAN CASHMAN: Yes. They said it</p> <p>2 was important to study the issue and be</p> <p>3 thorough.</p> <p>4 MR. PETERSON: So I mean I haven't seen</p> <p>5 any real --</p> <p>6 CHAIRMAN CASHMAN: No.</p> <p>7 MR. PETERSON: I saw two be carefult</p> <p>8 and be considerate. But otherwise the Village</p> <p>9 is speaking, and I think that's something we</p> <p>10 need.</p> <p>11 CHAIRMAN CASHMAN: I agree.</p> <p>12 MS. CRNOVICH: Speaking of the letters,</p> <p>13 the letters that you sent to us or forwarded to</p> <p>14 us on Friday, Rob, from the February 2 meeting,</p> <p>15 Board of Trustees, are those going to be</p> <p>16 considered part of the public record?</p> <p>17 MR. MC GINNIS: Yes, they would.</p> <p>18 MS. CRNOVICH: I noticed they weren't</p> <p>19 in the packet, and I think it's important that</p> <p>20 we --</p> <p>21 CHAIRMAN CASHMAN: Wouldn't you need to</p> <p>22 White-out all the e-mail addresses?</p> |
| <p style="text-align: right;">281</p> <p>1 And that's a nice feature. But here again, we</p> <p>2 have the same feature, a lot nicer with</p> <p>3 irrigated ball fields and what have you,</p> <p>4 sprinkler system, and the whole thing. We don't</p> <p>5 have any children in Fox Meadow.</p> <p>6 CHAIRMAN CASHMAN: Scott, what are your</p> <p>7 thoughts on targeted versus restricted?</p> <p>8 MR. PETERSON: Targeted. But I think</p> <p>9 the covenants and conditions have to be very,</p> <p>10 very tight.</p> <p>11 MR. JAMES: We will tighten those up.</p> <p>12 MR. PETERSON: We need to do that and I</p> <p>13 think we see that in order to protect it best we</p> <p>14 can. We are not going to make it perfect, but</p> <p>15 we have to try to.</p> <p>16 CHAIRMAN CASHMAN: Right.</p> <p>17 MR. PETERSON: And I just think from a</p> <p>18 standpoint of all these e-mails that we have,</p> <p>19 the people kind of keep track. We have had</p> <p>20 42 people comment that I have, and 2 people were</p> <p>21 wishy-washy about it. Otherwise everybody else</p> <p>22 is looking for this.</p> | <p style="text-align: right;">283</p> <p>1 MR. MC GINNIS: That's why we didn't.</p> <p>2 I didn't want to publish all of those people's</p> <p>3 e-mail addresses. That's why I'm very careful</p> <p>4 to blind copy it, send it back out, and not give</p> <p>5 that information to the applicant. So certainly</p> <p>6 we will go ahead and redact all that information</p> <p>7 and make that part of the record.</p> <p>8 CHAIRMAN CASHMAN: When Chan comes</p> <p>9 back.</p> <p>10 MR. MC GINNIS: Next week.</p> <p>11 CHAIRMAN CASHMAN: Another to do item.</p> <p>12 MS. CRNOVICH: When does he get back?</p> <p>13 CHAIRMAN CASHMAN: Mary?</p> <p>14 MS. RYAN: As I said, I would be very</p> <p>15 much in support of a targeted marketing plan, if</p> <p>16 you will, and really fine tuning and tweaking</p> <p>17 the language to make it as -- try to think of</p> <p>18 everything including the kitchen sink in there.</p> <p>19 And I also like the idea of, even if it's for</p> <p>20 some piece of project, to go with a crawl space</p> <p>21 option. I think that would help as well.</p> <p>22 MR. JAMES: What?</p> |

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| <p style="text-align: right;">284</p> <p>1 MS. RYAN: A crawl space option versus</p> <p>2 a full basement.</p> <p>3 MR. JAMES: Sure. It would be an</p> <p>4 option. The other day I called the Savoy Club.</p> <p>5 I talked to a woman over there, one of the</p> <p>6 residents. And she happened to be a real estate</p> <p>7 broker. I didn't know her but I just got her on</p> <p>8 the phone and start chatting. And she said the</p> <p>9 one thing that they really do like is storage.</p> <p>10 They want storage. Because they are coming out</p> <p>11 of their home. And my wife and I experienced</p> <p>12 this. They don't want to give up the, quote,</p> <p>13 mom's antique dining room table, so they store</p> <p>14 it someplace in hope one of the kids will take</p> <p>15 it later on when they have got the house; so</p> <p>16 that's what they use it for or whatever.</p> <p>17 CHAIRMAN CASHMAN: I have a concern</p> <p>18 though, with a more senior empty nesters, I</p> <p>19 think the basement is a hazard.</p> <p>20 MR. JAMES: Well, I don't --</p> <p>21 CHAIRMAN CASHMAN: That's where I</p> <p>22 really like the idea. And I appreciate, you</p> | <p style="text-align: right;">286</p> <p>1 option it's included. Why would you go</p> <p>2 backwards?</p> <p>3 MR. JAMES: Here is the other feature.</p> <p>4 Some of those basements, and I don't have the</p> <p>5 page in front of me --</p> <p>6 CHAIRMAN CASHMAN: Well, just so that</p> <p>7 people can't use it as storage. If it's only --</p> <p>8 If it goes through this process, and basically</p> <p>9 is built into the special use permit, that those</p> <p>10 24 will not have basements, cannot have</p> <p>11 basements, then they will build crawl spaces, no</p> <p>12 basements.</p> <p>13 MR. PETERSON: I have a problem with</p> <p>14 that from the cost and not having the ability to</p> <p>15 do that. I think that's going to hurt the</p> <p>16 resale value.</p> <p>17 CHAIRMAN CASHMAN: Versus having the</p> <p>18 option?</p> <p>19 MR. PETERSON: That's my -- You are</p> <p>20 spending a lot of money. And you don't have</p> <p>21 a --</p> <p>22 CHAIRMAN CASHMAN: I really think the</p> |
| <p style="text-align: right;">285</p> <p>1 identify the 24. In my mind, I think those</p> <p>2 would be great, but those are crawl spaces only.</p> <p>3 Because you'll still have all the remaining</p> <p>4 structures that could have full basements. So</p> <p>5 someone that wanted the storage space would have</p> <p>6 it.</p> <p>7 But we would again take this group</p> <p>8 of houses and then take 24 of them and restrict</p> <p>9 that ability to store. And you know, Michael</p> <p>10 had a good point. People are constantly</p> <p>11 building basements out in town with no permits</p> <p>12 and that happens. So I don't think our building</p> <p>13 code is not going to stop somebody from doing</p> <p>14 something.</p> <p>15 MS. CRNOVICH: I agree with you. Yes.</p> <p>16 CHAIRMAN CASHMAN: That again is just</p> <p>17 chipping away at the goal. If we took them out</p> <p>18 of this 59, and now you have 24 of them that</p> <p>19 don't have a basement as an option, I think</p> <p>20 that's just going to make it more attractive to</p> <p>21 an empty-nester community versus a family.</p> <p>22 MALE VOICE: But the basement is not an</p> | <p style="text-align: right;">287</p> <p>1 homeowners association covenants is where the</p> <p>2 teeth are to really make it focused on the</p> <p>3 seniors. My parents lived in an age-restricted</p> <p>4 community and that was the teeth, and it really</p> <p>5 did. When they went to sell, it limited the</p> <p>6 pool of people that could look at their</p> <p>7 property. But they bought into that, they</p> <p>8 wanted it that way. When people came to visit,</p> <p>9 it was short-term visits. You weren't going to</p> <p>10 show up and be there for a year with a bunch of</p> <p>11 kids in tow.</p> <p>12 So it just was an idea. I'm okay</p> <p>13 with the basements, without them. I want it to</p> <p>14 be successful.</p> <p>15 FEMALE VOICE: Steve, have you guys</p> <p>16 done a field trip to the Hamptons, been to the</p> <p>17 townhouses?</p> <p>18 CHAIRMAN CASHMAN: A field trip? No,</p> <p>19 we have not done it.</p> <p>20 FEMALE VOICE: They have no basements</p> <p>21 and they are absolutely beautiful, but there is</p> <p>22 a lot of storage. There is tons of storage.</p> |

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| <p style="text-align: right;">288</p> <p>1 CHAIRMAN CASHMAN: Actually, we had a 2 family member, our good friend, who retired, 3 went empty-nester, lived in downtown Hinsdale, 4 went to Graue Mill. And both of them -- If they 5 had a basement, they would have died a lot 6 younger. Because in the end falls are what kill 7 you. And it's, they were even -- They 8 restricted, they had an upstairs. And when they 9 were younger, they get to go up there. When 10 they got into the 80s, they quit going upstairs. 11 With a basement door, they would have fallen 12 down there and killed themselves. 13 MR. JAMES: I think one issue, if we 14 have a duplex, some of our duplex homes have 15 basements and some are walkout. And we have 16 6 walkout and 12 lookout. If 1/2 of a duplex 17 home has a basement, the other half has to have 18 it. You can't separate those. So the numbers 19 could get -- 20 CHAIRMAN CASHMAN: Just something to 21 consider. 22 MR. JAMES: I think if you were to talk</p> | <p style="text-align: right;">290</p> <p>1 reservation. I like basements. I think they 2 are important for storage. And I don't know if 3 we are responsible for the safety of the people 4 that live there. 5 CHAIRMAN CASHMAN: I sure hope not. 6 MR. KRILLENBERGER: But I think that 7 Mr. James, describing yourself as a fiduciary, 8 which you are not legally of course, but even 9 invoking that term and thinking in those terms 10 really reinforces your -- 11 MR. JAMES: Thank you. 12 MR. KRILLENBERGER: -- your character 13 witnesses, I don't know what the best phrase is, 14 for this sort of developer we want in this 15 community. And yes, there are risks. You are 16 certainly taking financial and all sorts of 17 risks. And the Village is taking risks because 18 of the population that may move in there. We 19 may have school-aged kids regardless of whether 20 we age target I guess. But I think age 21 targeting, doing all the things with the 22 restrictive covenants, is a great idea, no swing</p> |
| <p style="text-align: right;">289</p> <p>1 about no bedrooms and this type of thing, that 2 might be better. And of course, we are still 3 thinking about, you know, or mention the 4 upstairs bonus room over the garage, which is 5 heated, cooled, air conditioned, carpeted. And 6 there was a picture in our previous presentation 7 of what one of those rooms looked like. 8 MS. MC MAHON: What is to stop somebody 9 from making a bedroom out of that? 10 MR. JAMES: Pardon me? 11 MS. MC MAHON: What's to stop someone 12 from making a bedroom out of that storage room, 13 the upstairs room? 14 MR. JAMES: The bonus room? No 15 bathroom. 16 MS. MC MAHON: There is one on the 2nd 17 floor. 18 MR. JAMES: It's just not set up that 19 way. It's just not set up that way. 20 CHAIRMAN CASHMAN: Jim? 21 MR. KRILLENBERGER: You are all raising 22 legitimate concerns, but I am for this without</p> | <p style="text-align: right;">291</p> <p>1 sets, no fun of any kind. 2 MS. CRNOVICH: Party's in the basement. 3 MR. KRILLENBERGER: Party is in the 4 basement, that's right. But I'm completely 5 onboard. And one of the comparisons that I 6 don't think it's being made here, it's not R-2 7 versus planned development. It's planned 8 development versus nothing. 9 And you have appropriately reserved 10 your threats but things like age restriction 11 being uneconomic is another way to me of saying 12 this may sit idle for another 10 years. That's 13 a really bad idea. And maybe the incremental 14 tax benefits are small, but they are something 15 and helpful. So again, I think our debate on 16 our discussion is really, really helpful. But I 17 am very inclined to send this along to the 18 trustees with a very high recommendation that it 19 should be pursued. 20 MR. JAMES: Thank you. 21 CHAIRMAN CASHMAN: Thank you. That's a 22 good seg because I wanted to get a sense kind of</p> |

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| <p style="text-align: center;">292</p> <p>1 where we are at. One thing we are going to need</p> <p>2 is the declaration of covenants, conditions,</p> <p>3 easements, and restrictions for Hinsdale</p> <p>4 Meadows.</p> <p>5 MR. JAMES: Pages 28, 29 and 33.</p> <p>6 CHAIRMAN CASHMAN: If you can go</p> <p>7 through the whole thing and find them. Anything</p> <p>8 you can do to help us. You understand the goal</p> <p>9 that we are trying to accomplish.</p> <p>10 MR. JAMES: You will have it.</p> <p>11 CHAIRMAN CASHMAN: That would be very</p> <p>12 helpful. And Laurie and Jim, you talked about</p> <p>13 this financial piece. And I believe it's the</p> <p>14 Teska.</p> <p>15 MS. MC MAHON: Yes.</p> <p>16 CHAIRMAN CASHMAN: So, you know, I</p> <p>17 stated my issues with this before. And, you</p> <p>18 know, you went through and responded to each of</p> <p>19 the issues we raised. And I like how you did</p> <p>20 that, it was helpful. But I still, I have an</p> <p>21 issue with this because all your numbers --</p> <p>22 Number one, the numbers, and I</p> | <p style="text-align: center;">294</p> <p>1 it's just a small sample. I think you can skew</p> <p>2 the numbers. And I personally, I like your</p> <p>3 proposal, the spreadsheet that we wanted to</p> <p>4 modify that Laurie asked you that had the school</p> <p>5 districts, that shows what you believe is going</p> <p>6 to happen. But I think when comes to this</p> <p>7 summary of financial impacts and these</p> <p>8 calculations, these need to be played right down</p> <p>9 the middle and balanced regardless of the</p> <p>10 outcome and the finances because a couple</p> <p>11 questions I have related to that, the</p> <p>12 financial --</p> <p>13 MR. JAMES: Which page are you talking</p> <p>14 about?</p> <p>15 CHAIRMAN CASHMAN: The original report,</p> <p>16 Teska attachment 1. Where it basically starts,</p> <p>17 it's Table 1, Summary of fiscal impacts. This</p> <p>18 is from before. And this is where you start</p> <p>19 with, you compare the proposed site plans of the</p> <p>20 current zoning for 36 homes.</p> <p>21 So your current zoning for</p> <p>22 36 homes, you use the Rutgers study by Robert</p> |
| <p style="text-align: center;">293</p> <p>1 agree with you, the financial aspect of this is</p> <p>2 not why in my mind why we are considering this.</p> <p>3 We are considering this because this is an</p> <p>4 empty-nester option for this property. If we</p> <p>5 were looking for, you know, the most money that</p> <p>6 can be made, we would be looking to do a retail</p> <p>7 development or something; and we are not. We</p> <p>8 are looking for housing for the empty-nester</p> <p>9 community. So I understand how this is set up</p> <p>10 and works. But I really think it would be a</p> <p>11 mistake, this is just my opinion, for the Plan</p> <p>12 Commission or the Board of Trustees to accept</p> <p>13 this report the way it is and allow it to be</p> <p>14 part of this project as a report because I think</p> <p>15 it's basically it's cooking the numbers in a</p> <p>16 favorable position, which is fine because that's</p> <p>17 part of marketing. But if you are going to use</p> <p>18 the Rutgers study to establish your single-</p> <p>19 family density, then to go and select those 11,</p> <p>20 which may or may not -- it's a very small sample</p> <p>21 set, it's not census data, it's not national</p> <p>22 data, it's not even statewide data, county data,</p> | <p style="text-align: center;">295</p> <p>1 Burchell and some other officers from the Center</p> <p>2 of Urban Policy researched at Rutgers</p> <p>3 University, entitled Residential Demographic</p> <p>4 Multipliers. The study was conducted using New</p> <p>5 housing in Illinois primarily suburban markets.</p> <p>6 The most comprehensive study of new housing was</p> <p>7 utilized.</p> <p>8 So you are using that for single</p> <p>9 family, and I'm all in favor of that. I want</p> <p>10 you to use the same thing for your proposed</p> <p>11 approach. It's going to change the numbers.</p> <p>12 But I think to for us to approve this based on,</p> <p>13 say that we are going from 29 kids in 181 to 4,</p> <p>14 I think it's a leap and a prayer. If it came</p> <p>15 back and say it was 15 or 20, I still believe</p> <p>16 because I don't think there isn't data yet on</p> <p>17 what you are proposing is this age targeted.</p> <p>18 But I'm okay with that because I just would not</p> <p>19 like to approve something, and then say for some</p> <p>20 reason it doesn't work, they go back, Look, you</p> <p>21 accepted this data that was clearly erroneous.</p> <p>22 There are not 4 kids in 181, there are 14 kids</p> |

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| <p style="text-align: right;">296</p> <p>1 in 181. And again, the school districts really</p> <p>2 don't have an opinion on it. They are going to</p> <p>3 accept and educate those kids. Even if they</p> <p>4 move in, is it going to be a blip, are they</p> <p>5 there for a short period of time, my hope would</p> <p>6 be through the H0A covenants and the</p> <p>7 restrictions we put in place, that through that</p> <p>8 and the design, that it will force the numbers</p> <p>9 lower than this table. But I just have an issue</p> <p>10 with this. It doesn't even --</p> <p>11 We have in our zoning ordinance</p> <p>12 under subdivision section, Table 11-1, for a</p> <p>13 single-family detached, we have 3.8 persons per</p> <p>14 dwelling unit; for a 3 bedroom attached, 2.4.</p> <p>15 Our Code doesn't have data for age groups from</p> <p>16 age 5 to 14 or 15 to 18.</p> <p>17 MR. JAMES: None of, the Rutgers</p> <p>18 studies are --</p> <p>19 CHAIRMAN CASHMAN: It has that data.</p> <p>20 MR. JAMES: No, they don't.</p> <p>21 CHAIRMAN CASHMAN: I was looking at it</p> <p>22 today. It has the data. It breaks out. It</p> | <p style="text-align: right;">298</p> <p>1 single-family homes up there in 200 acres of</p> <p>2 solid woods. We had been invited in to do</p> <p>3 empty-nester housing. They said, No, give us</p> <p>4 single-family homes; so we did that. That was</p> <p>5 in the '78 to the '80 period when interest rates</p> <p>6 were 22 percent and 20 percent. They came back</p> <p>7 to us and said, What would you think if we</p> <p>8 allowed you to build some empty-nester homes.</p> <p>9 We said we would look at it and</p> <p>10 come back. We took out 28 acres, and we reduced</p> <p>11 our density of single-family homes to 172</p> <p>12 single-family homes. We took the 28 acres and</p> <p>13 we developed Armour Woods, which is 3 units to</p> <p>14 the acre, 84 units. That development, done,</p> <p>15 finished in '84, have zero school children how</p> <p>16 many years later, 30 years later.</p> <p>17 CHAIRMAN CASHMAN: That all could be</p> <p>18 well and true.</p> <p>19 MR. JAMES: It is.</p> <p>20 CHAIRMAN CASHMAN: But I would like</p> <p>21 this not in the packet, because I just don't</p> <p>22 think, I think you can't have your data both</p> |
| <p style="text-align: right;">297</p> <p>1 lists, it lists, for example --</p> <p>2 MR. JAMES: They do, the Rutger study</p> <p>3 now has it?</p> <p>4 CHAIRMAN CASHMAN: Yes.</p> <p>5 MR. JAMES: For age targeted?</p> <p>6 CHAIRMAN CASHMAN: No. It has for a</p> <p>7 particular housing type, it has not only the</p> <p>8 population but it has.</p> <p>9 MR. JAMES: Oh, yes, sure. Bedroom</p> <p>10 count and all the rest.</p> <p>11 CHAIRMAN CASHMAN: Right.</p> <p>12 MR. JAMES: They have all this.</p> <p>13 CHAIRMAN CASHMAN: Right.</p> <p>14 MR. JAMES: But nobody has, nobody,</p> <p>15 Rutgers, to our knowledge, have not done these</p> <p>16 age-targeted developments.</p> <p>17 CHAIRMAN CASHMAN: And I totally agree,</p> <p>18 and I agree with that.</p> <p>19 MR. JAMES: And that is a short-sighted</p> <p>20 on their part so we did our own. We did Armour</p> <p>21 Woods in Lake Bluff. It was a 200-acre</p> <p>22 development called Tangly Oaks. We had 200</p> | <p style="text-align: right;">299</p> <p>1 ways. You have to either agree to use the data</p> <p>2 from Rutgers and play it both ways. Let me just</p> <p>3 ask a couple of questions because you talked</p> <p>4 about these financial benefits, which is great.</p> <p>5 To me if it's financially even, it's a good</p> <p>6 thing. But we first talked about District 181,</p> <p>7 \$122,000. District 86, \$33,000.</p> <p>8 So just based on that, say you had</p> <p>9 the same number of children projected in this</p> <p>10 empty-nester housing versus the normal, how</p> <p>11 would those numbers change? Because you have</p> <p>12 more revenue because you have more units,</p> <p>13 correct? There is more taxing because there is</p> <p>14 more units?</p> <p>15 MR. JAMES: Sure.</p> <p>16 CHAIRMAN CASHMAN: So what's the</p> <p>17 impact? Say that number changed. Say you have</p> <p>18 29 kids in single family and 29 kids in an</p> <p>19 empty-nester, and my 122 becomes 75. Who cares?</p> <p>20 It's still a good thing. I just think to try to</p> <p>21 go so low with those student counts.</p> <p>22 MR. JAMES: We did not try to go low.</p> |

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| <p style="text-align: center;">300</p> <p>1 We took whatever, I just --</p> <p>2 CHAIRMAN CASHMAN: No. I agree. You</p> <p>3 did what you -- There was a reason and it made</p> <p>4 sense and you went and sampled data, but I think</p> <p>5 it's way too small of a sample to be meaningful</p> <p>6 and to base these calculations on. So I would</p> <p>7 be curious to see if you looked at the Rutgers</p> <p>8 numbers and did both columns the same way just</p> <p>9 to see what those numbers are, because I don't</p> <p>10 think this decision is hinging on the financial</p> <p>11 revenue that's coming from this project.</p> <p>12 MR. KRILLENBERGER: But are you saying</p> <p>13 that it hinges on the number of kids that might</p> <p>14 go to our schools?</p> <p>15 CHAIRMAN CASHMAN: No. Because I</p> <p>16 believe everything that he said that regardless</p> <p>17 of if he uses the Rutgers numbers, I think we</p> <p>18 are going to perform better. There is going to</p> <p>19 be fewer kids than what that Rutgers proposal --</p> <p>20 MS. MC MAHON: Whether it's 4 or</p> <p>21 whether it's 20, who knows.</p> <p>22 CHAIRMAN CASHMAN: Right. Right. You</p> | <p style="text-align: center;">302</p> <p>1 we looked at.</p> <p>2 CHAIRMAN CASHMAN: Right.</p> <p>3 MR. JAMES: The rest of the numbers</p> <p>4 were agreed upon between the Village and the</p> <p>5 school district and ourselves in terms of this</p> <p>6 is what it will cost. These numbers are not</p> <p>7 ours. When I say "not ours," these, the benefit</p> <p>8 to the school, the benefit to --</p> <p>9 MS. MC MAHON: No. You gave him the</p> <p>10 number of the kids, which is driving it.</p> <p>11 MR. JAMES: All we did was base it on</p> <p>12 the number of children. They then took it. As</p> <p>13 a matter of fact, if you look here, expense cost</p> <p>14 of additional teacher, minus 75,000. They</p> <p>15 picked that. They said, well, just what happens</p> <p>16 if we have to have another teacher. They said,</p> <p>17 well, we will take out 75,000. Otherwise, it</p> <p>18 would have been something else.</p> <p>19 CHAIRMAN CASHMAN: That's what I mean.</p> <p>20 Say even if you take your proposed empty-nester,</p> <p>21 the Hinsdale Meadows development, and you say</p> <p>22 you are going to have 29 kids, that's basically</p> |
| <p style="text-align: center;">301</p> <p>1 are not going to know. But if we go forward and</p> <p>2 approve that there is going to be a total of</p> <p>3 6 kids in this development and all the sudden</p> <p>4 there is 12, I just think it's --</p> <p>5 MR. JAMES: Why don't we give you a</p> <p>6 calculation on 10 or 12 kids.</p> <p>7 CHAIRMAN CASHMAN: Why don't you, if</p> <p>8 you could run it with the Rutgers number.</p> <p>9 MR. JAMES: It's a guess. It's guess.</p> <p>10 We don't have any --</p> <p>11 CHAIRMAN CASHMAN: I know they are all</p> <p>12 guesses, but that's a much larger. That's based</p> <p>13 on U.S. census data. It's a much bigger thing.</p> <p>14 Like you said, these are experts. It's a</p> <p>15 comprehensive study. It's used by a lot of</p> <p>16 people. I just would personally be more</p> <p>17 comfortable, and I really don't care where these</p> <p>18 three numbers end up where we are talking 181,</p> <p>19 District 86, or the Village.</p> <p>20 MR. JAMES: The only numbers that came</p> <p>21 out of the school, the number of school</p> <p>22 children, were as a result of the developments</p> | <p style="text-align: center;">303</p> <p>1 a little bit more than a classroom. So your</p> <p>2 number for 181 goes from 122, you take 75 grand</p> <p>3 out of it, it's still a positive.</p> <p>4 MR. JAMES: It's still positive.</p> <p>5 CHAIRMAN CASHMAN: It's still positive.</p> <p>6 The Village, in my mind, how would the Village's</p> <p>7 14 grand change? It wouldn't, would it?</p> <p>8 MR. JAMES: It wouldn't, no.</p> <p>9 MR. BALAS: That's tax revenue.</p> <p>10 MR. JAMES: The Village isn't going to</p> <p>11 change at all.</p> <p>12 CHAIRMAN CASHMAN: I think leaving this</p> <p>13 in there suggests a possible criticism about the</p> <p>14 Plan Commission and the Trustees that we are</p> <p>15 accepting some numbers, that our underlying</p> <p>16 assumption is too soft.</p> <p>17 MR. BALAS: Presenting evidence that</p> <p>18 age-targeted communities generate fewer kids</p> <p>19 than the Rutgers study indicates.</p> <p>20 CHAIRMAN CASHMAN: Right. And I would</p> <p>21 still like, say you change the Teska and use the</p> <p>22 Rutgers on both sides, now I would still want</p> |

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| <p style="text-align: right;">304</p> <p>1 you to use your other graph to say that's based 2 on this national but here are the things that we 3 think are the problem; it does not address 4 single-family master bedrooms; it doesn't 5 address age-targeted housing. Based on our 6 other survey, in addition to that, we have done 7 this survey and we have this other data, then I 8 think it just paints a better picture. You have 9 using the national standard, you have these 10 calculations. And then you show, and this is in 11 a way the worst-case scenario. And this is what 12 you think is going to happen. I just think it's 13 more transparent.</p> <p>14 MR. JAMES: We will pull the Rutgers 15 study, put it together based on this, based on 16 the bedrooms. And then we will give you what's 17 in the real world.</p> <p>18 CHAIRMAN CASHMAN: Right.</p> <p>19 MR. JAMES: Because Rutgers hasn't done 20 it. Rutgers is --</p> <p>21 CHAIRMAN CASHMAN: Some day they will 22 be studying this.</p> | <p style="text-align: right;">306</p> <p>1 MR. BALAS: Teska.</p> <p>2 MR. JAMES: Teska was involved.</p> <p>3 CHAIRMAN CASHMAN: I'm sure.</p> <p>4 MR. JAMES: So these are not numbers 5 that we just pulled out and said it would be 6 nice to have 122,000. We just won't do it.</p> <p>7 CHAIRMAN CASHMAN: Right. So it's 8 really those three numbers. Total population, 9 proposed 181 students and 86 students for the 10 Hinsdale Meadows, and then see how the numbers 11 change.</p> <p>12 MR. JAMES: We will put the Rutgers --</p> <p>13 MS. MC MAHON: Call it a worst case.</p> <p>14 CHAIRMAN CASHMAN: Yes, a worst-case 15 scenario. Because I do agree that I think 16 that --</p> <p>17 MR. JAMES: Okay. We will do it.</p> <p>18 CHAIRMAN CASHMAN: -- I mean if we are 19 successful and we accomplish with just those 20 restrictions alone is not going to make it as 21 attractive for a young family moving in with 22 play sets. Try telling your kid they are not</p> |
| <p style="text-align: right;">305</p> <p>1 MR. JAMES: They should do it, they 2 should do it.</p> <p>3 CHAIRMAN CASHMAN: If you were able to 4 do that that would really eliminate a lot of my 5 concerns about that. Because I even think one 6 of the letters we received this week was talking 7 about the benefits. And that's where I just 8 worry that, you know, someone is going to lock 9 into, you know, the 122 to the 33 and the 14.</p> <p>10 The 14 is not going to change whether we have 11 29 kids or 4 kids. The 33 is not going to 12 change much because that's a smaller delta on 13 the older-aged kids. You know, we are only 14 talking 8 in the worst-case scenario in the 15 36 homes.</p> <p>16 MR. JAMES: I think what you'll 17 remember here is that the numbers for the school 18 district, for the Village, and the high school, 19 all three, were after a thorough discussion and 20 review with your financial officer, with the 21 school superintendent, and with, what was, Tracy 22 or Teska?</p> | <p style="text-align: right;">307</p> <p>1 going to have a play set. It's going to 2 restrict that, which I think is what we kind of 3 want. So I'll get off my --</p> <p>4 MS. MC MAHON: I just had one question 5 on parking.</p> <p>6 CHAIRMAN CASHMAN: Sure. Yes.</p> <p>7 MS. MC MAHON: I just had one question 8 on parking.</p> <p>9 MR. JAMES: Yes, sure.</p> <p>10 MS. MC MAHON: So I understand, you, 11 obviously, have the two spots in the garages and 12 then two on the apron in front.</p> <p>13 MR. JAMES: Apron, yes.</p> <p>14 MS. MC MAHON: Is all other parking on 15 the street, is that correct?</p> <p>16 MR. JAMES: Correct, yes.</p> <p>17 MS. MC MAHON: There was some reference 18 to some kind of parking area, but I wasn't sure 19 if that really existed.</p> <p>20 MR. JAMES: No. There is no other 21 parking lot to speak of. The on-street parking, 22 these are public roads. And Hinsdale would</p> |

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| <p style="text-align: center;">308</p> <p>1 establish the requirements or regulations for</p> <p>2 on-street parking.</p> <p>3 MS. MC MAHON: So I'm assuming there</p> <p>4 would be no overnight parking since there isn't?</p> <p>5 MR. MC GINNIS: Like any of our</p> <p>6 streets, right.</p> <p>7 MS. MC MAHON: Second, I'm assuming you</p> <p>8 would have to limit it to one side of the</p> <p>9 street?</p> <p>10 MR. JAMES: I don't know the Hinsdale</p> <p>11 Code. But I know the streets are wide enough so</p> <p>12 that you can park on one side and still get by</p> <p>13 on the other.</p> <p>14 MR. MC GINNIS: It would probably</p> <p>15 accommodate parking on both sides.</p> <p>16 MS. MC MAHON: So you could park on</p> <p>17 both sides? But then you couldn't have two cars</p> <p>18 there, there would only be one lane.</p> <p>19 MR. MC GINNIS: I believe you could</p> <p>20 with a 66-foot right of way. I'm not sure if</p> <p>21 both sides are posted right now or just one</p> <p>22 side. I'm not sure we've got all that signage</p> | <p style="text-align: center;">310</p> <p>1 MS. CRNOVICH: Can we continue that?</p> <p>2 CHAIRMAN CASHMAN: I don't mind going</p> <p>3 through it quickly because it's something I</p> <p>4 think if we are going to continue this meeting,</p> <p>5 if we are not going to vote tonight on the whole</p> <p>6 package, then I would like the applicant to be</p> <p>7 able to respond.</p> <p>8 MS. CRNOVICH: I thought we had a stop</p> <p>9 time at 10:30. I have an early appointment so</p> <p>10 I'd appreciate it.</p> <p>11 CHAIRMAN CASHMAN: We will move it</p> <p>12 along. I guess we will start with Jim. What's</p> <p>13 your thought of what was currently proposed as</p> <p>14 the public benefit, which in the PowerPoint was</p> <p>15 different than the package?</p> <p>16 MR. KRILLENBERGER: The dog park?</p> <p>17 CHAIRMAN CASHMAN: Yes.</p> <p>18 MR. KRILLENBERGER: It sounds like a</p> <p>19 reasonably beneficial feature and sounds</p> <p>20 sufficient for what would qualify as a public</p> <p>21 benefit here.</p> <p>22 CHAIRMAN CASHMAN: Mary?</p> |
| <p style="text-align: center;">309</p> <p>1 up yet.</p> <p>2 MR. JAMES: That has not been done.</p> <p>3 MR. MC GINNIS: It's dedicated</p> <p>4 right-of-way, so the on-street parking would be</p> <p>5 regulated like any other street.</p> <p>6 MR. KRILLENBERGER: What is the process</p> <p>7 going forward from here?</p> <p>8 CHAIRMAN CASHMAN: Yes. We have</p> <p>9 another matter of business I wanted to focus on</p> <p>10 is the -- I think we saw some good information</p> <p>11 on open space because that's a clear criteria</p> <p>12 that we need to take into account.</p> <p>13 MR. JAMES: With the two major roads,</p> <p>14 Hannah and Barton, and long roads, there is</p> <p>15 going to be plenty of parking out there</p> <p>16 available for the parties or Christmas or</p> <p>17 holiday seasons or what have you.</p> <p>18 CHAIRMAN CASHMAN: So the next issue is</p> <p>19 really I kind of want to get a sense on your</p> <p>20 feel of the public benefit and where it is</p> <p>21 currently and your thoughts on that because</p> <p>22 that's a crucial piece.</p> | <p style="text-align: center;">311</p> <p>1 MS. RYAN: I still feel that there has</p> <p>2 to be something additive to it. I don't think</p> <p>3 that it quite meets the threshold yet for enough</p> <p>4 public benefit.</p> <p>5 MR. KRILLENBERGER: I don't mean to</p> <p>6 interrupt the flow here. But what was the</p> <p>7 700,000? Where did that go? What was the</p> <p>8 history with that?</p> <p>9 MR. JAMES: It went to KLM park.</p> <p>10 MR. BALAS: The park district, the</p> <p>11 standard donation that's due for a 36-unit</p> <p>12 subdivision. So the park district is supposed</p> <p>13 to take that money and make improvements with</p> <p>14 that for the benefit of --</p> <p>15 MR. KRILLENBERGER: It seems to me like</p> <p>16 that's relevant here.</p> <p>17 MS. MC MAHON: That came before it was</p> <p>18 being --</p> <p>19 CHAIRMAN CASHMAN: That was part of the</p> <p>20 previous --</p> <p>21 MS. CRNOVICH: That was part of the</p> <p>22 subdivision.</p> |

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| <p style="text-align: center;">312</p> <p>1 CHAIRMAN CASHMAN: If you put a public 2 park in, couldn't that have been in lieu of 3 that? Couldn't you have done something in the 4 property in lieu of the 720? 5 MR. JAMES: Not in a subdivision of 6 that -- I mean, yes, we could have put a park 7 in there; but it wouldn't have qualified 8 sufficient to offset any cash donation. 9 CHAIRMAN CASHMAN: I think it's 10 something we can acknowledge, but I don't think 11 it's part of the application. 12 MR. JAMES: But it's a real number, a 13 lot, a big number. 14 CHAIRMAN CASHMAN: I know. 15 MR. KRILLENBERGER: I stand on my 16 position again with the factors. 17 MR. JAMES: You say you are okay with 18 it? 19 MR. KRILLENBERGER: I am okay with it. 20 CHAIRMAN CASHMAN: So Mary, you say 21 like a little more development. Scott? 22 MR. PETERSON: I'm okay with it. Dial</p> | <p style="text-align: center;">314</p> <p>1 the planned unit development, I would like to 2 see more. 3 CHAIRMAN CASHMAN: If it wasn't a dog 4 park, what would you like to see? 5 MS. CRNOVICH: Maybe some sort of 6 outdoor activity because I think it's great 7 having the park there. 8 CHAIRMAN CASHMAN: Outdoor activity? 9 MR. JAMES: A what? 10 CHAIRMAN CASHMAN: Outdoor activity. 11 MS. CRNOVICH: Some sort of -- Can we 12 use the park some other way? What does the park 13 need over there? 14 MR. JAMES: I can't hear, I'm sorry. 15 MS. CRNOVICH: I'm sorry. I will speak 16 closer into the microphone. 17 Maybe there is some other use for 18 the park over in that area besides a dog park. 19 You know, maybe soccer field or something or -- 20 CHAIRMAN CASHMAN: Well -- 21 MS. CRNOVICH: I will give that some 22 more thought, but I just feel with the PUD with</p> |
| <p style="text-align: center;">313</p> <p>1 it up a little bit, but we don't have to 2 reinvent the wheel. 3 MS. MC MAHON: The dog park is a nice 4 start, and I would like to see that. Maybe I 5 would like to see that developed a little bit 6 more, but I'm not sure that's really enough. I 7 would like to see something more than that. 8 MS. CRNOVICH: I would like to see, I 9 think, more giving back to the Village, too. 10 Maybe not a dog park. Sorry, I don't have a 11 dog. I'm wondering if -- 12 MR. PETERSON: I'll buy you one. 13 MR. KRILLENBERGER: Cat park? 14 CHAIRMAN CASHMAN: Now we know what to 15 get you. 16 MS. CRNOVICH: I just feel that moving 17 forward, you are asking for a planned 18 development. And so far there is, what, four or 19 five variance requests. And there should be -- 20 And I understand you have given money to the 21 park district but that was for the subdivision 22 regulations. So now I'm considering this for</p> | <p style="text-align: center;">315</p> <p>1 the variances you are requesting and the 2 density, even though I understand we are getting 3 something back from the density, it's asking a 4 lot for that piece of property. 5 CHAIRMAN CASHMAN: Mark? 6 MR. WILLOWBEE: I was at KLM on Sunday. 7 I understand the time constraints are not 8 necessarily precluding the different uses 9 between -- I understand the need for physical 10 separation of the uses at the park. I think 11 there is a benefit for that. I'm still more 12 concerned about the open space that's on the 13 site and how those, I don't understand exactly 14 how all the calculations on the open space have 15 been derived. I understand you moved some from 16 out of the lots that were part of the -- and to 17 the number -- 18 MR. JAMES: Yes. In a platted 19 subdivision, just like on your street where you 20 live, all the lots are private. 21 MR. WILLOWBEE: I understand. 22 MR. JAMES: So what we did here is we</p> |

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| <p style="text-align: center;">316</p> <p>1 reduced the size of the lots, we put in the 2 corner 33,000. 3 MR. WILLOWBEE: I absolutely understand 4 that. 5 MR. JAMES: That's a common park. 6 MR. WILLOWBEE: My question is there 7 is -- And I understand the different 8 definitions of the zoning ordinance for open 9 space. My question is, the increase -- I would 10 like to see what the impervious area comparison 11 between the two sites are, the proposed and the 12 current. 13 MR. JAMES: I think those numbers -- 14 We have done that, have we not? 15 MR. WILLOWBEE: We have 59 driveways 16 instead of 36. 17 MR. JAMES: We have the lot coverage, 18 and that's already been -- I think that was 19 already submitted. 20 MR. WILLOWBEE: No. I would like the 21 pure and total impervious area for the two 22 different, from not on a lot coverage basis.</p> | <p style="text-align: center;">318</p> <p>1 MR. JAMES: We have done it. 2 CHAIRMAN CASHMAN: There is a 3 spreadsheet, it's really small. 4 MR. WILLOWBEE: Right. 5 MR. JAMES: Why am I trying to answer 6 it. 7 MR. SMITH: I think we did it. I think 8 there is a comparable number as far as 9 impervious coverage between the two scenarios. 10 There has to be because otherwise we have to 11 make the pond larger. 12 MR. WILLOWBEE: I understand that, and 13 that goes to my other point. I don't mean to 14 drag this on. But with regard to the pond, the 15 Du Page County ordinance changed in the last 10 16 years. You have to deal with run-off reductions 17 and water quality for the stormwater ordinance. 18 You said at the last meeting it meets the 19 stormwater ordinance. Is that the new ordinance 20 for the Du Page County, or what was in place 21 10 years ago? 22 MR. JAMES: The Village has adopted the</p> |
| <p style="text-align: center;">317</p> <p>1 But I think that will help take away the 2 different classifications of common open space 3 versus private open space and really truly 4 understand the increase that we need to see. 5 CHAIRMAN CASHMAN: So impervious in the 6 36-home development versus impervious in the 7 proposed development. And I agree, it may be in 8 one of those previous reports because I never 9 did get through those. 10 MR. JAMES: Here is the problem, not 11 the problem with that, we have got four 12 different models. 13 CHAIRMAN CASHMAN: Just take your 14 worst-case scenario. 15 MR. JAMES: We have done that in all of 16 the land coverage and everything else and fit 17 that for the calculations for the detention pond 18 and storage. 19 MR. WILLOWBEE: I understand. 20 MR. JAMES: We did that. 21 CHAIRMAN CASHMAN: I actually think you 22 might have already done the data.</p> | <p style="text-align: center;">319</p> <p>1 Du Page new stormwater. 2 MR. WILLOWBEE: I understand that. 3 MR. JAMES: And they want wetlands 4 instead of the detention pond. And quite 5 frankly, we prefer the pond. And we are going 6 to pay \$150,000 fee in lieu to have a pond, 7 which we think is working well now. We have had 8 no downstream flooding, which we -- 9 When we first bought the property, 10 that's all we heard about, heavy rains whether 11 it was in KLM park or the neighbors to the east; 12 but we are going to stick with the pond. 13 CHAIRMAN CASHMAN: And basically pay 14 that fee to the County? Who does that go to? 15 MR. BALAS: That's my understanding. 16 MR. WILLOWBEE: But that fee is 17 supposed to be a last resort, that fee is 18 supposed to be a last resort. It's supposed to 19 prove that it's -- 20 MR. JAMES: It's a fee in lieu. 21 MR. WILLOWBEE: But per the ordinance 22 of Du Page County, I don't mean to digress, this</p> |

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| <p style="text-align: center;">320</p> <p>1 is the time you need to look at --</p> <p>2 MR. BALAS: There is utility lines that</p> <p>3 line the pond.</p> <p>4 MR. WILLOWBEE: I --</p> <p>5 MR. JAMES: It is a very complex</p> <p>6 situation.</p> <p>7 MR. WILLOWBEE: Again, I understand</p> <p>8 that. I deal with these types of ordinances all</p> <p>9 the time. I want to get this on the table</p> <p>10 because, if this discussion does continue, I</p> <p>11 think we need at the conceptual stage look nor</p> <p>12 carefully at any stormwater management aspects</p> <p>13 of the site as opposed to just throwing</p> <p>14 \$150,000.</p> <p>15 CHAIRMAN CASHMAN: Could you just</p> <p>16 respond in more detail about all the issues?</p> <p>17 And describe how you got to choosing the 150 fee</p> <p>18 in lieu of and basically kind of give us more</p> <p>19 information on the stormwater as we go forward.</p> <p>20 MS. MC MAHON: Even on the stormwater,</p> <p>21 it's great there have been any problems; but</p> <p>22 there aren't any houses there either.</p> | <p style="text-align: center;">322</p> <p>1 MR. WILLOWBEE: When the new ordinance</p> <p>2 requires evaluation of reducing runoff and water</p> <p>3 quality best management practices. Hinsdale</p> <p>4 just spent a good amount of resources on the</p> <p>5 Woodlawn to implement drain infrastructure in a</p> <p>6 retrofit scenario. I think the time is now to</p> <p>7 look at the evaluation more carefully of</p> <p>8 stormwater management at the conceptual stage</p> <p>9 that needs to occur.</p> <p>10 CHAIRMAN CASHMAN: Public benefit?</p> <p>11 MS. FIASCONE: I'm fine with it.</p> <p>12 MR. JAMES: Pardon?</p> <p>13 MS. FIASCONE: I'm fine with it.</p> <p>14 CHAIRMAN CASHMAN: I like the starting</p> <p>15 point, and I was glad to see you brought</p> <p>16 something else today. I'm not a current dog</p> <p>17 owner, but the dog parks that I have seen that I</p> <p>18 think are more effective -- I still imagine the</p> <p>19 Village is going to keep open the limited, those</p> <p>20 two windows where you can run and use the entire</p> <p>21 park. So I really see this as being for the</p> <p>22 rest of the day. And maybe if you have a</p> |
| <p style="text-align: center;">321</p> <p>1 MR. WILLOWBEE: That's correct. Also,</p> <p>2 looking at the aerials, there has been a</p> <p>3 significant amount of erosion of the southern</p> <p>4 portion. If you look at Google Earth over time</p> <p>5 today, there is a lot of settlement in that</p> <p>6 pond. So there is concerns I would have from</p> <p>7 just a pure stormwater management, more than</p> <p>8 just raising that outfall structure --</p> <p>9 MR. JAMES: I'm having, I'm sorry --</p> <p>10 You have got to speak up. I have a hearing</p> <p>11 issue.</p> <p>12 MR. WILLOWBEE: My point is there is</p> <p>13 more concerns with the stormwater management</p> <p>14 than I think that are being presented here that</p> <p>15 I would have, as Laura --</p> <p>16 MR. JAMES: Our engineers have gone</p> <p>17 through that, and they have given us the</p> <p>18 calculations.</p> <p>19 MR. WILLOWBEE: I understand the</p> <p>20 calculations, but that's for stormwater</p> <p>21 detention.</p> <p>22 MR. JAMES: All of that.</p> | <p style="text-align: center;">323</p> <p>1 smaller dog, and you don't want it running.</p> <p>2 Most parks I've seen are two</p> <p>3 sections. There is like a small or inactive dog</p> <p>4 and large dog section.</p> <p>5 MR. JAMES: No problem with that, it's</p> <p>6 just a fence. We even have, if you look at the</p> <p>7 map carefully, the chart, we have a 10-foot</p> <p>8 sliding gate.</p> <p>9 CHAIRMAN CASHMAN: I saw it.</p> <p>10 MR. JAMES: That slides open so that</p> <p>11 the lawn equipment and what have you can come</p> <p>12 through and mow the lawn, then go back out.</p> <p>13 CHAIRMAN CASHMAN: Any thought, also</p> <p>14 typical features, dog drinking fountains, like</p> <p>15 one on each side?</p> <p>16 MR. JAMES: That's not a problem. We</p> <p>17 have but I think the park district, you know,</p> <p>18 that's going to be turned on, turned off, is</p> <p>19 there water nearby, freeze up, all of that.</p> <p>20 CHAIRMAN CASHMAN: Well, if you could</p> <p>21 reach out to the Village to the park and rec, to</p> <p>22 the Village to see. I think it would make it a</p> |

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| <p style="text-align: center;">324</p> <p>1 more functional park.</p> <p>2 MR. JAMES: We have got a line on</p> <p>3 those. But if you want, it's not a problem.</p> <p>4 It's just does the Village -- Somebody said</p> <p>5 something about a water feature. Well, if you</p> <p>6 bring your dog in the car, he goes in, he or she</p> <p>7 goes in the water feature, then they want to go</p> <p>8 home, you've just got a wet car.</p> <p>9 CHAIRMAN CASHMAN: I wasn't thinking --</p> <p>10 I've seen those. But I was thinking more they</p> <p>11 are basically drinking fountains. The button is</p> <p>12 up high and the fountain is down low.</p> <p>13 MR. JAMES: We have all the information</p> <p>14 on it.</p> <p>15 CHAIRMAN CASHMAN: So a couple, so</p> <p>16 those on each side. I'm trying to remember if</p> <p>17 you were shown any kind of paths within for the</p> <p>18 owners? You did show us some benches but</p> <p>19 possibly you had the crushed limestone coming</p> <p>20 in?</p> <p>21 MR. JAMES: We talked about that.</p> <p>22 CHAIRMAN CASHMAN: Doing like a</p> | <p style="text-align: center;">326</p> <p>1 tunnels, tubes, different things for play. I</p> <p>2 think you had stuff, I thought, about signage</p> <p>3 for typically the rules.</p> <p>4 But I would recommend maybe talking</p> <p>5 with parks and rec and probably the Hinsdale</p> <p>6 Humane Society to get some input from them. The</p> <p>7 Hinsdale Humane Society is a great organization</p> <p>8 in our town, and I'm sure they would have some</p> <p>9 good input since they are definitely dog lovers.</p> <p>10 But I think coming back with</p> <p>11 something that we could really hang our hat on</p> <p>12 and be proud of would make me more comfortable</p> <p>13 and feel that that's a really good benefit that</p> <p>14 we could approve and move it forward.</p> <p>15 MR. JAMES: We don't have a problem</p> <p>16 enhancing the park. But what we were keeping in</p> <p>17 mind, again going back to this fiduciary</p> <p>18 responsibility, it's nice to have all these</p> <p>19 things. But your park people, the maintenance</p> <p>20 people have to be happy with it. Because if</p> <p>21 not, you are going to get stones and what have</p> <p>22 you in there, and it's going to cost you \$1,000</p> |
| <p style="text-align: center;">325</p> <p>1 perimeter loop or something might be helpful</p> <p>2 or --</p> <p>3 MR. JAMES: We talked about the</p> <p>4 limestone path with our landscape architect. We</p> <p>5 finally said, You know, they could be mowing the</p> <p>6 lawn out there, it's all grass now, it's not</p> <p>7 going to be heavy traffic. The limestone path,</p> <p>8 when it gets into lawnmowers, it's going to</p> <p>9 cause more damage than it's worth.</p> <p>10 CHAIRMAN CASHMAN: It could be asphalt.</p> <p>11 MR. JAMES: It's a path crossing a</p> <p>12 large area.</p> <p>13 MR. MC GINNIS: The parks department</p> <p>14 would rather have asphalt. The crushed</p> <p>15 limestone is an ongoing maintenance problem.</p> <p>16 CHAIRMAN CASHMAN: Okay. If you could</p> <p>17 look into that, I think that would make it more</p> <p>18 attractive. You are going to be doing a lot of</p> <p>19 excavation at Hinsdale Meadows. A lot of times</p> <p>20 berming, you know, they do small hills and stuff</p> <p>21 that allow the dogs to play. There is all kinds</p> <p>22 of things, actually accessories, teeter-toters,</p> | <p style="text-align: center;">327</p> <p>1 to fix. They will say, Why did you do that.</p> <p>2 CHAIRMAN CASHMAN: Maybe if you can</p> <p>3 reach out to the Village and parks and rec, I</p> <p>4 think that would be a great place to start.</p> <p>5 Because I also do want the Village, whatever</p> <p>6 this is, to be happy because they are going to</p> <p>7 have to maintain it.</p> <p>8 MR. JAMES: I don't know where the</p> <p>9 closest water line is. But they are going to</p> <p>10 have turn it on and turn off, otherwise it</p> <p>11 freezes and whatever.</p> <p>12 CHAIRMAN CASHMAN: Rob, I'm sure Rob</p> <p>13 knows where it is.</p> <p>14 MR. MC GINNIS: No problem.</p> <p>15 MR. JAMES: You have to think of the</p> <p>16 ongoing maintenance.</p> <p>17 CHAIRMAN CASHMAN: So with that, it's</p> <p>18 just about 11:00. What I would like to do, I</p> <p>19 think we got closer, I appreciate all the</p> <p>20 information you sent; but I think we just have a</p> <p>21 few things we need to address.</p> <p>22 The homeowner association covenants</p> |

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| <div>328</div> <div> <div>1 are important. This public benefit is</div> <div>2 important. Some of the other questions that the</div> <div>3 Commissioners have. I think if you could</div> <div>4 respond with those, what I would like to do is</div> <div>5 continue this to the December 14 meeting and</div> <div>6 look forward to seeing what package you submit</div> <div>7 then to us.</div> <div>8 Because I think, I really think we</div> <div>9 are making some headway. And it's an exciting</div> <div>10 project. I think it's important for us as a</div> <div>11 Commission and, ultimately, for the Board just</div> <div>12 to be good stewards and make sure that we are</div> <div>13 kind of dotting our Is and crossing our Ts and</div> <div>14 making sure that this is done properly.</div> <div>15 MR. JAMES: We want it to be right as</div> <div>16 well.</div> <div>17 CHAIRMAN CASHMAN: I know you do.</div> <div>18 MR. JAMES: There is no question about</div> <div>19 it.</div> <div>20 CHAIRMAN CASHMAN: You had some great</div> <div>21 character witnesses here tonight. So we are</div> <div>22 excited to see what the James Company can build</div> </div> | <div>330</div> <div> <div>1 STATE OF ILLINOIS)</div> <div>) ss.</div> <div>2 COUNTY OF DU PAGE)</div> <div>3</div> <div>4 I, JANICE H. HEINEMANN, CSR, RDR, CRR,</div> <div>5 do hereby certify that I am a court reporter</div> <div>6 doing business in the State of Illinois, that I</div> <div>7 reported in shorthand the testimony given at the</div> <div>8 hearing of said cause, and that the foregoing is</div> <div>9 a true and correct transcript of my shorthand</div> <div>10 notes so taken as aforesaid.</div> <div>11</div> <div>12</div> <div>13</div> <div>14 Janice H. Heinemann CSR, RDR, CRR</div> <div>License No 084-001391</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> </div> |
| <div>329</div> <div> <div>1 in Hinsdale.</div> <div>2 MR. JAMES: Thank you.</div> <div>3 CHAIRMAN CASHMAN: With that, can I</div> <div>4 have a motion to continue this to the</div> <div>5 December 14 meeting.</div> <div>6 MR. KRILLENBERGER: I so motion.</div> <div>7 MS. MC MAHON: Second.</div> <div>8 CHAIRMAN CASHMAN: Anna?</div> <div>9 MS. FIASCONE: Aye.</div> <div>10 MR. WILLOWBEE: Aye.</div> <div>11 MS. CRNOVICH: Aye.</div> <div>12 CHAIRMAN CASHMAN: Aye.</div> <div>13 MS. MC MAHON: Aye.</div> <div>14 MR. PETERSON: Aye.</div> <div>15 MS. RYAN: Aye.</div> <div>16 MR. KRILLENBERGER: Aye.</div> <div>17 * * *</div> <div>18 (Whereupon the further public</div> <div>19 hearing of above-entitled cause</div> <div>20 was continued to December 14 at</div> <div>21 7:30 p.m.)</div> <div>22</div> </div> | |

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MEMORANDUM

DATE: December 14, 2016

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: 339 W. 57th Street – Jacobs on behalf of Verizon Wireless
Exterior Appearance Review for New Telecommunication Equipment on the Water Tank at Hinsdale Central High School

Summary

The Village of Hinsdale has received an application from Jacobs on behalf of Verizon Wireless, requesting approval to upgrade and replace its (9) current panel antennas on the Hinsdale Central High School (High School) water tower. The upgrade will include (6) new panel antennas, (6) new remote radio units (RRU), and (3) new raycaps. The materials and technology are designed to enhance the existing wireless telecom facility.

Request and Analysis

Verizon Wireless currently leases (3) sectors from the Village on the water tank. Each sector contains (4) spaces for equipment for potentially (12) pieces of telecommunications equipment. Currently, Verizon is utilizing only (9) spaces for (9) panel antennas. This request is to utilize all (12) spaces for (6) new panel antennas, (6) new RRUs, and (3) raycaps. Please note, (2) RRUs will occupy only (1) space, thus the (15) new pieces of equipment will utilize the current (12) available spaces.

Per the applicant, the new equipment will match the existing hardware on the water tower. The new cables will be installed inside an existing coax cover and routed through an existing underground trench system. There are no changes to the subject property elevation and the request will not affect the minimum Code requirements as shown in the Plan Commission application's table of compliance.

The High School is in the IB Institutional Building District at 339 W. 57th Street. The public meeting notice requirements have been followed per section 11-604(E), since the nonresidential parcel is within 250 feet from a single-family zoning district. It abuts the IB district to the north, R-3 to the south, IB to the east and R-6 districts to the west.

Process

Pursuant to Section 11-606, the Chairman of the Plan Commission (PC) shall at the public meeting on the application for exterior appearance review allow any member of the general public to offer relevant,



MEMORANDUM

material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance plan based on the standards set forth in subsection F1 of this Section 11-606.

Attachments:

- Attachment 1 – Exterior Appearance Application Request and Exhibits (packet)
- Attachment 2 - Public Meeting Notice
- Attachment 3 - Zoning Map and Project Location
- Attachment 4 - Birds Eye View
- Attachment 5 - New Equipment Comparison Email (Dated 12/08/16)



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Paul Williams on behalf of Verizon

Address: 1700 Sherwin Ave

City/Zip: DesPlaines / 60018

Phone/Fax: (870) 926-9718 / _____

E-Mail: paul.williams@jacobs.com

Owner

Name: Village of Hinsdale

Address: 19 E Chicago Ave

City/Zip: Hinsdale / 60521

Phone/Fax: (630) 789-7035 / _____

E-Mail: cyu@villageofhinsdale.org

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

Name: John Zimmerman

Title: Professional Engineer

Address: 600 Busse Hwy

City/Zip: Park Ridge / 60068

Phone/Fax: (847) 698-6400 / _____

E-Mail: _____

Name: _____

Title: _____

Address: _____

City/Zip: _____

Phone/Fax: (____) _____ / _____

E-Mail: _____

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

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

II. SITE INFORMATION

Address of subject property: 339 W. 57th Street

Property identification number (P.I.N. or tax number): 09 - 16 - 100 - 006

Brief description of proposed project: Replacing (9) existing panel antennas with (6) new panel antennas.

Intalling (6) RRUS 32s and (3) Raycap splitters using existing pipe mounts. No new penetrations. No ground disturbance.

General description or characteristics of the site: Existing Water Tank with telecommunication carrier collocations.

Existing zoning and land use: IB

Surrounding zoning and existing land uses:

North: R-4 / R-2

South: R-3 / O-1 / R-5

East: R-3

West: R-6

Proposed zoning and land use: No change proposed.

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: 339 W 57th Street

The following table is based on the IB Zoning District.

| | Minimum Code Requirements | Proposed/Existing Development |
|------------------------------------|---------------------------|-------------------------------|
| Minimum Lot Area (s.f.) | 350,000 | N/A |
| Minimum Lot Depth | 250 | N/A |
| Minimum Lot Width | 200 | N/A |
| Building Height | 70' | N/A |
| Number of Stories | N/A | N/A |
| Front Yard Setback | 35' | N/A |
| Corner Side Yard Setback | 35' | N/A |
| Interior Side Yard Setback | 25' | N/A |
| Rear Yard Setback | 25' | N/A |
| Maximum Floor Area Ratio (F.A.R.)* | .50 | N/A |
| Maximum Total Building Coverage* | N/A | N/A |
| Maximum Total Lot Coverage* | N/A | N/A |
| Parking Requirements | N/A | N/A |
| Parking front yard setback | N/A | N/A |
| Parking corner side yard setback | N/A | N/A |
| Parking interior side yard setback | N/A | N/A |
| Parking rear yard setback | N/A | N/A |
| Loading Requirements | N/A | N/A |
| Accessory Structure Information | N/A | N/A |

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: N/A

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 3rd day of November, 2016, I/We have read the above certification, understand it, and agree to abide by its conditions.

Paul Williams
Signature of applicant or authorized agent

Paul Williams on behalf of Verizon

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 3 day of
November, 2016.

Rae Kuncewicz
Notary Public

4





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

Address of proposed request: 339 W. 57th Street

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.

No change is proposed to the existing open space and setback spaces.

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

The proposed materials will match the existing materials.

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

The proposed design uses the existing pipe mounts and does not change the quality of the existing design.

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.
No change to the existing ground structures or to the quality of the items listed.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
No change to the existing height of the structure.
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.
No change to the proportion of the front facade.
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.
No change to the proportion of openings.
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.
No change to the Rhythm of solids to voids in the front facades.
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.
No change to the rhythm of spacing and buildings on streets.
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.
No change to the rhythm of entrance porch and other projections.
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.
No change to the relationship of materials and texture.

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

No change to roof shapes.

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.

No change to walls of continuity.

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.

No change to the scale of buildings.

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.

No change to the directional expression of front elevation.

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.

The proposed material will match the existing structure style, pattern, texture and overall detailing.

REVIEW CRITERIA – Site Plan Review

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

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

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

The site plan meets all specified standards.

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

The proposed site plan does not affect easement and rights-of way in any way.

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

The proposed site plan does not affect the enjoyment of significant natural, topographical, or physical features of the site in any way.

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

The proposed site plan is not injurious or detrimental to the use and enjoyment of surrounding property in any way.

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.

The proposed site plan does not affect traffic in any way.

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

No new uses are proposed that would require new screening.

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

The proposed modifications do not affect the landscaping or nearby structures and uses.

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

This is not an application for a special use permit. This application is to modify antennas and equipment for an existing telecommunications collocation on an existing structure.

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.

The proposed site plan does not affect the drainage or erosion in any way.

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 site plan is intended to improve the utility services provided by the applicant and does not place an unreasonable burden on specified utility systems serving the site.

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

The proposed site plan does not affect the required public uses designated on the Official Map.

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

The proposed site plan does not adversely affect the public health, safety, or general welfare and follows all applicable governmental regulations for operation.

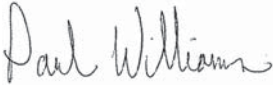
VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Paul Williams, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on 11/29/2016.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

By: 
Name: Paul Williams
Address: 1700 Sherwin Avenue, DesPlaines, IL 60018

Subscribed and sworn to before me

This _____ day of _____, _____.

By: _____
Notary Public

[illegible]

| REVISIONS | | NO. | DESCRIPTION | DATE | BY |
|-----------|--|-----|---------------------|----------|-----|
| | | 1. | ISSUED FOR REVIEW | 05/09/14 | LRB |
| | | 2. | REVISED PER NEW ECR | 10/09/14 | AU |
| | | 3. | ISSUED FOR FINAL | 11/20/14 | SA |
| | | | REVISED PER NEW ECR | 08/30/16 | AU |

LOC. # 212521

HINSDALE WT

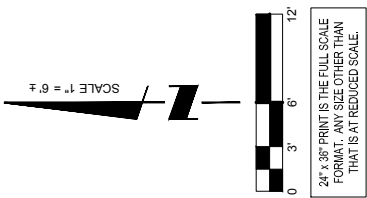
339 W 57TH STREET
HINSDALE, IL 60521

| | |
|-------------|----------|
| DRAWN BY: | LRB |
| CHECKED BY: | DSRA |
| DATE: | 05/06/14 |
| PROJECT # | 68-734 |

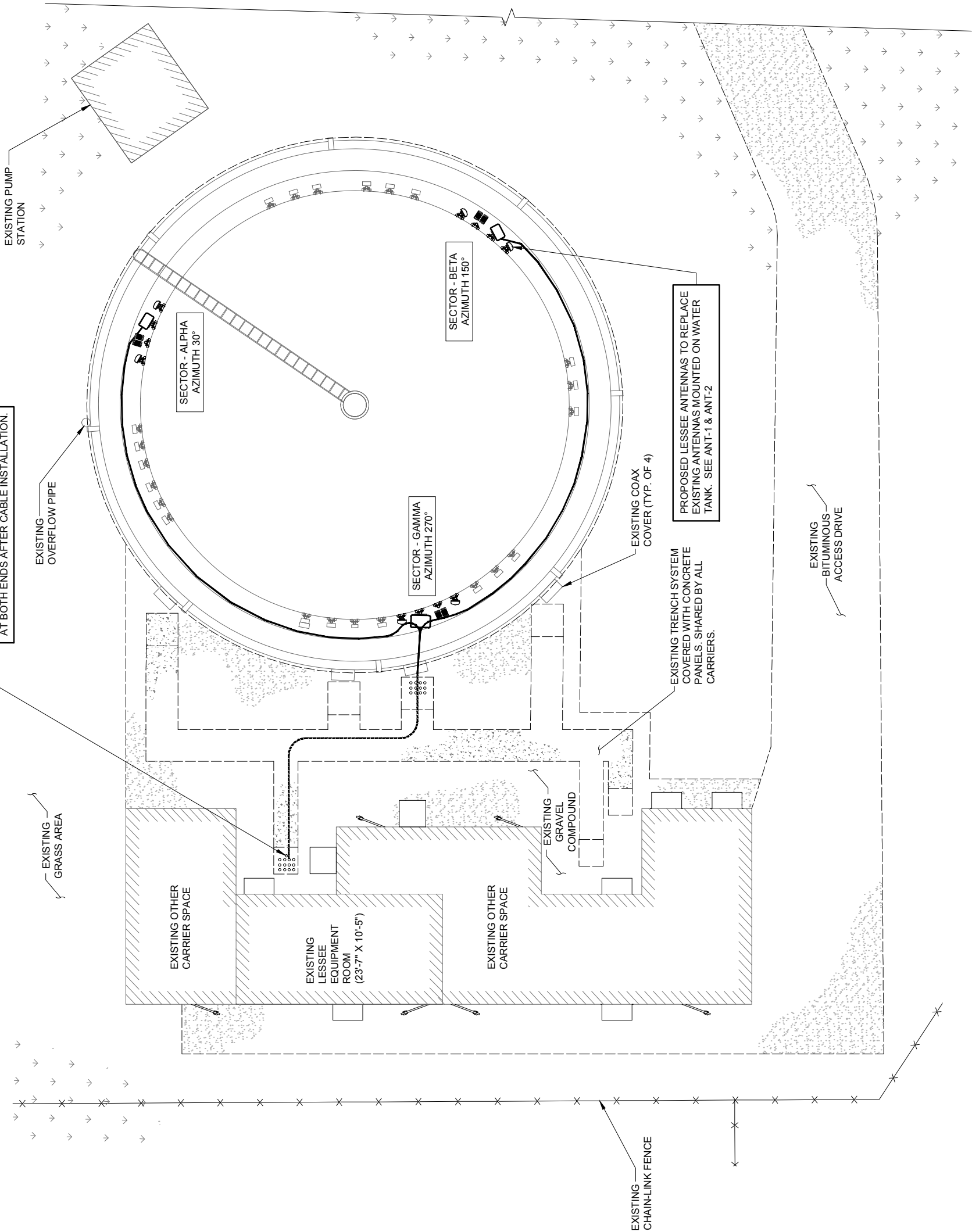
| |
|-------------|
| SHEET TITLE |
| SITE LAYOUT |

SHEET NUMBER

C-1



(6) EXISTING 8" Ø LESSEE CONDUITS
DAYLIGHT TO UNDERGROUND COAX RUN.
(2) UNUSED CONDUITS. UTILIZE (1) EXISTING
UNUSED CONDUIT FOR ROUTING OF NEW
HYBRID CABLES. WEATHERPROOF W/ BOOT
AT BOTH ENDS AFTER CABLE INSTALLATION.



THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER. AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.

CHICAGO

SMSA

limited partnership

d/b/a VERIZON WIRELESS

TERRA


CONSULTING GROUP, LTD.

600 BUSSE HIGHWAY

PARK RIDGE, IL 60068

PH: 847-698-6400

FAX: 847-698-6401



| REVISIONS | |
|-----------|---------------------|
| NO. | DESCRIPTION |
| BY | DATE |
| LRB | 05/09/14 |
| AU | 10/09/14 |
| SA | 11/20/14 |
| AU | 08/30/16 |
| 3. | REVISED PER NEW ECR |
| 2. | ISSUED FOR FINAL |
| 1. | REVISED PER NEW ECR |
| 1. | ISSUED FOR REVIEW |

LOC. # 212521

HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521

DRAWN BY: LRB

CHECKED BY: DSRA

DATE: 05/06/14

PROJECT #: 68-734

SHEET TITLE

SHELTER LAYOUT

SHEET NUMBER

A-1

24" x 36" PRINT IS THE FULL SCALE
FORMAT. ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.

0

1/2"

1"

2"

SCALE: 1/2" = 1'-0" ±




Diagram illustrating the shelter layout, showing equipment placement and dimensions.

Equipment labeled:

- (E) BATTERY
- (E) BATTERY
- (E) POWER PLANT
- (E) DESK
- (E) HVAC
- (E) LTE
- (E) 850 MACRO
- (E) FIF
- (E) ATIS
- EXISTING TELCO BOARD

Dimensions and Notes:

- EXISTING (16) PORT COAX ENTRY PANEL. (3) PORTS UNUSED
- (3) PROPOSED LESSEE RAYCAP JUNCTION BOXES MOUNTED TO WALL
- Dimensions: 6'-0", 6'-0", 1'-0"

NOTE:

G.C. TO FIELD VERIFY PRIOR TO INSTALLATION THAT THE RAYCAP JUNCTION BOX WILL HAVE 24" OF VERTICAL CLEARANCE TO ALLOW FOR THE COVER TO SLIDE OFF.

MAXIMUM CABLING LENGTH OF 30' BETWEEN LTE CABINET AND RAYCAP JUNCTION BOX.

G.C. TO GROUND ALL NEW COMPONENTS TO EXISTING GROUND BAR.

1

SHELTER LAYOUT

Attachment 1

NOTE:
THIS DRAWING IS FOR EXHIBIT
AND LAYOUT PURPOSES ONLY.
PLEASE REFER TO STRUCTURAL
REPORT PREPARED BY BOW
TECH, LTD.

**CHICAGO
SMSA**
limited partnership
d/b/a VERIZON WIRELESS

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

| REVISIONS | | | |
|-----------|---------------------|----------|-----|
| NO. | DESCRIPTION | DATE | BY |
| 1. | ISSUED FOR REVIEW | 05/09/14 | LRB |
| 2. | REVISED PER NEW ECR | 10/09/14 | AU |
| 3. | ISSUED FOR FINAL | 11/20/14 | SA |
| | REVISED PER NEW ECR | 08/30/16 | AU |
| | | | |
| | | | |
| | | | |

LOC. # 212521

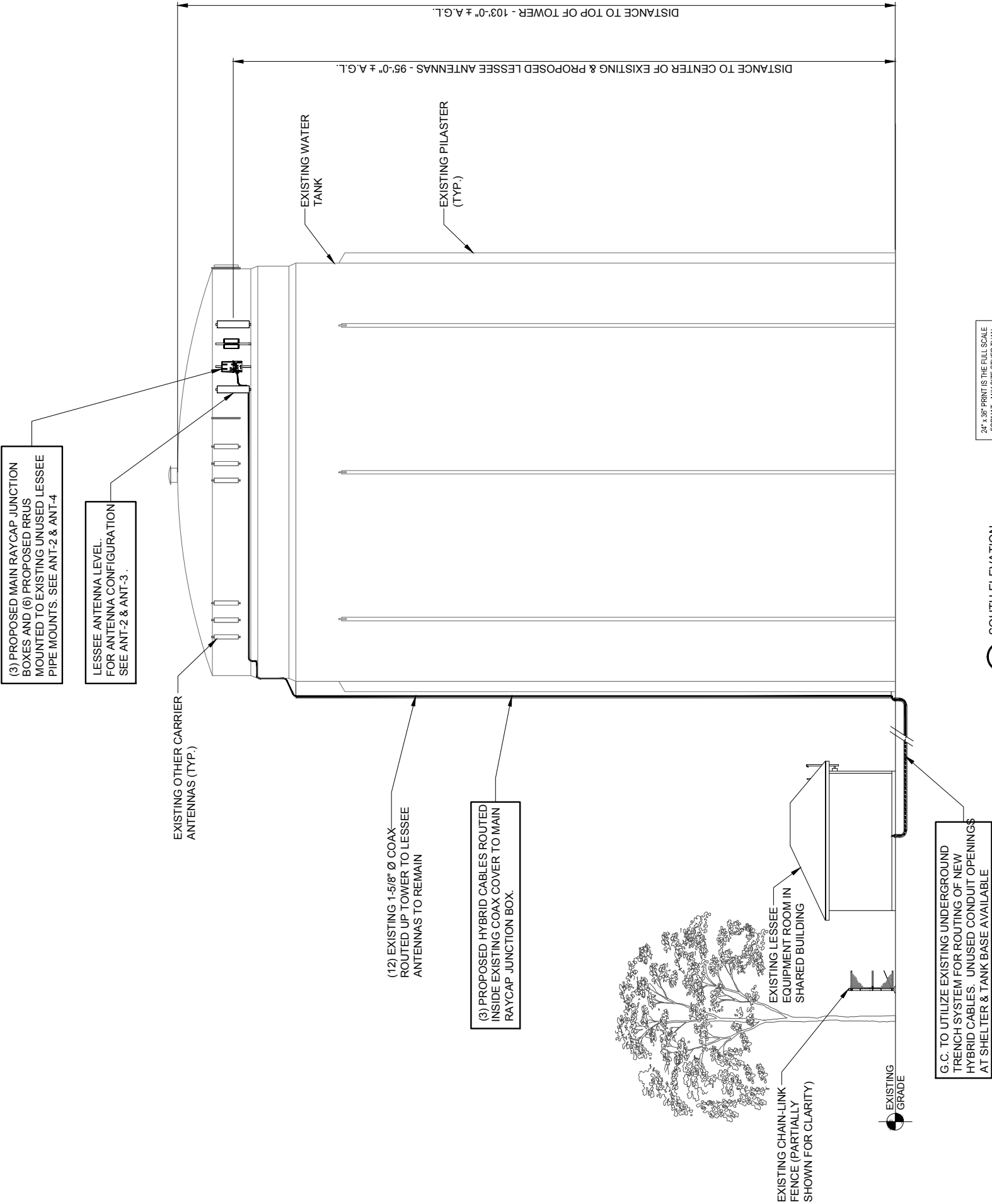
HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521

| | |
|-------------|----------|
| DRAWN BY: | LRB |
| CHECKED BY: | DSRA |
| DATE: | 05/06/14 |
| PROJECT # | 68-734 |

| |
|-------------------|
| SHEET TITLE |
| SITE ELEVATION |

| |
|--------------|
| SHEET NUMBER |
| ANT-1 |



24" x 36" PRINT IS THE FULL SCALE.
PRINT ANY SIZE OTHER THAN
THAT IS AT REDUCED SCALE.

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" ±

- NOTES:
1.

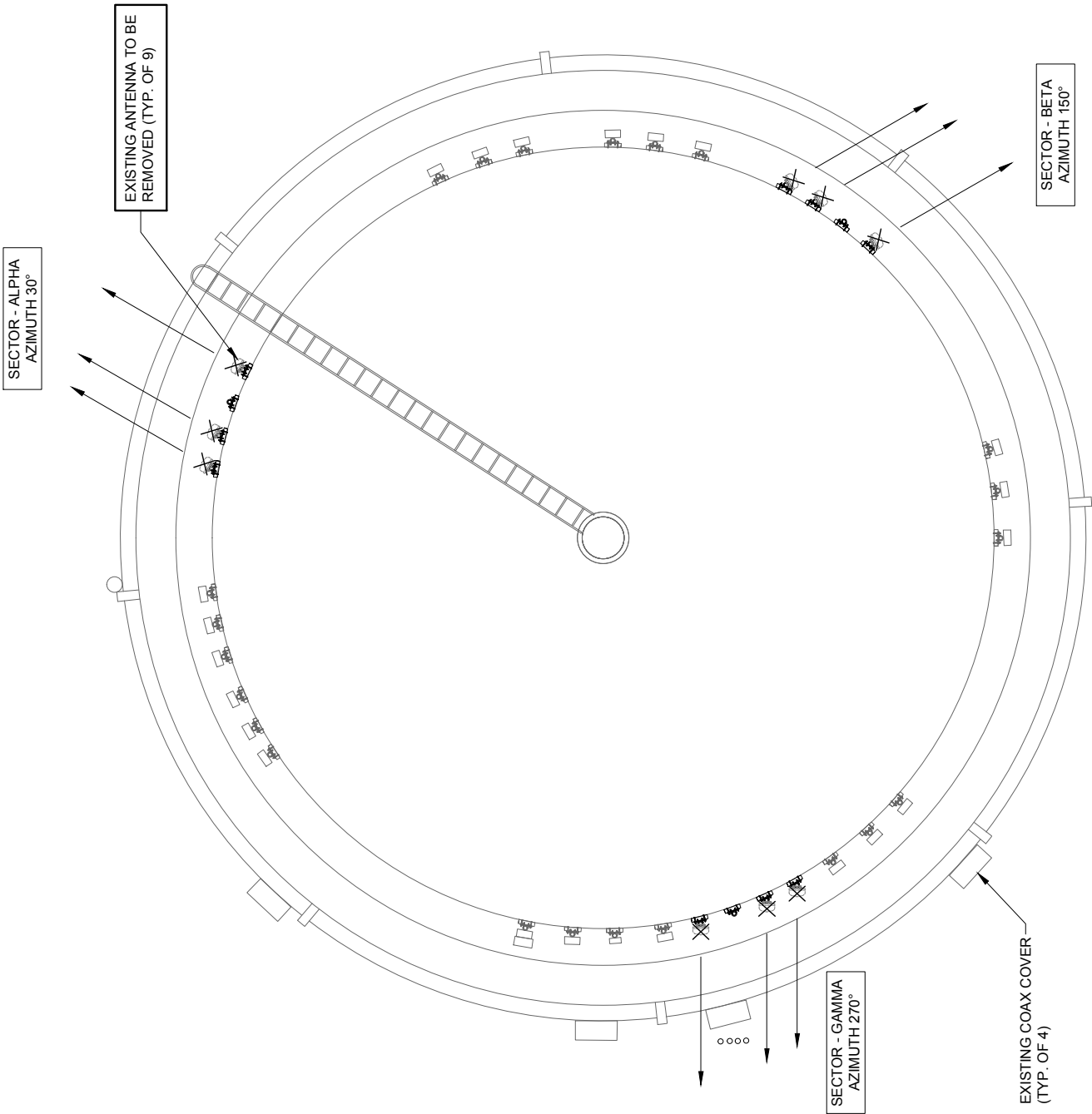
THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
2.

FINAL EXHIBIT PENDING STRUCTURAL ANALYSIS BY OTHERS. NO ANTENNA OR LINE WORK TO BEGIN PRIOR TO CONFIRMATION OF ADEQUATE TOWER AND MOUNT CAPACITY.
3.

G.C. TO VERIFY ANTENNA TECHNOLOGIES PRIOR TO REMOVAL OF ANY ANTENNAS.
4.

REFER TO ANT-3 & ANT-3A FOR DETAIL ON EXISTING & PROPOSED RF CONFIGURATION.
5.

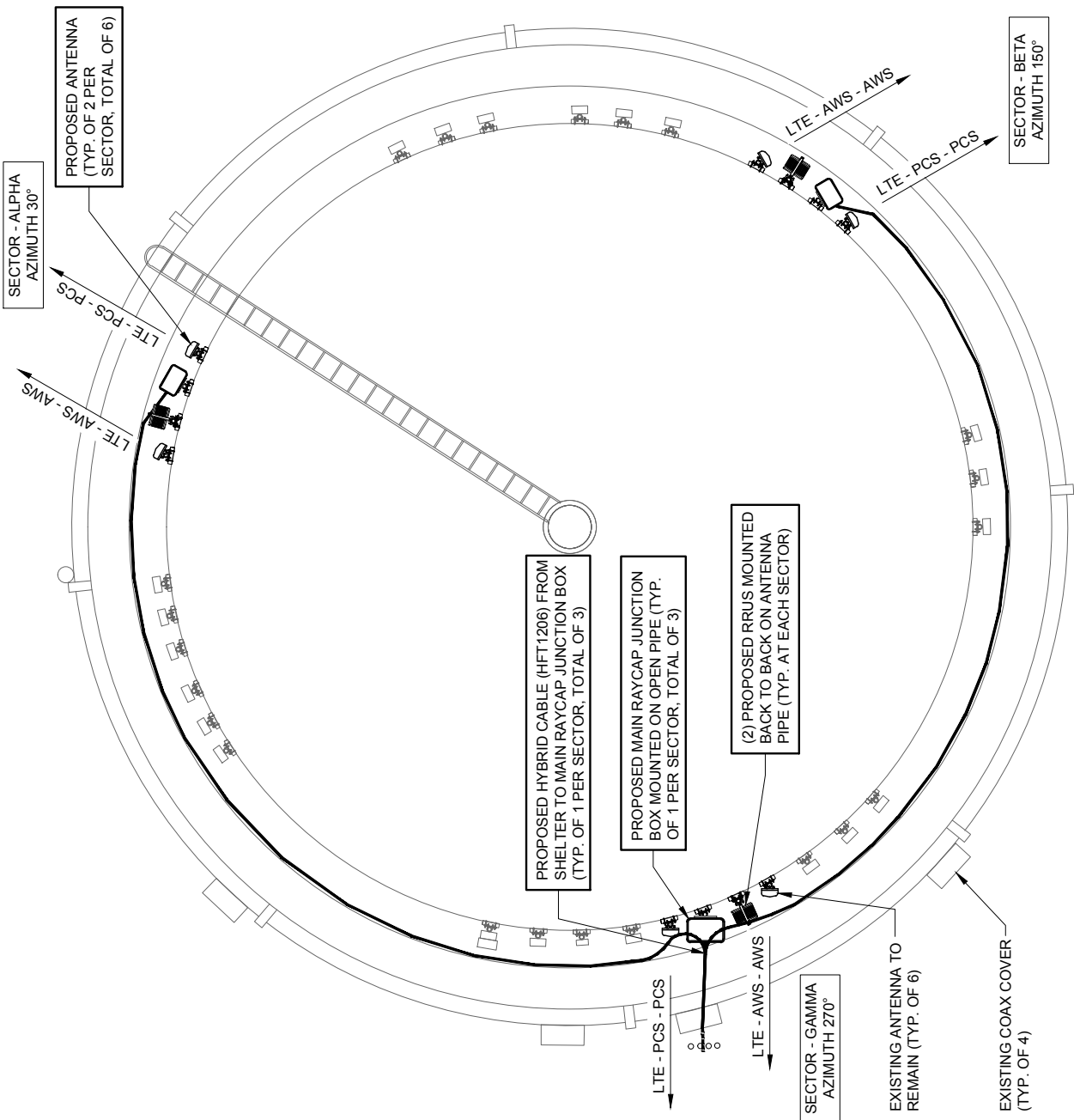
G.C. TO ORIENT & PLACE PROPOSED RAYCAP JUNCTION BOX CLOSEST TO HYBRID CABLE ROUTE.



1

EXISTING ANTENNA LAYOUT

N.T.S.



2

PROPOSED ANTENNA LAYOUT

N.T.S.

NOTE:
G.C. TO GROUND ALL NEW COMPONENTS TO EXISTING GROUNDING SYSTEM.

| REVISIONS | | | |
|-----------|-----|----------|---------------------|
| NO. | BY | DATE | DESCRIPTION |
| 1. | LRB | 05/09/14 | ISSUED FOR REVIEW |
| 2. | AU | 10/09/14 | REVISED PER NEW ECR |
| 3. | SA | 11/20/14 | ISSUED FOR FINAL |
| 4. | AU | 08/30/16 | REVISED PER NEW ECR |
| | | | |
| | | | |
| | | | |



CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS

LOC. # 212521

HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521

| | |
|-------------|----------|
| DRAWN BY: | LRB |
| CHECKED BY: | DSRA |
| DATE: | 05/06/14 |
| PROJECT # | 68-734 |

| |
|----------------|
| SHEET TITLE |
| ANTENNA LAYOUT |

| |
|--------------|
| SHEET NUMBER |
|--------------|

ANT-2

| EQUIPMENT CHANGE REQUEST FORM- ECR | | | | | | | | | |
|------------------------------------|----------|-------------|---------------------|----------------------|----------------|----------------|---------|---------------------|-----------------|
| Cell Name | | Hinsdale WT | | RF Engineer | | Jeremy Litz | | Cell ID | |
| Location Number | | 212521 | | Market | | Chicago - HH | | Address | |
| Date of Request | | 8/5/2016 | | | | City/State/Zip | | Hinsdale, IL, 60521 | |
| EXISTING CONFIGURATION | | | | | | | | | |
| Sector | Position | Antenna | | Antenna Manufacturer | Antenna Model | Centerline | Azimuth | Variable Tilt | Mechanical Tilt |
| | | Port | RF Path | | | | | | |
| Alpha | A1 | L1 | CEL - Rx Tx0 | ANDREW | LNX-6512DS-VTM | 95 | 30 | 7 | 0 |
| | | L2 | CEL - Rx Tx1 | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| | A2 | L1 | PCS - Rx Tx0 | Powerwave | 7721 | 95 | 30 | 1 | 0 |
| | | L2 | PCS - Rx Tx1 | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| | A3 | L1 | Unused at this time | | | | | | |
| | | L2 | Unused at this time | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| | A4 | L1 | LTE C - Rx Tx0 | ANDREW | LNX-6512DS-VTM | 95 | 30 | 3 | 0 |
| | | L2 | LTE C - Rx Tx1 | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| Beta | B1 | L1 | CEL - Rx Tx0 | ANDREW | LNX-6512DS-VTM | 95 | 150 | 7 | 0 |
| | | L2 | CEL - Rx Tx1 | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| | B2 | L1 | PCS - Rx Tx0 | Powerwave | 7721 | 95 | 150 | 1 | 0 |
| | | L2 | PCS - Rx Tx1 | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| | B3 | L1 | Unused at this time | | | | | | |
| | | L2 | Unused at this time | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| | B4 | L1 | LTE C - Rx Tx0 | ANDREW | LNX-6512DS-VTM | 95 | 150 | 3 | 0 |
| | | L2 | LTE C - Rx Tx1 | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| GAMMA | G1 | L1 | CEL - Rx Tx0 | ANDREW | LNX-6512DS-VTM | 95 | 270 | 7 | 0 |
| | | L2 | CEL - Rx Tx1 | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| | G2 | L1 | PCS - Rx Tx0 | Powerwave | 7721 | 95 | 270 | 1 | 0 |
| | | L2 | PCS - Rx Tx1 | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| | G3 | L1 | Unused at this time | | | | | | |
| | | L2 | Unused at this time | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| | G4 | L1 | LTE C - Rx Tx0 | ANDREW | LNX-6512DS-VTM | 95 | 270 | 3 | 0 |
| | | L2 | LTE C - Rx Tx1 | | | | | | |
| | | H1 | Unused at this time | | | | | | |
| | | H2 | Unused at this time | | | | | | |
| Comments | | | | | | | | | |
| | | | | | | | | | |

1

EXISTING ANTENNA CONFIGURATION

N.T.S.

| EQUIPMENT CHANGE REQUEST FORM- ECR | | | | | | | | | | | |
|------------------------------------|-------------|---------------------|---------------------------------------|----------------------|---------------|-----------------------|---------------------|---------------|-----------------|-----------------|-----------------|
| Cell Name | Hinsdale WT | | | Cell ID | 111 | | | | | | |
| Location Number | 212521 | | | RF Engineer | Jeremy Litz | | 339 W. 57th St | | | | |
| Date of Request | 8/5/2016 | | | Market | HH | | Hinsdale, IL, 60521 | | | | |
| PROPOSED CONFIGURATION | | | | | | | | | | | |
| Antenna | | | | Antenna Manufacturer | Antenna Model | Antenna Serial Number | Centerline | Azimuth | Configuration | | |
| Sector | Pos | Port | RF Path | | | | | | Mechanical Tilt | Action | |
| Alpha | A1 | L1 (+45) | LTE C - Rxtx0/CDMA50 Rx/Tx0/L50 Rx/Tx | An drew | SB NHH-1D65A | | 95 | 30 | 700/9 , 850/6 | 0 | Change- Install |
| | | L2 (+45) | UPCS - Rxtx0 | | | | | | | | |
| | | H1 (+45) | UPCS - Rxtx2 | | | | | | | | |
| | | H3 (+45) | UPCS - Rxtx1 | | | | | | | | |
| | A2 | H4 (-45) | UPCS - Rxtx3 | | | | | | | | Remove |
| | | L1 (+45) | Unused at this time | | | | | | | | |
| | | L2 (+45) | Unused at this time | | | | | | | | |
| | | H1 (+45) | Unused at this time | | | | | | | | |
| | A3 | H2 (-45) | Unused at this time | | | | | | | | |
| | | H3 (+45) | Unused at this time | | | | | | | | |
| | | L1 (+45) | Unused at this time | | | | | | | | |
| | | L2 (+45) | Unused at this time | | | | | | | | |
| A4 | H1 (+45) | Unused at this time | An drew | SB NHH-1D65A | | 95 | 30 | 700/9 , 850/6 | 0 | Change- Install | |
| | H2 (-45) | Unused at this time | | | | | | | | | |
| | L1 (+45) | Unused at this time | | | | | | | | | |
| | L2 (+45) | Unused at this time | | | | | | | | | |
| Beta | B1 | L1 (+45) | LTE C - Rxtx0/CDMA50 Rx/Tx0/L50 Rx/Tx | An drew | SB NHH-1D65A | | 95 | 150 | 700/9 , 850/6 | 0 | Change- Install |
| | | L2 (+45) | UPCS - Rxtx0 | | | | | | | | |
| | | H1 (+45) | UPCS - Rxtx2 | | | | | | | | |
| | | H2 (-45) | UPCS - Rxtx1 | | | | | | | | |
| | B2 | H3 (+45) | UPCS - Rxtx3 | | | | | | | | Remove |
| | | L1 (+45) | Unused at this time | | | | | | | | |
| | | L2 (+45) | Unused at this time | | | | | | | | |
| | | H1 (+45) | Unused at this time | | | | | | | | |
| | B3 | H2 (-45) | Unused at this time | | | | | | | | |
| | | H3 (+45) | Unused at this time | | | | | | | | |
| | | L1 (+45) | Unused at this time | | | | | | | | |
| | | L2 (+45) | Unused at this time | | | | | | | | |
| B4 | H1 (+45) | Unused at this time | An drew | SB NHH-1D65A | | 95 | 150 | 700/9 , 850/6 | 0 | Change- Install | |
| | L2 (+45) | Unused at this time | | | | | | | | | |
| | H1 (+45) | Unused at this time | | | | | | | | | |
| | H2 (-45) | Unused at this time | | | | | | | | | |
| Gamma | G1 | L1 (+45) | LTE C - Rxtx0/CDMA50 Rx/Tx0/L50 Rx/Tx | An drew | SB NHH-1D65A | | 95 | 270 | 700/9 , 850/6 | 0 | Change- Install |
| | | L2 (+45) | UPCS - Rxtx0 | | | | | | | | |
| | | H1 (+45) | UPCS - Rxtx2 | | | | | | | | |
| | | H2 (-45) | UPCS - Rxtx1 | | | | | | | | |
| | G2 | H3 (+45) | UPCS - Rxtx3 | | | | | | | | Remove |
| | | L1 (+45) | Unused at this time | | | | | | | | |
| | | L2 (+45) | Unused at this time | | | | | | | | |
| | | H1 (+45) | Unused at this time | | | | | | | | |
| | G3 | H2 (-45) | Unused at this time | | | | | | | | |
| | | H3 (+45) | Unused at this time | | | | | | | | |
| | | L1 (+45) | Unused at this time | | | | | | | | |
| | | L2 (+45) | Unused at this time | | | | | | | | |
| G4 | H1 (+45) | Unused at this time | An drew | SB NHH-1D65A | | 95 | 270 | 700/9 , 850/6 | 0 | Change- Install | |
| | L2 (+45) | Unused at this time | | | | | | | | | |
| | H1 (+45) | Unused at this time | | | | | | | | | |
| | L2 (+45) | Unused at this time | | | | | | | | | |
| Comments | | | | | | | | | | | |

| | | | | | | | | | |
|------------------------|--|--|--|--|--|--|--|--|--|
| CHICAGO SMSA | | | | | | | | | |
| limited partnership | | | | | | | | | |
| d/b/a VERIZON WIRELESS | | | | | | | | | |

| | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|
| TERRA CONSULTING GROUP, LTD. | | | | | | | | | |
| 600 BUSSE HIGHWAY | | | | | | | | | |
| PARK RIDGE, IL 60068 | | | | | | | | | |
| PH: 847-698-6400 | | | | | | | | | |
| FAX: 847-698-6401 | | | | | | | | | |

| | | | | | | | | | |
|-----------|---------------------|----------|-----|--|--|--|--|--|--|
| REVISIONS | | | | | | | | | |
| NO | DESCRIPTION | DATE | BY | | | | | | |
| 1 | ISSUED FOR REVIEW | 05/09/14 | LRB | | | | | | |
| 2 | REVISED PER NEW ECR | 10/09/14 | AU | | | | | | |
| 3 | ISSUED FOR FINAL | 11/20/14 | SA | | | | | | |
| 4 | REVISED PER NEW ECR | 08/30/16 | AU | | | | | | |

| | | | | | | | | | |
|---------------------|--|--|--|--|--|--|--|--|--|
| LOC. # 212521 | | | | | | | | | |
| HINSDALE WT | | | | | | | | | |
| 339 W 57TH STREET | | | | | | | | | |
| HINSDALE, IL 60521 | | | | | | | | | |
| DRAWN BY: LRB | | | | | | | | | |
| CHECKED BY: DS/RA | | | | | | | | | |
| DATE: 05/06/14 | | | | | | | | | |
| PROJECT #: 68-734 | | | | | | | | | |
| SHEET TITLE | | | | | | | | | |
| ANTENNA INFORMATION | | | | | | | | | |
| SHEET NUMBER | | | | | | | | | |
| ANT-3 | | | | | | | | | |

2

PROPOSED ANTENNA CONFIGURATION

N.T.S.

CHICAGO
SMSA

limited partnership
d/b/a VERIZON WIRELESS

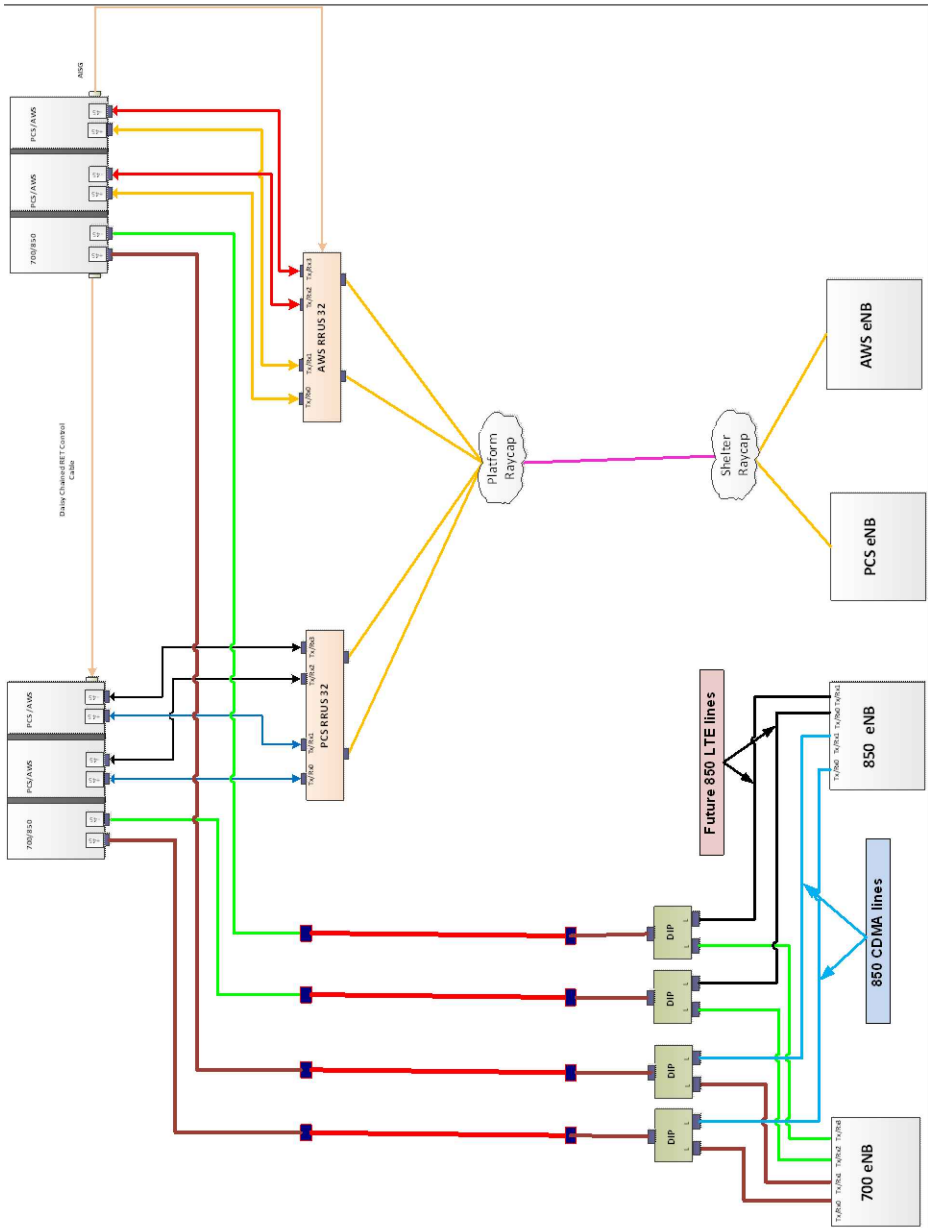
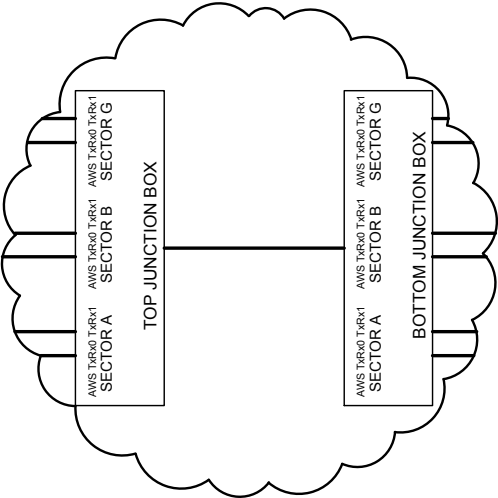
TERRA
CONSULTING GROUP, LTD.

600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

| REVISIONS | | | | |
|-----------|---------------------|----------|----|-----|
| NO | DESCRIPTION | DATE | BY | LRB |
| 1. | REVISED PER NEW ECR | 10/09/14 | AU | |
| 2. | ISSUED FOR FINAL | 11/20/14 | SA | |
| 3. | REVISED PER NEW ECR | 08/30/16 | AU | |
| | | | | |
| | | | | |

| ESTIMATED MAIN LINE HYBRID LENGTH | | | | |
|--|---------------------|-----------------------|-------------|-----------|
| SECTOR | VERTICAL LENGTH (±) | HORIZONTAL LENGTH (±) | SHELTER (±) | TOTAL (±) |
| ALPHA | 103' | 100' | 8' | 211' |
| BETA | 103' | 100' | 9' | 212' |
| GAMMA | 103' | 40' | 10' | 153' |
| FIELD VERIFY HYBRID CABLE ROUTE AND LENGTH PRIOR TO ORDERING HYBRID CABLE. | | | | |

| Combiner - Cable Data | | | | |
|---|--------------|----------------------|-------|-------------|
| | | | | |
| | | | | |
| | | | | |
| Existing | | | | |
| Location | Manufacturer | Component Model | Count | Action |
| Top (Platform) | | | | |
| Top (Platform) | | | | |
| Top (Platform) | CSS | DBC-7CAP (Diplexer) | 6 | Existing |
| Bottom (Shelter) | Andrew | CBC-721DF (Diplexer) | 6 | Existing |
| Bottom (Shelter) | | | | |
| Bottom (Shelter) | | | | |
| Alpha | | 15/8 | 4 | Existing |
| Beta | | 15/8 | 4 | Existing |
| Gamma | | 15/8 | 4 | Existing |
| Proposed | | | | |
| Location | Manufacturer | Component Model | Count | Action |
| Top (Platform) | CSS | DBC-7CAP (Diplexer) | 6 | Remove |
| Top (Platform) | | | | |
| Top (Platform) | | | | |
| Top (Platform) | Ericsson | RRUS 32 - AWS | 3 | Install |
| Top (Platform) | Ericsson | RRUS 32 - PCS | 3 | Install |
| Top (Platform) | Raycap | RC3DC-3315-PF-48 | 3 | Install |
| Bottom (Shelter) | ANDREW | RC3DC-3315-PF-48 | 3 | Install |
| Bottom (Shelter) | | CBC78-DF-8-DCB | 12 | Install |
| Bottom (Shelter) | | | | |
| Bottom (Shelter) | Andrew | CBC-721DF (Diplexer) | 6 | Remove |
| Bottom (Shelter) | | | | |
| Alpha | | 15/8 | 4 | Final count |
| Beta | | 15/8 | 4 | Final count |
| Gamma | | 15/8 | 4 | Final count |
| Hybrid | | HFT1206-24S49-XXX | 3 | Install |
| Comments | | | | |
| Remove all the existing diplexers/Bias-Ts | | | | |
| | | | | |



| REVISIONS | | | | | |
|-----------|---------------------|----------|-----|--|--|
| NO. | DESCRIPTION | DATE | BY | | |
| 1. | ISSUED FOR REVIEW | 05/09/14 | LRB | | |
| 2. | REVISED PER NEW ECR | 10/09/14 | AU | | |
| 3. | ISSUED FOR FINAL | 11/20/14 | SA | | |
| 4. | REVISED PER NEW ECR | 08/30/16 | AU | | |

LOC. # 212521

HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521

| | |
|-------------|----------|
| DRAWN BY: | LRB |
| CHECKED BY: | DSRA |
| DATE: | 05/06/14 |
| PROJECT # | 68-734 |

| |
|--|
| SHEET TITLE |
| COMBINER CABLE DATA & CABLE DIAGRAM |

| |
|--------------|
| SHEET NUMBER |
| ANT-3A |

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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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FAX: 847-698-6401

NO.

DESCRIPTION

DATE

BY

1.

ISSUED FOR REVIEW

05/09/14

LRB

2.

REVISED PER NEW ECR

10/09/14

AU

3.

ISSUED FOR FINAL

11/20/14

SA

4.

REVISED PER NEW ECR

08/30/16

AU

LOC. # 212521

HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521

DRAWN BY: LRB

CHECKED BY: DSRA

DATE: 05/06/14

PROJECT #: 68-734

SHEET TITLE

DETAILS

SHEET NUMBER

ANT-4

1

UNUSED
N.T.S.

2

SATELLITE RAYCAP JUNCTION BOX DETAIL
N.T.S.

3

MAIN RAYCAP JUNCTION BOX DETAIL
N.T.S.

Specifications

Application

Weight

DC Surge Protection for RU/Integrated Antenna Radio Head

Sector Model

14LBS (06.35 KG)

FRONT VIEW

SIDE VIEW

BOTTOM VIEW

PROPOSED RAYCAP JUNCTION
BOX MODEL# RCMDC-1064-PF-48

60.26

2.37

13.58

3.45

Raycap

207.02

8.15

10.15

257.90

467.20

19.18

583.70

22.98

Raycap

260.42

10.25

399.62

15.73

40.83

1.61

1

UNUSED
N.T.S.

2

SATELLITE RAYCAP JUNCTION BOX DETAIL
N.T.S.

3

MAIN RAYCAP JUNCTION BOX DETAIL
N.T.S.

Specifications

Application

Weight

DC Surge Protection for RU/Integrated Antenna Radio Head

Tower / Base / Rooftop / Rooftop Distribution Models

32LBS (14.51 KG)

FRONT VIEW

SIDE VIEW

BOTTOM VIEW

PROPOSED RAYCAP JUNCTION
BOX MODEL# RCMDC-3315-PF-48

60.26

2.37

13.58

3.45

Raycap

207.02

8.15

10.15

257.90

467.20

19.18

583.70

22.98

Raycap

260.42

10.25

399.62

15.73

40.83

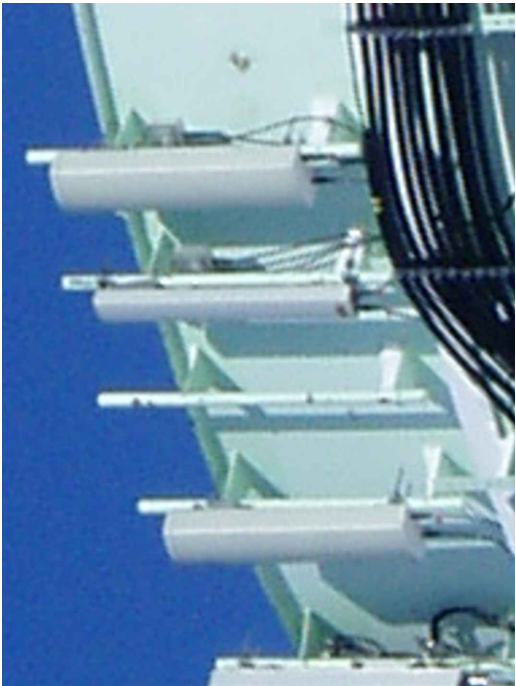
1.61

Attachment 1

1 OVERALL WATER TANK PHOTO



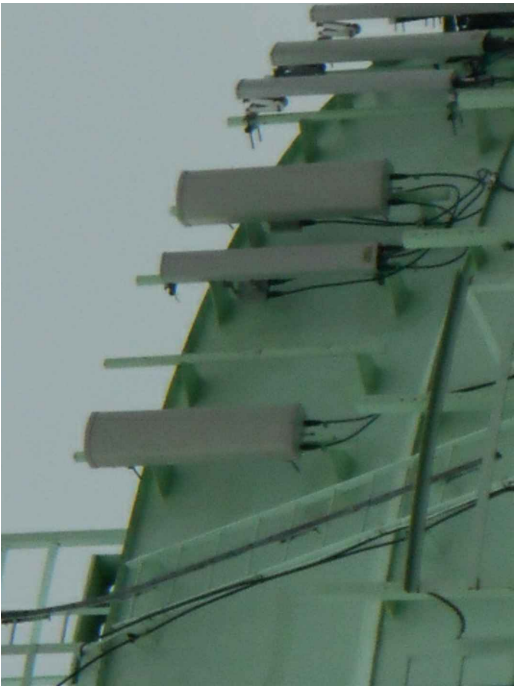
GAMMA SECTOR ANTENNAS



BETA SECTOR ANTENNAS



ALPHA SECTOR ANTENNAS



SHEET NUMBER

EX-1

SHEET TITLE

PHOTO EXHIBIT

| | |
|-------------|----------|
| DRAWN BY: | LRB |
| CHECKED BY: | DSRA |
| DATE: | 05/06/14 |
| PROJECT # | 68-734 |

339 W 57TH STREET
HINSDALE, IL 60521

HINSDALE WT

LOC. # 212521

| NO. | DESCRIPTION | DATE | BY |
|-----|---------------------|----------|-----|
| 1. | ISSUED FOR REVIEW | 05/09/14 | LRB |
| 2. | REVISED PER NEW ECR | 10/09/14 | AU |
| 3. | ISSUED FOR FINAL | 11/20/14 | SA |
| | REVISED PER NEW ECR | 08/30/16 | AU |



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| REVISIONS | | | | |
|-----------|---------------------|----------|-----|--|
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| 3. | REVISED PER NEW ECR | 08/30/16 | AU | |
| | | | | |
| | | | | |

LOC. # 212521

HINSDALE WT

339 W 57TH STREET
HINSDALE, IL 60521

| | |
|-------------|----------|
| DRAWN BY: | LRB |
| CHECKED BY: | DS/RA |
| DATE: | 05/06/14 |
| PROJECT #: | 68-734 |

SHEET TITLE

PHOTO EXHIBIT

SHEH

EX-2



4 LESSEE CONDUITS AT SHELTER



8 OVERALL WATER TANK PHOTO



12 TYPICAL VERIZON SECTOR



3 ENTRY PANEL (OUTSIDE VIEW)



7 CABLE TRAY AT TANK



11 COAX ROUTING & ANTENNA SECTOR



2 ENTRY PANEL (INSIDE VIEW)



UNDERGROUND COAX TRENCH



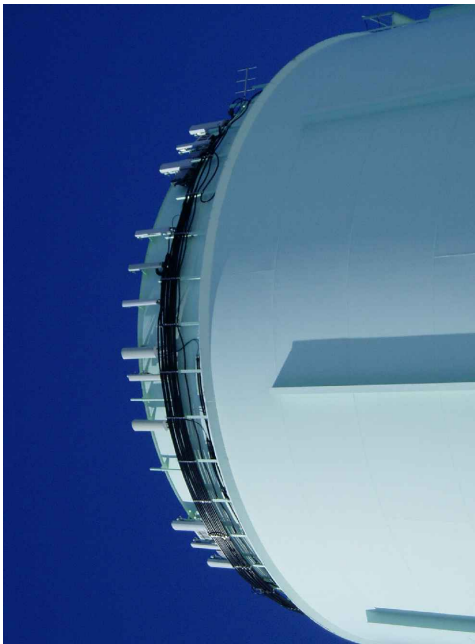
COAX ROUTING & ANTENNA SECTOR



1 PROPOSED SHELTER RAYCAP LOCATION



5 UNDERGROUND COAX TRENCH



COAX ROUTING & ANTENNA SECTOR



BEFORE



AFTER

Hinsdale WT

View from Northeast



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Phone: 847.698.6400 Fax: 847.698.6401

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BEFORE



AFTER

Hinsdale WT

View facing Northwest



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600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401

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BEFORE



AFTER

Hinsdale WT

View facing Southwest



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VILLAGE OF HINSDALE

NOTICE OF PLAN COMMISSION PUBLIC MEETING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public meeting on Wednesday, December 14, 2016 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application for site plan and exterior appearance review to allow for the upgrading and installation for 6 new panel antennas with 6 new remote radio units (RRU) on an existing antenna mount to REPLACE 9 existing Verizon antenna/RRUs on an existing water tank (net 3 decrease in antennas) in the IB Institutional Building District at the property known as 339 W. 57th Street (Hinsdale Central High School), and known as Application A-35-2016. The applicant is also requesting to install 3 new raycap splitters using existing pipe mounts.

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

The common address is 339 W. 57th Street and legally described as follows:

THE EAST 200 FEET OF THE NORTH ½ OF LOT 4 IN BLOCK 7 IN BRANIGAR BROS. HINSDALE FARMS, BEING A SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT THE EAST ½ OF THE NORTHWEST ¼ OF SAID NORTHWEST ¼) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: "Hinsdale Central Water Tank, Hinsdale, IL 60521"

PIN: 09-13-100-006

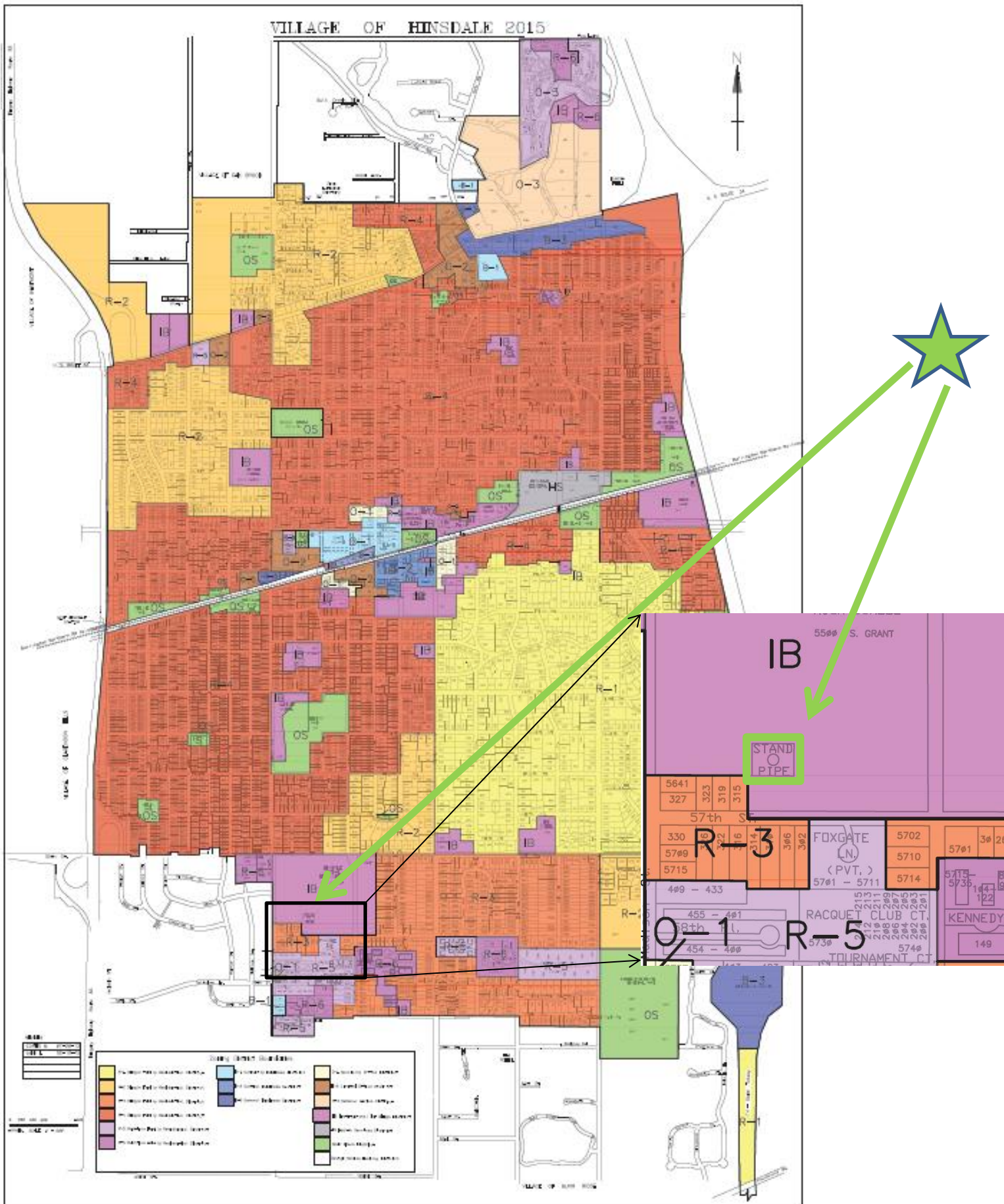
At said public meeting, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that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

Dated: November 24, 2016

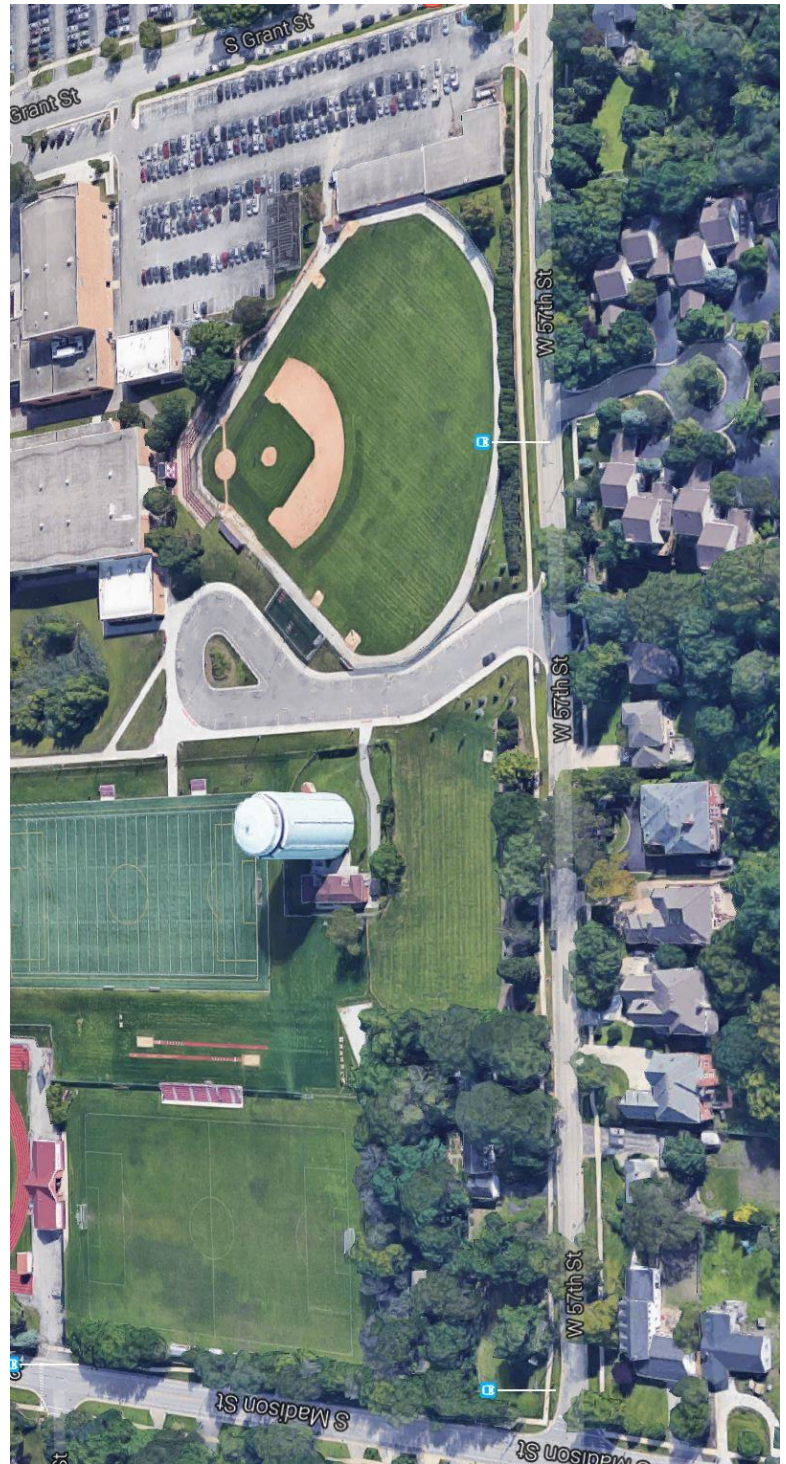
Christine M. Bruton, Village Clerk

Published in the Hinsdalean on November 24, 2016

Attachment 3: Village of Hinsdale Zoning Map and Project Location



Attachment 4: 339 W. 57th Street - Birds Eye View



Chan Yu

From: Williams, Paul <Paul.Williams@jacobs.com>
Sent: Thursday, December 08, 2016 2:32 PM
To: Chan Yu
Cc: Breen, Ryan; Hultgren, Sylvia; Lauricella, Paul
Subject: Verizon to Upgrade Antennas on the Water Tower Located at 333 W. 57th Street_Antenna Surface Area

Chan,

Thanks for your call earlier today to discuss the details needed for the upcoming hearing.

Regarding the visual impact of this upgrade-

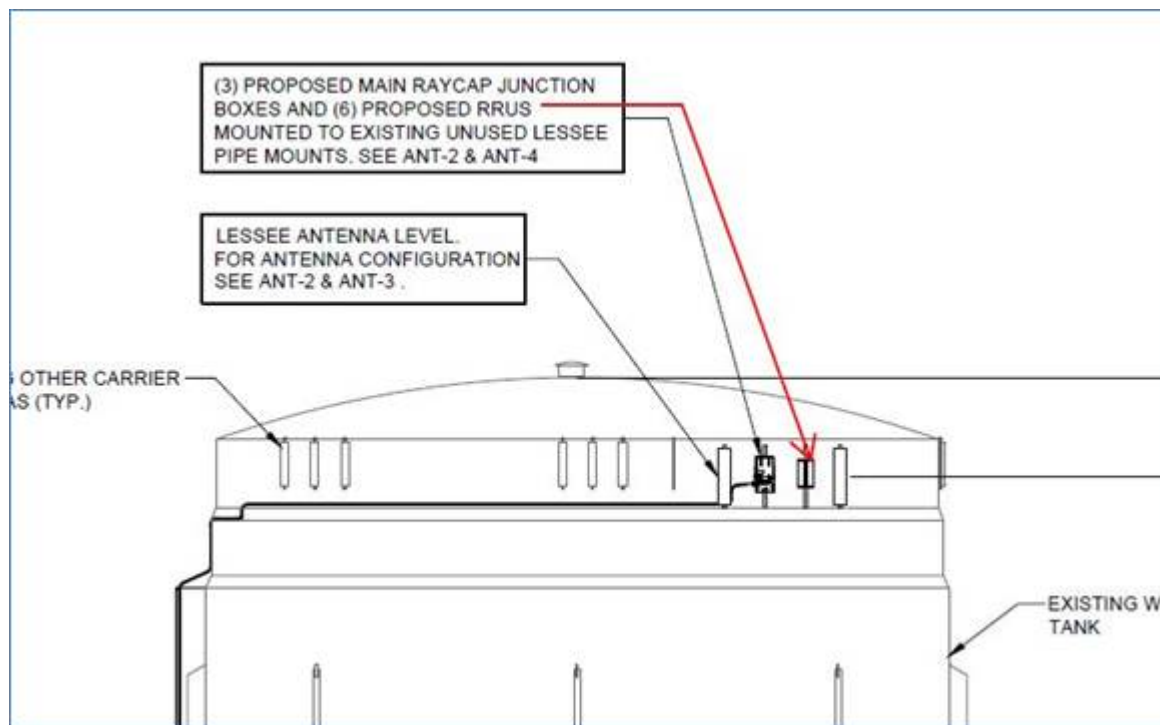
Currently each of the 3 Sectors has (3) panel antennas installed on pipe mounts with (1) pipe mount open. (Total of (9) panel antennas.

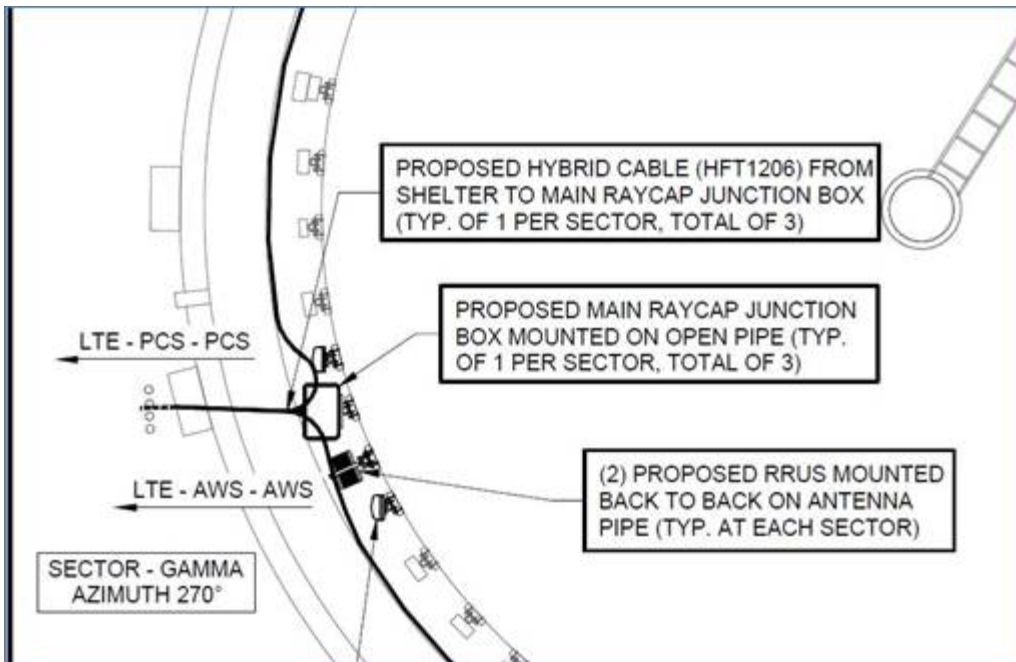
After the upgrade each of the 3 sectors will have (2) panel antennas on existing pipe mounts with (1) Raycap on one of the remaining pipe mounts and (2) RRUs mounted back to back on the fourth pipe mount.

Below please find screen captures from the Construction Drawings showing the final configuration.

I added the red arrow to indicate the RRUS mounted back to back.

This note says (3) Proposed Raycaps and (6) proposed RRUS. That is (1) Raycap and (2) RRUS per sector.





Below please find the surface area that would face outwards towards someone viewing the tower.

Current Configuration (per sector):

(2) LNX-6512-DS antennas / 48" (Height) x 11.9" (Width) = 571.2 sq. in. x 2 = 1,142.4 sq in

(1) Powerwave 7721 antenna / 51" (Height) x 6" (Width) = 306 sq. in.

Total 1,448.4 sq. in. (Before)

Proposed Configuration (per sector):

(2) SBNHH-1D65A antennas / 55.6" (Height) x 11.9" (Width) = 661.64 sq. in. x 2 = 1,323.3 sq. in.

(2) RRUS 32s / 12.7" (Height) x 7" (Depth-viewed from side) = 84.7 sq.in. x 2 = 169 sq .in.

(1) Raycap / 28.93" (Height) x 15.73" (Width) = 455.1 sq. in

Total 1,947.8 sq. in. (After)

Increase = 499.4 sq. in.

Please let me know if you have any questions or concerns regarding this information.

Thanks,

Paul Williams

Jacobs

Site Acquisition | Telecommunications

773.380.3827 direct

870.926.9718 mobile

773.649.9881 fax

paul.williams@jacobs.com

1700 Sherwin Avenue

Des Plaines, IL 60018

USA

www.jacobs.com

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MEMORANDUM

DATE: December 14, 2016

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner 

RE: S.E. Corner of 55th St. and County Line Rd. – Hinsdale Meadows Planned Development
Continuation from 10/12 and 11/09 2016 Public Hearing for a Text Amendment to allow Planned Developments in the R-2 District, and concurrent 59-Unit Residential Planned Development Concept Plan Application and Special Use Permit Application

Summary

The public hearing for the October 12, 2016, Plan Commission (PC) meeting to consider the: (1) Text Amendment application, (2) Planned Development Concept Plan application and (3) Special Use Permit application to develop a 59-unit residential development on a 24.5 acre site at the south east corner of 55th Street and County Line Road (R-2 Single Family Residential District) was continued for the November 9, 2016, PC meeting. Please refer to the October 12, 2016, PC minutes for the transcript in regards to the presentation, discussion and public comments during the public hearing. The applicant has resubmitted a packet with responses to the questions by the PC and updated additional information. Staff has also received two letters addressed to the PC, attached as Attachment 2 and 3.

The Board of Trustees (BOT), on September 6, 2016, referred the application packet by Hinsdale Meadows Venture, LLC for consideration by the PC. The application includes a request to allow Planned Developments, as a Special Use in any Single-Family Residential District, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres. Currently, the Code only allows residential planned developments in the Multiple-Family Residential Districts.

The application also includes the Planned Development Concept Plan. The purpose for the Planned Development Concept Plan is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. It is the initial step towards many public hearings, for the applicant to present the plan and allow for changes based on the input throughout the process of approval. Contingent on an approved Concept Plan, the Planned Development Detailed Plan will be submitted to refine the elements of the Concept Plan.

On July 12, 2016, the applicant, Edward James, presented to the BOT as a discussion item, the initial concept site plan with individual home elevation illustrations and floor models. The presentation material has since been posted on the Village's website and in the lobbies of Village Hall and the Hinsdale Public Library for feedback to the BOT.



MEMORANDUM

On August 9, 2016, the BOT (First Reading item) reviewed the application and summarized the main issues for further PC discussion including: age-targeted versus age-restricted, architecture of the homes, price point of the homes, public benefits and green space. The applicant, Edward James, presented to the BOT a summary of the proposal and also spoke to some of the concerns by the BOT. Per the request by the BOT; a revised sample timeline of the approval process is attached to show potential additional PC public hearing dates.

The PC has had two public hearings to discuss the application on October 12, and November 9, 2016. The transcripts have been included as attachments to the respective PC meeting minutes. The applicant has updated and submitted a response and additional information packets after both meetings. Attachment 1 reflects updated information in response to after the November 9, 2016, PC meeting. Attachment 3 is the memo to the Parks and Recreation Commission that voted not to accept a dog park at KLM Park as a public benefit through this application.

Request

The proposed Text Amendment will change Zoning Code Section 3-106, Special Uses in the Single-Family Residential Districts, to allow an application for a Planned Development in any Single Family Residential District lot of 20 acres or more. The Planned Development Concept Plan and Special Use permit application has also been submitted, simultaneously, to give the BOT and PC the basis for the request.

The Planned Development Concept Plan and Special Use permit application reflects a 59-unit residential development, featuring 27 age-targeted single family homes, 2 traditional single family homes, and 30 duplex homes on a 24.5 acre site. Two pocket parks and a sidewalk connection to Katherine Legge Park are also illustrated on the site plan.

Process

Pursuant to Article 6, Section 11-601(D)(2)(a) of the Village of Hinsdale Zoning Ordinance, every properly filed and completed application for an amendment to this code, before being processed in any other manner, shall be referred to the BOT for a determination as to whether the application merits a hearing and consideration by the PC or should be summarily denied.

At the September 6, 2016, meeting, the Board unanimously approved to refer the application packet to the PC for a hearing and consideration of a text amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 20 acres.

Within forty five (45) days following the conclusion of the public hearing(s), the PC shall transmit to the BOT its recommendation in the form specified by subsection [11-103\(H\)](#). The failure of the PC to act within forty five (45) days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment as submitted.



MEMORANDUM

Attachments:

- Attachment 1 – Planned Development Proposal for Hinsdale Meadows Responses to Plan Commission Questions and Additional Information (Packet, dated December 14, 2016)
- Attachment 2 – Various input correspondence regarding the application
- Attachment 3 - December 5, 2016, Parks and Recreation Memo Regarding a Dog Park at KLM Park

PLANNED DEVELOPMENT PROPOSAL

FOR

Hinsdale Meadows

RESPONSES TO PLAN COMMISSION QUESTIONS

AND ADDITIONAL INFORMATION

December 14, 2016

Presented to

The Village of Hinsdale



By:



Hinsdale Meadows Venture, LLC

December 14, 2016

Commissioners, Plan Commission Village of Hinsdale
Board of Trustees, Village of Hinsdale
Kathleen Gargano, Village Manager
Rob McGinnis, Director of Community Development
Chan Yu, Village Planner
Village of Hinsdale
Hinsdale, IL 60521

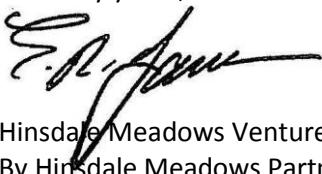
Re: **Hinsdale Meadows
Proposed PD for 59 Residences**

We are pleased to submit with this letter, documentation responding to comments and topics discussed at the November 9, 2016 Plan Commission meeting. We look forward to reviewing this information and additional information at the next Plan Commission meeting scheduled for December 14, 2016.

1. In our report is an updated Teska Associates Fiscal Impact memorandum, along with the list of Age Targeted communities which now includes the school districts in which they are located.
2. Comparison between Hinsdale Subdivision Code, Rutgers Analysis and Age Targeted Comps.
3. Comments from Dr. Don White, Superintendent of District 181 regarding the Rutgers Methodology
4. Comments from Kevin Simpson Chief of Police regarding on street parking.
5. Existing Detention Pond Evaluation and e mail from engineer regarding any effect of siltation in the pond
6. Additional language to be added to Article IX of the Hinsdale Meadows Declaration, **"Use of Lots and Common Property"**
7. Public Benefit discussions are ongoing. The proposed Dog Park is no longer a consideration. Ongoing discussions will be presented at the meeting on Dec. 14, 2016.

We look forward to our meeting on December 14, 2016 and once again appreciate the professional and courteous working relationship with the Plan Commissioners and Hinsdale Village staff.

Sincerely yours,



Hinsdale Meadows Venture, LLC
By Hinsdale Meadows Partners, LLC, Managing Member
Edward R. James
CC: Mike Balas
Jerry James

**Hinsdale Meadows
Plan Commission Meeting
December 14, 2016**

Index

- Section 1 Updated Teska Associates Fiscal Impact Memorandum**

- Section 2 Comparison of Hinsdale Subdivision Code, Rutgers Analysis and Survey of Age Targeted Communities**

- Section 3 Comments from Dr. Don White, Superintendent of District 181 on Rutgers Methodology**

- Section 4 On-Street Parking - Comments from Kevin Simpson, Chief of Police**

- Section 5 Existing Detention Pond Evaluation and any siltation effects**

- Section 6 Hinsdale Meadows Article IX, Use of Lots and Common Property, revisions**

- Section 7 Pubic Benefit ongoing discussions**



MEMORANDUM

TO: EDWARD R. JAMES, CHAIRMAN, EDWARD R. JAMES HOMES, LLC
FR: SCOTT GOLDSTEIN, AICP, PRINCIPAL, TESKA ASSOCIATES, INC.
RE: HINSDALE MEADOWS FISCAL ANALYSIS
DA: NOVEMBER 11, 2016

At the request of the Village of Hinsdale Plan Commission, we have completed an estimate of population and school-children comparing the Rutgers methodology versus actual occupancy at comparable nearby developments.

The Rutgers school children multipliers are based on conventional layouts for suburban homes and do not take into account the layout of the proposed homes and minimal outdoor personal space shown in the proposed development.

Findings (see Table1)

- The number of forecasted school children using actual occupancy is:
 - CCSD 181: 4 children
 - HSD 86: 2 children
- The number of forecasted school children using Rutgers methodology is:
 - CCSD 181: 8 or 9 children
 - HSD 86: 5 or 6 children
- The number of forecasted school children under Current Zoning for four-bedroom homes is:
 - CCSD 181: 29 children
 - HSD 86: 8 children

Please let us know if there are any additional questions regarding the forecasts.

Table 1

| FORECAST | | | |
|---|---------------|------------|------------|
| CURRENT ESTIMATE | Total Persons | ES | HS |
| Proposed Site Plan | | | |
| Conventional 4 Bedroom single family detached | 7.2 | 1.6 | 0.4 |
| 3 Bedroom single family master bedroom down | 116.9 | 2.3 | 1.1 |
| Total | 124.0 | 3.9 | 1.6 |
| RUTGERS ESTIMATE | Total Persons | ES | HS |
| Proposed Site Plan | | | |
| Conventional 4 Bedroom single family detached | 7.2 | 1.6 | 0.4 |
| 3 Bedroom single family master bedroom down | 130.0 | 6.8 | 5.1 |
| Total | 137.1 | 8.5 | 5.6 |
| CURRENT ZONING | | | |
| Conventional 4 Bedroom single family detached | 128.9 | 29.2 | 7.9 |
| Total (rounded) | 129 | 29 | 8 |

Age Targeted Communities Surveyed

| Name | Year Built | Village | ES | | HS | | # Units | K-8 Students | HS Students |
|---------------------------------|------------|------------|----------|----------|-----|----|---------|--------------|-------------|
| | | | District | District | | | | | |
| Burr Ridge Club | 1970's | Burr Ridge | 181 | 86 | 73 | 0 | 0 | | |
| Lake Ridge Club | 1980's | Burr Ridge | 62 | 86 | 68 | 0 | 0 | | |
| Field Stone Club | 1980's | Burr Ridge | 62 | 86 | 60 | 0 | 1 | | |
| Savoy Club | 2006 | Burr Ridge | 107 | 204 | 52 | 4 | 4 | | |
| Chasemoor | 1980's | Burr Ridge | 107 | 204 | 192 | 6 | 3 | | |
| Heatherfield | 1999 | Glenview | 34 | 225 | 70 | 7 | 0 | | |
| Fox Meadow | 2004 | Northfield | 29 | 203 | 26 | 2 | 0 | | |
| Hibbard Gardens | 2015 | Northfield | 37 | 203 | 6 | 0 | 0 | | |
| Royal Ridge | 2005 | Northbrook | 29 | 203 | 77 | 1 | 0 | | |
| Regent Woods | 1980's | Northbrook | 29 | 203 | 35 | 0 | 0 | | |
| Westgate | 2014 | Glenview | 34 | 225 | 29 | 5 | 3 | | |
| Armour Woods | 1980's | Lake Bluff | 65 | 115 | 84 | 0 | 0 | | |
| Totals | | | | | 631 | 25 | 11 | | |
| # Students per Unit, per Survey | | | | | | | | 0.040 | 0.017 |

Estimated # of Students for Hinsdale Meadows based on Comparable Projects

| | | | # Units | | K-8 | | HS |
|------------------|--------|----------|---------|----|-----|---|----|
| | | | | | | | |
| Hinsdale Meadows | 2010's | Hinsdale | 181 | 86 | 59 | 4 | 2 |

Hinsdale Meadows

Summary of Population Estimates

Comparison between Hinsdale Subdivision Code, Rutgers Analysis, and Age Targeted Comps

Current Zoning - 36 Traditional Large 4-5 BR SF Homes:

| Population Estimate Based on Hinsdale Subdivision Code Section 11-1-12: | | | |
|--|--------------------|--|-----------------|
| Type of Unit | Number of Bedrooms | Total persons per dwelling Unit (See note 1) | Number of Homes |
| Single Family Detached | 4 to 5 bedrooms | 3.8 | 36 |
| Total | | | 136.8 |
| Population Estimate Based on Teska's Fiscal Impact Analysis (Rutgers Study): | | | |
| Type of Unit | Number of Bedrooms | Total persons per dwelling Unit (See note 2) | Number of Homes |
| Single Family Detached | 4 bedrooms | 3.58 | 36 |
| Total | | | 128.88 |

Proposed Zoning 59 Age-Targeted 3-BR Homes:

| Population Estimate Based on Hinsdale Subdivision Code Section 11-1-12: | | | |
|---|--------------------|--|-----------------|
| Type of Unit | Number of Bedrooms | Total persons per dwelling Unit (See note 1) | Number of Homes |
| 27 3-BR Single Family Detached | 3 bedrooms | 3.8 | 27 |
| 2 4 to 5 BR Single Family Detached | 4 to 5 bedrooms | 3.8 | 2 |
| 30 Single family Attached | 3 bedrooms | 2.4 | 30 |
| Total | | | 182.2 |
| Population Estimate Based on Teska's Fiscal Impact Analysis (Rutgers Study): | | | |
| Type of Unit | Number of Bedrooms | Total persons per dwelling Unit (See note 2) | Number of Homes |
| Single Family Detached | 4 bedrooms | 3.58 | 2 |
| 57 3-BR Single Family Detached | 3 bedrooms | 2.28 | 57 |
| Total | | | 137.12 |
| Population Estimate Based on Teska's Fiscal Impact Analysis (Age Targeted Comps Study): | | | |
| Type of Unit | Number of Bedrooms | Total persons per dwelling Unit * | Number of Homes |
| Two, 4 to 5 BR Single Family Detached | 4 bedrooms | 3.58 | 2 |
| 57 3-BR Single Family Detached | 3 bedrooms | 2.05 | 57 |
| Total | | | 124.01 |

Note 1: The Hinsdale Subdivision Code does not distinguish between 3BR, 4BR, and 5BR detached homes for purposes of its population density charts.

Note 2: The Rutgers Study shows an average of 3.58 persons per unit will occupy a detached 4-BR home, and that 4.26 persons per unit will occupy a detached 5-BR home.

It also shows an average of 2.93 persons will occupy a detached 3-BR home. The existing home on Lot 1 is a 5-BR home.

Teska's 11/11/16 memo assumes that the larger traditional homes would all be 4 bedrooms, and concludes an expected total population of 129 persons under

the current 36-unit plan under the Rutgers analysis. Under the proposed plan, Teska's memo concludes an expected population of 137 persons under the

Rutgers analysis, and an expected population of 124 persons using the comparable properties as the calculation methodology.

Edward James

From: Don White <dwhite@d181.org>
Sent: Friday, November 11, 2016 10:30 AM
To: erj@erjames.com
Cc: DARRELL LANGLOIS; Kathleen Gargano
Subject: Re: Emailing - Hinsdale Memo 111016.pdf

Dear Ed,

A quick update on the email and information you sent me below. I had a conversation with Darrell Langlois from the Village of Hinsdale this morning and shared with him that I do not see a different impact for D181 if either of the projected enrollment models for estimating students is used. If I understand this correctly, the previous model estimated the number of students from Hinsdale Meadows at 4 elementary students and the Rutgers Estimate raises this number to 9 elementary students. Either number would more than likely result in no additional staffing needs for our district. In fact, it is possible that even if all 9 students were at the same grade level in the same school we may not have to hire an additional teacher. I anticipate the worst case for D181 would be the need to employ one additional teacher. The estimated cost to employ an additional teacher would be well under the increased revenue that the district could realize from property taxes from this development.

Please let me know if you have any questions and/or a need for clarification.

Thank you,

Don

You can choose to dream or you can dream and do something about it. I prefer the latter.

Don White, Ph.D.
Superintendent
Community Consolidated School District 181
115 West 55th Street, Clarendon Hills, IL 60514
Office: (630) 861-4922

On Fri, Nov 11, 2016 at 10:21 AM, Don White <dwhite@d181.org> wrote:
Dear Darrell,

Here is the email and attachment that I received from Mr. James.

Don

You can choose to dream or you can dream and do something about it. I prefer the latter.

Don White, Ph.D.
Superintendent
Community Consolidated School District 181

115 West 55th Street, Clarendon Hills, IL 60514
Office: (630) 861-4922

----- Forwarded message -----

From: **Edward James** <erj@erjames.com>
Date: Thu, Nov 10, 2016 at 3:15 PM
Subject: Emailing - Hinsdale Memo 111016.pdf
To: Don White <dwhite@d181.org>
Cc: Robert McGinnis <rmcginnis@villageofhinsdale.org>, "Michael G. Balas" <mgb@erjames.com>

Don,

Last night at the Plan Commission meeting we were asked use the Rutgers Study when calculating the number of school children that "could" come out of Hinsdale Meadows as opposed to our study of similar Age Targeted communities.

The attached letter from Teska Associates gives us that information.

Could you and Darrell, from the Village, come up with any additional cost for the additional students and let us know so we can give the Plan Commission a worst case vs. the expected case?

Thanks and appreciate your help.

Regards,

Ed

Edward R. James
Chairman
Edward R. James Partners, LLC

2550 Waukegan Rd., #220
Glenview, IL 60025
O: 847-724-8200 x 227
M: 847-323-2550
F: 847-724-8185

Mike Balas

Subject: RE: ROW and Road Width- Hinsdale Meadows

-----Original Message-----

From: Kevin Simpson [mailto:KSimpson@villageofhinsdale.org]

Sent: Monday, November 14, 2016 2:38 PM

To: Edward James <erj@erjames.com>; Robert McGinnis <rmcginnis@villageofhinsdale.org>

Cc: 'Balas Michael G.' <mgb@erjames.com>; 'James Jerry S.' <jsj@erjames.com>

Subject: RE: ROW and Road Width- Hinsdale Meadows

Hey Ed,

I had the chance to get out to the property today. Based on the width of the street there's plenty of room to allow for cars to park on both sides of the street. On street parking won't be an issue and we always reserve the right to designate one side as no parking, should issues arise, but it would be premature to do anything right now.

In addition to any posted regulations, I will point out that there is a restriction that does not allow for parking on residential streets between the hours of 2AM - 6AM. Also, residents will be required to get a Village License or sticker for their front window.

I'll keep an eye on things as the move along and if there are any questions please let me know.

Thanks for your patience.

Kevin

Kevin Simpson

Chief of Police

Hinsdale Police Department

121 Symonds Drive

Hinsdale, IL 60521

630-789-7089

ksimpson@villageofhinsdale.org

Mike Balas

Subject: RE: Hinsdale - impervious calcs

From: Brett Duffy [mailto:bduffy@spacecoinc.com]
Sent: Wednesday, November 16, 2016 7:52 AM
To: Edward James <erj@erjames.com>; 'Mike Balas' <mgb@erjames.com>; 'Don Dressel' <ddressel@cbbel.com>
Cc: 'James, Jerry (James, Jerry)' <jsj@erjames.com>
Subject: RE: Hinsdale - impervious calcs

Ed,

I cannot comment on how much, if any, silt has been deposited in the bottom of the pond. The only way to determine if the pond has silt in the bottom is to do a topographic survey of the bottom of the pond. That would require us to launch a boat and survey the bottom. We can do that but I am not sure why that is needed at this time.

The proposed depth of the pond was to be 8'-10' deep (see attached grading plans). The record drawings of the pond do include elevations below the water level. It appears that the pond was built to the proposed depths. (see attached record drawings of the pond)

Regardless of weather or not the pond has silt in the bottom, the actual detention volume provided in the pond is calculated from the pond normal water level and above. There is no credit given for detention storage or volume of water below the normal water level. Even if the bottom has silt, the detention volume is still calculated the same as we have summarized in the report, from the actual water level and above.

If you need any further clarification, please call me and we can discuss.

Thanks,

Brett Duffy, P.E.
Executive Vice President

SPACECO, Inc.

2015 NAIOP Engineering Design Firm of the Year

9575 W. Higgins Road, Suite 700, Rosemont, IL. 60018

Tel: 847-696-4060 Fax: 847-696-4065

bduffy@spacecoinc.com

"Building Relationships Through Engineering Excellence"

November 15, 2016

TO: Sedgwick Subdivision, Hinsdale, Cook County, IL Project File
(CBBEL Project No. 16-0311)

Brett Duffy – SPACECO, Inc.

FROM: Donald R. Dressel, PE, CFM

SUBJECT: Existing Detention Pond Evaluation

Study Objective

Evaluate the “As-Built” detention pond conditions, determine if structural modifications are required to meet permit conditions and then determine if additional detention storage volume is required with the proposed land plan.

“As-Built” Conditions Study Results

Christopher B. Burke Engineering, Inc. (CBBEL) has prepared a “As-Built” Conditions TR-20 Hydrologic Model that reflects the following:

- “As-Built” Pond topography, prepared by Cowhey Gudmundson Leder, Ltd. (CGL), dated November 14, 2005 and located in Appendix 1.
- “As-Built” Pond Elevation-Storage Relationship prepared by SPACECO, Inc. based on the CGL “As-Built” topography located in Appendix 1.
- The 6.5” restrictor “As-Built” invert elevation of 665.77’ (Design invert = 665.00’). The “As-Built” plan drawing is located in Appendix 1.
- “As-Built” Special Structure No. 66 (Overflow Structure) crest elevation is 670.86’ (Design crest elevation = 671.0’). The “As-Built” plan drawing is located in Appendix 1.
- Approved Proposed Conditions Runoff Curve Number (RCN) = 83 located in Appendix 3.

Table 1 summarizes the modeling results. Appendix 1 contains the “As-Built” Conditions Technical Documentation.



Table 1
Detention Storage Requirements

| Detention Basin Parameters | Permitted Condition (RCN=83) | "As-Built" Condition (RCN=83) |
|------------------------------|------------------------------|-------------------------------|
| Inflow (cfs) | 18.7 | 18.7 |
| Outflow (cfs) | 2.45 | 3.12 |
| Elevation (feet) | 670.78 | 671.02 |
| Detention Volume (acre-feet) | 8.94 | 8.82 |

(1) Allowable Release Rate = 2.52 cfs

The "As-Built" Condition indicates that the required detention storage volume was not provided at the design HWL elevation and the Overflow Structure "As-Built" crest elevation (670.86') was lower than the design crest elevation (671.0'), therefore the allowable release rate is exceeded.

Proposed Overflow Structure Modification

The "As-Built" TR-20 hydrologic model was modified by assuming the Overflow Structure crest elevation would be raised to 671.2'. Appendix 2 contains the proposed Overflow Structure modification technical support documents. Table 2 summarizes the results.

Table 2
Proposed Outlet Structure
Modification Summary

| Detention Basin Parameters | Approved Condition (RCN=83) | Proposed Condition (RCN=83) (2) |
|------------------------------|-----------------------------|---------------------------------|
| Inflow (cfs) | 18.7 | 18.7 |
| Outflow (cfs) (1) | 2.45 | 2.50 |
| Elevation (feet) | 670.78 | 671.1 |
| Detention Volume (acre-feet) | 8.94 | 8.99 |

(1) Allowable Release Rate = 2.52 cfs

(2) Used Modified Overflow Structure Rating Curve



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

Proposed Land Plan Conditions

The following proposed land plan was reviewed to determine the proposed RCN:

- Sedgwick Conceptual Land Plan, Sheet L-0, prepared by BSB Design, dated June 30, 2016.
The proposed land plan is located in Appendix 3.

The RCN calculation associated with the proposed land plan is located in Appendix 2. The proposed conditions RCN is 83 which is identical to the permitted RCN. **Therefore, additional detention storage volume is not required for the proposed land plan.**

Conclusion

The proposed Overflow Structure modification will provide sufficient detention storage volume at the proposed HWL elevation to maintain the Allowable Release Rate (2.52 cfs) with a proposed conditions RCN of 83.

N:\SPACECO\160311\Water\Docs\TM – Hinsdale Sedgewick Existing Detention Pond Evaluation 11-15-16.dox



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

Appendix 1
“As-Built” Condition
Technical Documentation



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

1

*****80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY*****

```

JOB TR-20                                NOPLOTS
TITLE      Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE
TITLE      Detention Storage: DET83AB.T20 (As-Built) RCN=83
5 RAINFL 1      .05
8      0.0      .16      .33      .43      .52      HUFF
8      .60      .66      .71      .75      .79      1ST
8      .82      .84      .86      .88      .90      QUARTILE
8      .92      .94      .96      .97      .98
8      1.0      1.0      1.0      1.0      1.0
9 ENDTBL
5 RAINFL 2      .05
8      0.0      .03      .08      .12      .16      HUFF
8      .22      .29      .39      .51      .62      2ND
8      .70      .76      .81      .85      .88      QUARTILE
8      .91      .93      .95      .97      .98
8      1.0      1.0      1.0      1.0      1.0
9 ENDTBL
5 RAINFL 3      .05
8      0.0      .03      .06      .09      .12      HUFF
8      .15      .19      .23      .27      .32      3RD
8      .38      .45      .57      .70      .79      QUARTILE
8      .85      .89      .92      .95      .97
8      1.0      1.0      1.0      1.0      1.0
9 ENDTBL
5 RAINFL 4      .05
8      0.0      .02      .05      .08      .10      HUFF
8      .13      .16      .19      .22      .25      4TH
8      .28      .32      .35      .39      .45      QUARTILE
8      .51      .59      .72      .84      .92
8      1.0      1.0      1.0      1.0      1.0
9 ENDTBL
3 STRUCT      10
8      665.8      0.00      0.00
8      667.0      1.09      1.74
8      668.0      1.55      3.32
8      669.0      1.91      5.01
8      670.0      2.21      6.83
8      670.86      2.44      8.51
8      671.0      2.98      8.78
8      671.38      6.23      10.9
9 ENDTBL
6 RUNOFF 1 001      1 .039      83.0      0.42      1 1 1 1
6 RESVOR 2 10 1 2      1 1 1 1
  ENDATA
7 INCREM 6      .25
7 COMPUT 7 001      10 0.0      7.58      24.0      3 2 99 24 100YR

```

1

*****80-80 LIST OF INPUT DATA (CONTINUED)*****

```

  ENDCMP 1
  ENDJOB 2
0*****END OF 80-80 LIST*****

```

EXECUTIVE CONTROL OPERATION INCREM

RECORD

ID

+

MAIN TIME INCREMENT = .25 HOURS

EXECUTIVE CONTROL OPERATION COMPUT

RECORD

ID 100YR

+

FROM XSECTION 1

+

TO STRUCTURE 10

STARTING TIME = .00 RAIN DEPTH = 7.58 RAIN DURATION= 24.00 RAIN TABLE NO.= 3 ANT. MOIST. COND= 2
 ALTERNATE NO.=99 STORM NO.=24 MAIN TIME INCREMENT = .25 HOURS

OPERATION RUNOFF CROSS SECTION 1

PEAK TIME (HRS)

PEAK DISCHARGE (CFS)

PEAK ELEVATION (FEET)

15.42 18.68 (RUNOFF)
 21.38 4.53 (RUNOFF)
 23.87 4.52 (RUNOFF)

| TIME (HRS) | FIRST HYDROGRAPH POINT = .00 HOURS | | | | TIME INCREMENT = .25 HOURS | | | | DRAINAGE AREA = .04 SQ. | | |
|------------|------------------------------------|-------|-------|-------|----------------------------|-------|-------|-------|-------------------------|-------|-------|
| MI. | | | | | | | | | | | |
| 2.50 | DISCHG | .06 | .23 | .41 | .60 | .77 | .94 | 1.09 | 1.24 | 1.37 | 1.50 |
| 5.00 | DISCHG | 1.62 | 1.74 | 1.85 | 1.95 | 2.05 | 2.42 | 2.89 | 3.11 | 3.27 | 3.40 |
| 7.50 | DISCHG | 3.52 | 3.64 | 3.74 | 3.84 | 3.94 | 4.03 | 4.11 | 4.19 | 4.27 | 4.48 |
| 10.00 | DISCHG | 5.21 | 5.55 | 5.69 | 5.80 | 6.17 | 6.92 | 7.21 | 7.35 | 7.46 | 8.01 |
| 12.50 | DISCHG | 8.71 | 8.96 | 9.10 | 9.32 | 12.62 | 15.34 | 16.14 | 16.47 | 16.74 | 17.69 |
| 15.00 | DISCHG | 18.26 | 18.49 | 18.65 | 18.00 | 14.72 | 13.49 | 13.24 | 13.22 | 12.18 | 9.77 |
| 17.50 | DISCHG | 9.08 | 8.93 | 8.89 | 7.81 | 6.42 | 6.06 | 5.98 | 5.95 | 5.23 | 4.66 |
| 20.00 | DISCHG | 4.53 | 4.50 | 4.49 | 4.50 | 4.50 | 4.50 | 4.50 | 4.31 | 3.43 | 3.11 |
| 22.50 | DISCHG | 3.03 | 3.01 | 3.38 | 4.20 | 4.45 | 4.51 | 4.51 | 2.86 | .72 | .16 |
| 25.00 | DISCHG | .03 | .00 | | | | | | | | |

RUNOFF VOLUME ABOVE BASEFLOW = 5.57 WATERSHED INCHES, 140.29 CFS-HRS, 11.59 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

PEAK TIME (HRS) 24.20
 PEAK DISCHARGE (CFS) 3.12
 PEAK ELEVATION (FEET) 671.02

| TIME (HRS) | FIRST HYDROGRAPH POINT = .00 HOURS | | | | TIME INCREMENT = .25 HOURS | | | | DRAINAGE AREA = .04 SQ. | | |
|------------|------------------------------------|------|------|------|----------------------------|------|------|------|-------------------------|------|------|
| MI. | | | | | | | | | | | |
| 2.50 | DISCHG | .00 | .00 | .01 | .01 | .02 | .03 | .04 | .06 | .08 | .09 |
| 5.00 | DISCHG | .11 | .13 | .15 | .18 | .20 | .23 | .26 | .29 | .33 | .37 |
| 7.50 | DISCHG | .41 | .45 | .49 | .53 | .58 | .62 | .66 | .71 | .75 | .80 |
| 10.00 | DISCHG | .85 | .91 | .97 | 1.03 | 1.09 | 1.13 | 1.16 | 1.20 | 1.24 | 1.27 |
| 12.50 | DISCHG | 1.32 | 1.36 | 1.41 | 1.45 | 1.51 | 1.58 | 1.64 | 1.70 | 1.77 | 1.84 |
| 15.00 | DISCHG | 1.91 | 1.96 | 2.02 | 2.08 | 2.12 | 2.17 | 2.20 | 2.24 | 2.27 | 2.29 |
| 17.50 | DISCHG | 2.31 | 2.33 | 2.35 | 2.36 | 2.38 | 2.39 | 2.40 | 2.41 | 2.42 | 2.43 |
| 20.00 | DISCHG | 2.43 | 2.44 | 2.48 | 2.56 | 2.64 | 2.72 | 2.79 | 2.85 | 2.90 | 2.91 |
| 22.50 | DISCHG | 2.92 | 2.92 | 2.93 | 2.97 | 3.01 | 3.06 | 3.10 | 3.12 | 3.08 | 3.00 |
| 25.00 | DISCHG | 2.89 | 2.77 | 2.66 | 2.55 | 2.45 | 2.43 | 2.43 | 2.42 | 2.41 | 2.41 |
| 27.50 | DISCHG | 2.40 | 2.39 | 2.39 | 2.38 | 2.37 | 2.37 | 2.36 | 2.35 | 2.35 | 2.34 |

1

TR20 XEQ 10-25-16 06:47 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
 1 PASS 1
 REV PC 09/83(.2) Detention Storage: DET83AB.T20 (As-Built) RCN=83
 PAGE 1

| | | | | | | | | | | | |
|-------|--------|------|------|------|------|------|------|------|------|------|------|
| 30.00 | DISCHG | 2.33 | 2.33 | 2.32 | 2.31 | 2.31 | 2.30 | 2.29 | 2.29 | 2.28 | 2.27 |
| 32.50 | DISCHG | 2.27 | 2.26 | 2.25 | 2.25 | 2.24 | 2.24 | 2.23 | 2.22 | 2.22 | 2.21 |
| 35.00 | DISCHG | 2.20 | 2.20 | 2.19 | 2.18 | 2.17 | 2.17 | 2.16 | 2.15 | 2.14 | 2.14 |
| 37.50 | DISCHG | 2.13 | 2.12 | 2.11 | 2.11 | 2.10 | 2.09 | 2.09 | 2.08 | 2.07 | 2.06 |
| 40.00 | DISCHG | 2.06 | 2.05 | 2.04 | 2.04 | 2.03 | 2.02 | 2.02 | 2.01 | 2.00 | 2.00 |
| 42.50 | DISCHG | 1.99 | 1.98 | 1.98 | 1.97 | 1.96 | 1.96 | 1.95 | 1.94 | 1.94 | 1.93 |
| 45.00 | DISCHG | 1.92 | 1.92 | 1.91 | 1.90 | 1.89 | 1.88 | 1.88 | 1.87 | 1.86 | 1.85 |
| 47.50 | DISCHG | 1.84 | 1.84 | 1.83 | 1.82 | 1.81 | 1.80 | 1.80 | 1.79 | 1.78 | 1.77 |
| 50.00 | DISCHG | 1.76 | 1.76 | 1.75 | 1.74 | 1.73 | 1.73 | 1.72 | 1.71 | 1.70 | 1.70 |
| 52.50 | DISCHG | 1.69 | 1.68 | 1.67 | 1.67 | 1.66 | 1.65 | 1.64 | 1.64 | 1.63 | 1.62 |
| 55.00 | DISCHG | 1.62 | 1.61 | 1.60 | 1.59 | 1.59 | 1.58 | 1.57 | 1.57 | 1.56 | 1.55 |
| 57.50 | DISCHG | 1.54 | 1.53 | 1.53 | 1.52 | 1.51 | 1.50 | 1.49 | 1.48 | 1.47 | 1.46 |
| 60.00 | DISCHG | 1.45 | 1.45 | 1.44 | 1.43 | 1.42 | 1.41 | 1.40 | 1.39 | 1.39 | 1.38 |
| 62.50 | DISCHG | 1.37 | 1.36 | 1.35 | 1.34 | 1.34 | 1.33 | 1.32 | 1.31 | 1.30 | 1.30 |
| 65.00 | DISCHG | 1.29 | 1.28 | 1.27 | 1.27 | 1.26 | 1.25 | 1.24 | 1.24 | 1.23 | 1.22 |
| 67.50 | DISCHG | 1.21 | 1.21 | 1.20 | 1.19 | 1.18 | 1.18 | 1.17 | 1.16 | 1.16 | 1.15 |
| 70.00 | DISCHG | 1.14 | 1.14 | 1.13 | 1.12 | 1.12 | 1.11 | 1.10 | 1.10 | 1.09 | 1.07 |
| 72.50 | DISCHG | 1.06 | 1.05 | 1.03 | 1.02 | 1.01 | .99 | .98 | .97 | .96 | .94 |

RUNOFF VOLUME ABOVE BASEFLOW = 4.85 WATERSHED INCHES, 122.01 CFS-HRS, 10.08 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP

RECORD

ID

+

COMPUTATIONS COMPLETED FOR PASS 1

EXECUTIVE CONTROL OPERATION ENDJOB

RECORD

ID

1

TR20 XEQ 10-25-16 06:47 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
 1 SUMMARY
 REV PC 09/83(.2) Detention Storage: DET83AB.T20 (As-Built) RCN=83
 PAGE 2

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED
 (A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH
 A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

| SECTION/ STRUCTURE | STANDARD CONTROL | DRAINAGE AREA | RAIN TABLE | ANTEC MOIST | MAIN TIME | PRECIPITATION | | | RUNOFF | PEAK DISCHARGE | | |
|-----------------------|---------------------|------------------|---------------|----------------|--------------|---------------|--------|----------|--------|----------------|-------|-------|
| ID | OPERATION | (SQ MI) | # | COND | INCREM | BEGIN | AMOUNT | DURATION | AMOUNT | ELEVATION | TIME | RATE |
| (CSM) | | | | | (HR) | (HR) | (IN) | (HR) | (IN) | (FT) | (HR) | (CFS) |
| ALTERNATE | 99 | STORM | 24 | | | | | | | | | |
| XSECTION 1 | RUNOFF | .04 | 3 | 2 | .25 | .0 | 7.58 | 24.00 | 5.57 | --- | 15.42 | 18.68 |
| 479.1 | | | | | | | | | | | | |
| STRUCTURE 10 | RESVOR | .04 | 3 | 2 | .25 | .0 | 7.58 | 24.00 | 4.85 | 671.02 | 24.20 | 3.12 |
| 80.1 | | | | | | | | | | | | |

1

TR20 XEQ 10-25-16 06:47 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
 1 SUMMARY
 REV PC 09/83(.2) Detention Storage: DET83AB.T20 (As-Built) RCN=83
 PAGE 3

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

| XSECTION/ STRUCTURE | DRAINAGE AREA | STORM NUMBERS..... |
|------------------------|------------------|--------------------|
| ID | (SQ MI) | 24 |
| 0 STRUCTURE 10 | .04 | |
| ALTERNATE 99 | | 3.12 |
| 0 XSECTION 1 | .04 | |
| ALTERNATE 99 | | 18.68 |

1END OF 1 JOBS IN THIS RUN

"AS-BUILT" CONDITIONS

ORIFICE/WEIR STRUCTURE RATING ANALYSIS

PROJECT NAME: Sedgewick, Hinsdale (As-Built)
CBBEL PROJ. NO.: 16-0311
DESCRIPTION: "As-Built" Condition
FILENAME: N:\spaceco\160311\Water\Spreadsheets\ORF2.xlsx\Pond 4 (2)
DATE: 25-Oct-16

OUTLET:

| | | |
|------------|----------------------|--------|
| ORIFICE #1 | 6.5 IN. DIA. @ ELEV | 683 |
| ORIFICE #2 | N/A IN. DIA. @ ELEV | N/A |
| WEIR #1: | 3 FEET WIDE @ ELEV | 670.86 |
| WEIR #2: | N/A FEET WIDE @ ELEV | N/A |

HYDRAULIC DIMENSIONS

| | # 1 | #2 |
|---------------------------------|--------|----|
| ORIFICE AREA (ft ²) | 0.2304 | |
| ORIFICE DIAMETER (in) | 6.5 | |
| ORIFICE DISCHARGE COEFFICIENT | 0.60 | |
| ORIFICE ELEV. (ft-NGVD) | 665.77 | |
| TAILWATER OR CENTROID (ft-NGVD) | 666.04 | |
| WEIR LENGTH (ft) | 3.00 | |
| WEIR COEFFICIENT | 3.3 | |
| WEIR ELEV. (ft-NGVD) | 670.86 | |

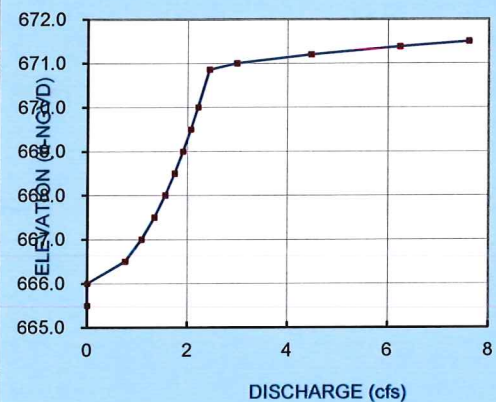
ORIFICE FLOW EQUATION: $Q = 0.6A(2gH)^{0.5}$

WEIR FLOW EQUATION: $Q = 3.0L(H)^{1.5}$

ELEVATION-DISCHARGE RELATIONSHIP

| Elevation (feet) | Q-orifice #1 (cfs) | Q-orifice #2 (cfs) | Q-weir #1 (cfs) | Q-weir #2 (cfs) | Q-total (cfs) |
|------------------|--------------------|--------------------|-----------------|-----------------|---------------|
| 665.5 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 666.0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 666.5 | 0.75 | 0.00 | 0.00 | 0.00 | 0.75 |
| 667.0 | 1.09 | 0.00 | 0.00 | 0.00 | 1.09 |
| 667.5 | 1.34 | 0.00 | 0.00 | 0.00 | 1.34 |
| 668.0 | 1.55 | 0.00 | 0.00 | 0.00 | 1.55 |
| 668.5 | 1.74 | 0.00 | 0.00 | 0.00 | 1.74 |
| 669.0 | 1.91 | 0.00 | 0.00 | 0.00 | 1.91 |
| 669.5 | 2.06 | 0.00 | 0.00 | 0.00 | 2.06 |
| 670.0 | 2.21 | 0.00 | 0.00 | 0.00 | 2.21 |
| 670.86 | 2.44 | 0.00 | 0.00 | 0.00 | 2.44 |
| 671.0 | 2.47 | 0.00 | 0.51 | 0.00 | 2.98 |
| 671.2 | 2.52 | 0.00 | 1.94 | 0.00 | 4.46 |
| 671.4 | 2.56 | 0.00 | 3.67 | 0.00 | 6.23 |
| 671.5 | 2.59 | 0.00 | 5.01 | 0.00 | 7.60 |
| | | | | | |
| | | | | | |

RATING CURVE
CBBEL PROJECT NO. 16-0311



Sedgewick
Hinsdale, IL
"As-Built" Detention Pond

| Elevation (FT) | Surface Area (SF) | Average Surface Area (SF) | Elevation Difference (FT) | Incremental Volume (CF) | Accumulative Volume (CF) | Accumulative Volume (A-F) |
|-------------------|-------------------------|------------------------------------|---------------------------------|-------------------------------|--------------------------------|---------------------------------|
| 665.8 | 59941.78 | 60640.46 | 0.2 | 12128.091 | | |
| 666 | 61339.13 | | | | 12128.091 | 0.28 |
| | | 63783.21 | 1 | 63783.205 | | |
| 667 | 66227.28 | | | | 75911.296 | 1.74 |
| | | 68612.6 | 1 | 68612.595 | | |
| 668 | 70997.91 | | | | 144523.89 | 3.32 |
| | | 73650.93 | 1 | 73650.93 | | |
| 669 | 76303.95 | | | | 218174.82 | 5.01 |
| | | 79258.81 | 1 | 79258.81 | | |
| 670 | 82213.67 | | | | 297433.63 | 6.83 |
| | | 85234.02 | 1 | 85234.02 | | |
| 671 | 88254.37 | | | | 382667.65 | 8.78 |
| | | 91771.79 | 1 | 91771.79 | | |
| 672 | 95289.21 | | | | 474439.44 | 10.89 |

Note: "As-Built" Detention Pond Surface Areas provided by SPACECO, Inc.

| Area Name | Boundry (ft) | Area (sq ft) |
|--------------------|-----------------|-----------------|
| Group Name: (NONE) | | |
| 65.82 | 1,366.05 | 59,941.78 |
| 66 | 1,371.48 | 61,339.13 |
| 67 | 1,397.84 | 66,227.28 |
| 68 | 1,424.78 | 70,997.91 |
| 69 | 1,454.61 | 76,303.95 |
| 70 | 1,500.76 | 82,213.67 |
| 71 | 1,537.39 | 88,254.37 |
| 72 | 1,582.48 | 95,289.21 |
| Total for (NONE) | 11,635.37 | 600,567.31 |

COWHEY GUDMUNDSON LEDER, LTD.
CONSULTING ENGINEERS

LIMITATION OF WARRANTY OF ENGINEER'S
INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

| LEGEND | |
|------------------------------------|----------|
| EXISTING | PROPOSED |
| SANITARY MANHOLE | |
| STORM MANHOLE | |
| CATCH BASIN | |
| INLET | |
| PRECAST FLARED END SECTION | |
| CONCRETE HEADWALL | |
| VALVE VAULT | |
| VALVE BOX | |
| FIRE HYDRANT | |
| BUFFALO BOX | |
| CLEANOUT | |
| CONSTRUCT WATERMAIN UNDER SEWER | |
| SANITARY SEWER | |
| FORCEMAIN | |
| STORM SEWER | |
| WATERMAIN | |
| GRANULAR TRENCH BACKFILL | |
| STREET LIGHT | |
| STREET LIGHT ELECTRICAL CABLE | |
| 2" CONDUIT ENCASEMENT | |
| ELECTRICAL TRANSFORMER OR PEDESTAL | |
| CONTOUR | |
| SPOT ELEVATION | |
| WETLANDS | |
| FLOODWAY | |
| FLOODPLAIN | |
| HIGH WATER LEVEL (HWL) | |
| NORMAL WATER LEVEL (NWL) | |
| DIRECTION OF SURFACE FLOW | |
| OVERFLOW RELIEF ROUTING | |
| SLOPE BANK | |
| TREE WITH TRUNK SIZE | |
| POWER POLE | |
| STREET SIGN | |
| DITCH OR SWALE | |
| GAS MAIN WITH SIZE | |
| TELEPHONE LINE | |
| COMMONWEALTH EDISON LINE | |
| FENCE LINE | |
| CONCRETE SIDEWALK | |
| CURB AND GUTTER | |
| DEPRESSED CURB | |
| REVERSE PITCH CURB & GUTTER | |
| SOIL BORING | |
| TOPSOIL PROBE | |
| EASEMENT LINE | |

| ABBREVIATIONS | |
|---------------|--------------------------------|
| C & G | CURB AND GUTTER |
| EP | EDGE OF PAVEMENT |
| FG | FINISHED GRADE |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| FP | FLOOD PLAIN |
| FW | FLOODWAY |
| HWL | HIGH WATER LEVEL |
| NWL | NORMAL WATER LEVEL |
| ROW | RIGHT-OF-WAY |
| TB | TOP OF BANK |
| TC | TOP OF CURB |
| TF | TOP OF FOUNDATION |
| TP | TOP OF PIPE |
| TS | TOP OF SIDEWALK |
| TW | TOP OF WALK |
| IBT | ILLINOIS BELL TELEPHONE |
| CECO | COMMONWEALTH EDISON CO. |
| BL | BASE LINE |
| CL | CENTERLINE |
| FR | FRAME |
| INV | INVERT |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| PVI | POINT OF VERTICAL INTERSECTION |
| C | LONG CHORD OF CURVE |
| D | DEGREE OF CURVE |
| L | LENGTH OF CURVE |
| R | RADIUS |
| T | TANGENCY OF CURVE |
| Δ | INTERSECTION ANGLE |
| ST | STORM SEWER |
| MH | MANHOLE |
| CB | CATCH BASIN |
| WM | WATERMAIN |
| SAN | SANITARY SEWER |

ENGINEERING IMPROVEMENT PLANS

FOR

SEDGWICK

HINSDALE, ILLINOIS

PLANS PREPARED
FOR
HINSDALE MEADOWS VENTURE
2550 WAUKEGAN ROAD SUITE 220
GLENVIEW, IL 60025
(847) 724-0200

PLANS PREPARED
BY
COWHEY GUDMUNDSON LEDER, LTD.
ITASCA, ILLINOIS

GENERAL NOTES

- THE VILLAGE OF HINSDALE ENGINEERING AND PUBLIC WORKS DEPARTMENTS SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. (PHONE NO. 630-789-7000)
- THE COOK COUNTY DEPARTMENT OF HIGHWAYS SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF COUNTY LINE ROAD. (PHONE NO. 312-603-1670)
- THE ILLINOIS DEPARTMENT OF TRANSPORTATION PERMIT SECTION SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY OF 55th STREET. (PHONE NO. 847-705-4131)
- THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO SEWER PERMIT SECTION SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF SEWER CONSTRUCTION. (PHONE NO. 708-588-4055)
- ALL CONTRACTORS INSTALLING PUBLIC IMPROVEMENTS IN THE VILLAGE OF HINSDALE SHALL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH THE VILLAGE OF HINSDALE'S ENGINEERING AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING WORK.
- ALL UTILITY COMPANIES SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UPON.
- PRIOR TO COMMENCEMENT OF ANY OFFSITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFFSITE EASEMENTS HAVE BEEN SECURED, AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
- ALL ELEVATIONS SHOWN HEREON REFLECT U.S.G.S. DATUM.
- CONSTRUCTION SHALL NOT BLOCK OFFSITE DRAINAGE.
- EXISTING FIELD TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR RE-ROUTED TO STORM SEWERS, BASED ON THE DECISION OF THE ENGINEER (COST INCIDENTAL). SEE ALSO PROJECT SPECIFICATIONS GENERAL NOTE NO. 17 INCLUDED ON SHEET 2 HEREIN.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, 2002 EDITION.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," 1996 EDITION.
 - "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA, 1997 EDITION.
 - THE SUBDIVISION AND DEVELOPMENT CODES AND STANDARDS OF THE VILLAGE OF HINSDALE, AS PUBLISHED BY THE MUNICIPALITY.
 - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRDGC) "SEWER PERMIT AND MANUAL OF PROCEDURES ORDINANCES."
 - THE NATIONAL ELECTRIC CODE.
 - "ILLINOIS URBAN MANUAL" AS PREPARED BY THE U.S. DEPT. OF AGRICULTURE, 2002 EDITION.
 - THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY COWHEY GUDMUNDSON LEDER, LTD.
- IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITEWORK ISSUES DESIGNED BY THE ENGINEER, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- NO FILL OR CONSTRUCTION ACTIVITY SHALL TAKE PLACE WITHIN THE LIMITS OF EXISTING WETLAND BOUNDARIES UNTIL THE U.S. ARMY CORP OF ENGINEERS (ACOE) PERMIT HAS BEEN RECEIVED AND SPECIFIC APPROVAL TO COMMENCE GRADING OPERATIONS HAS BEEN OBTAINED FROM THE OWNER. PROTECTION OF EXISTING AND CREATED WETLANDS SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AS WELL AS ANY APPLICABLE MITIGATION PLANS, AND THE REQUIREMENTS OF THE ACOE AND OTHER APPLICABLE AGENCIES.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF THE NOTIFICATION OF COVERAGE LETTER AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. ILR10 FROM THE OWNER. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF THIS GENERAL PERMIT INCLUDING MAINTENANCE AND INSPECTION OF EROSION CONTROL MEASURES AND FILING OF APPLICABLE CERTIFICATIONS AND REPORTS. A COPY OF THE NOTIFICATION OF COVERAGE LETTER SHALL BE POSTED AT THE SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING.

CONTACTS

| | |
|--|---|
| COMED CONTACT: MIKE PLATT 2001 ALCUTT ROAD MONTGOMERY, IL 60538 (630) 723-2134 | SBC CONTACT: JANET AHM 162 SOUTH YORK ROAD 2ND FLOOR ELMHURST, IL 60126 (630) 941-4233 |
| NICOR GAS CONTACT: RYAN BANKS 90 NORTH FINLEY ROAD GLEN ELLYN, IL 60137 (630) 879-5821 | AT&T BROADBAND (CABLE) CONTACT: JOHN DAIGLE 1304 MARQUETTE DRIVE ROMEDEVILLE, IL 60446 (847) 489-0283 |
| LANDSCAPE ARCHITECT LAKOTA GROUP CONTACT: SCOTT FRERES 70 W. ERIE STREET 4TH FLOOR CHICAGO, IL 60610 (312) 654-5440 | SURVEYOR COWHEY GUDMUNDSON LEDER, LTD. CONTACT: LEE KOEHLER 300 PARK BLVD. - SUITE 205 ITASCA, IL 60143 (630) 438-6251 |
| CIVIL ENGINEER COWHEY GUDMUNDSON LEDER, LTD. CONTACT: BEN AHRING 212 WEST KINZIE 5TH FLOOR CHICAGO, IL 60610 (312) 755-9595 EXT. 113 | ARCHITECT OTIS KOGUN WILSON, INC. CONTACT: ROB WALKER 185 MILWAUKEE AVE. LINCOLNSHIRE, IL 60069 (847) 478-9200 |

RECORD DRAWINGS
SANITARY SEWER, STORM SEWER
& WATERMAIN
DATE 04/14/06
COWHEY GUDMUNDSON LEDER, LTD.

→ INDICATES SHEETS INCLUDED IN PARTIAL SUBMITTAL

BENCHMARKS

DGN12001: BRASS DISK IN CONCRETE AT SOUTHEAST CORNER OF OAK STREET AND CHICAGO AVENUE, SOUTH SIDE OF DRIVE WAY OF HOUSE NUMBER 23.
ELEV= 677.09 (NAVD29).

SITE BENCHMARK: SET "X" CUT ON WEST SIDE OF CONCRETE BASE OF TRAFFIC SIGNAL, SOUTHEAST CORNER OF 55th STREET AND COUNTY LINE ROAD.
ELEV= 696.22

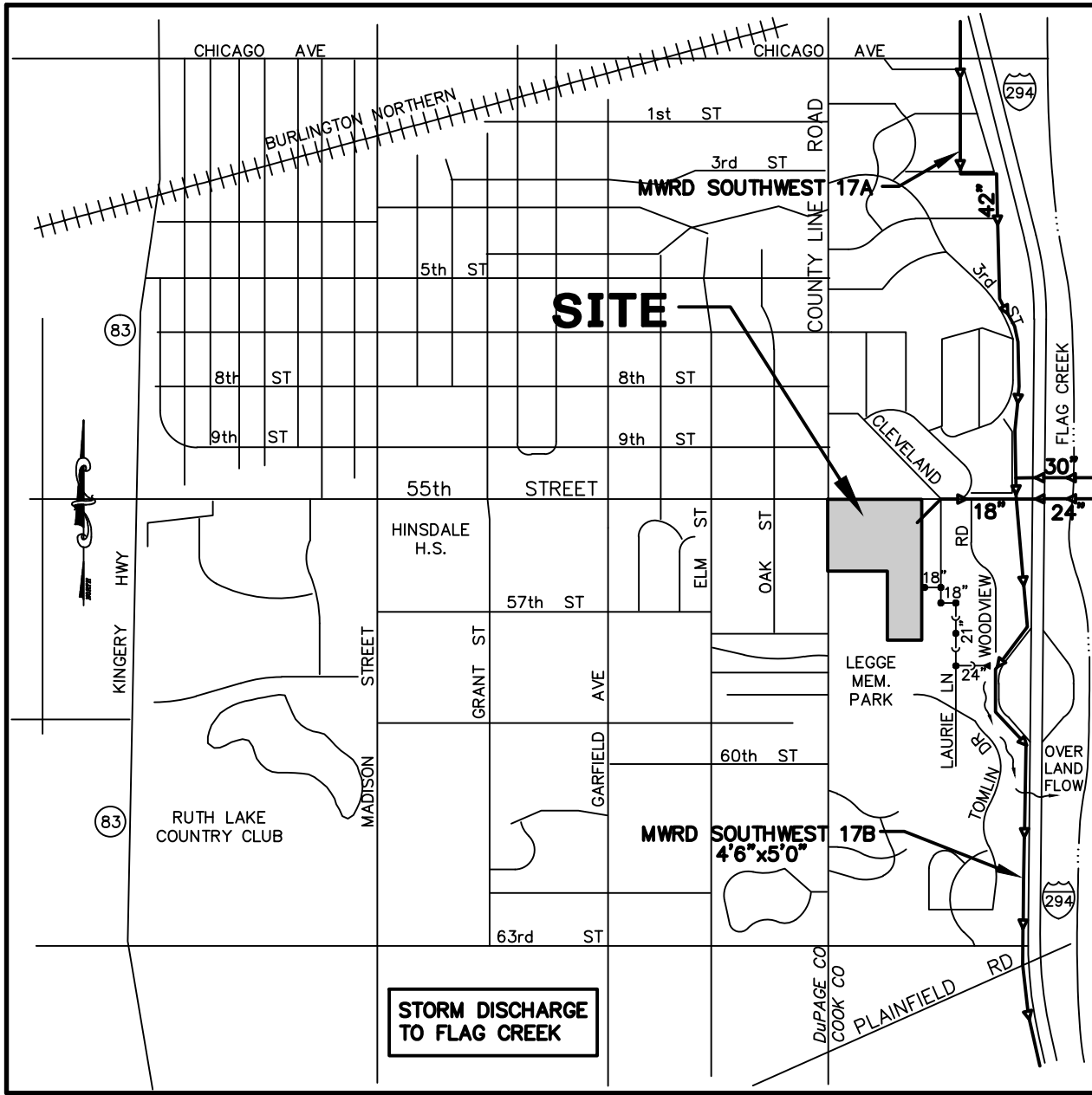
TEMP. BM #1: NORTHWEST BOLT ON 1st HYDRANT WEST OF COMMERCIAL BUILDING AT THE NORTHEAST CORNER OF SITE.
ELEV= 677.65.

TEMP. BM #2: NORTHWEST BOLT ON 1st HYDRANT NORTH OF HOSPITAL'S MAIN PARKWAY ON EAST SIDE OF 1st PARKING LOT.
ELEV= 680.71.

TEMP. BM #3: NORTHWEST BOLT ON 1st HYDRANT SOUTH OF MAIN HOSPITAL PARKWAY EAST OF HOSPITAL.
ELEV= 691.59.

LOCATION MAP

SCALE: 1"=2000'




INDEX OF SHEETS

- COVER SHEET
- PROJECT SPECIFICATIONS
- EXISTING CONDITIONS & UTILITY REMOVAL PLAN
- OVERALL SITE & MASTER UTILITY PLAN
- EROSION CONTROL & TREE PRESERVATION PLAN - NORTH
- EROSION CONTROL & TREE PRESERVATION PLAN - SOUTH
- GRADING PLAN - NORTH
- GRADING PLAN - SOUTH
- 9. PLAN & PROFILE: BARTON LANE STA. 10+00 TO 19+50
- 10. PLAN & PROFILE: BARTON LANE STA. 19+50 TO 24+75.73
- 11. PLAN & PROFILE: HANNAH LANE STA. 10+00 TO 16+00
- 12. PLAN & PROFILE: HANNAH LANE STA. 16+00 TO 22+07.06
- CONSTRUCTION STANDARDS & DETAILS
- CONSTRUCTION STANDARDS & DETAILS
- CONSTRUCTION STANDARDS & DETAILS

ATTACHMENTS

UNDEVELOPED STORM WATER EXHIBIT
PROPOSED STORM WATER EXHIBIT
STORM SEWER WORKSHEET

FOR CONSTRUCTION

| | | | |
|---|--|--|--|
| F:\cadd\2716.00\312\FINAL\RAD_stamp.tif | | <div><p>JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS</p><p>Call 48 hours before you dig (Excluding Sat., Sun. & Holidays) 1-800-892-0123</p></div> | |
| EXPIRATION DATE 11/30/05 | | PROJECT NO. 2716.00 DATE 05/09/03 SCALE NONE DESIGNED BY MJF DRAWN BY MKS CHECKED BY RAD | |
| OVER SHEET | | SHEET 1 15 | |

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COWHEY GUDMUNDSON LEDER, LTD.
300 PARK BOULEVARD
ITASCA, ILLINOIS 60143
(630) 250-9595

70 EAST LAKE STREET
CHICAGO, ILLINOIS 60601
(312) 782-8549

CONSULTING ENGINEERS * LAND SURVEYORS * NATURAL RESOURCES

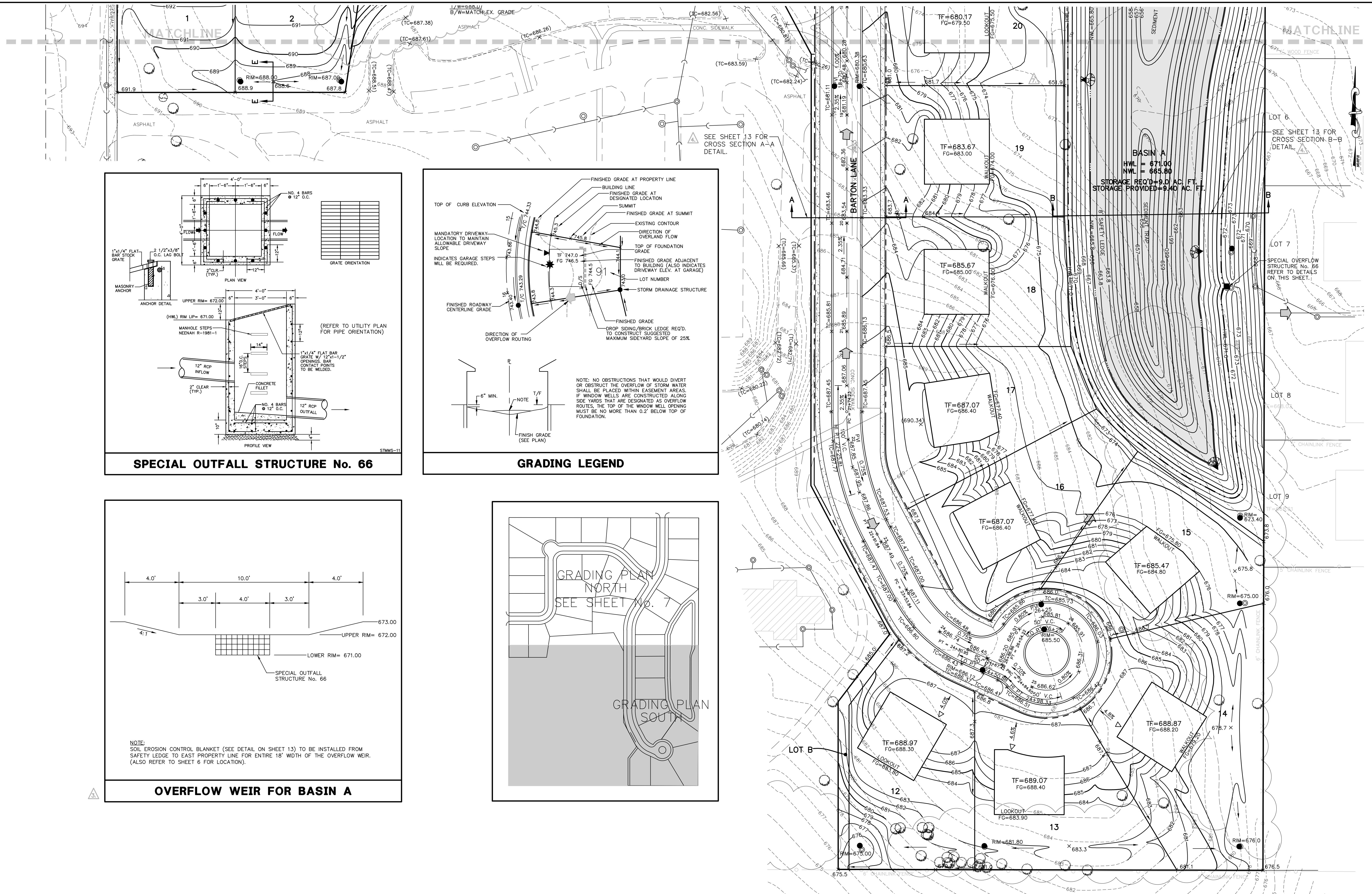
REVISIONS

| | | | | | |
|----|---------------------------|----------|-----|-----------------------------|----------|
| 1. | IN HOUSE REVISIONS | 5/30/03 | 6. | PER MWRD REVIEW | 02/23/04 |
| 2. | GRADING CONTOURS ADDED | 7/30/03 | 7. | PER CLIENT & TB DIST REVIEW | 03/19/04 |
| 3. | PER VILLAGE REVIEW | 10/08/03 | 8. | PER CLIENT & TB DIST REVIEW | 04/07/04 |
| 4. | PER VILLAGE & MWRD REVIEW | 12/10/03 | 9. | PER VILLAGE REVIEW | 07/22/04 |
| 5. | PER MWRD REVIEW | 01/23/04 | 10. | IN HOUSE REVISIONS | 02/04/05 |

| | | |
|-----|---------------|----------|
| 11. | FIELD CHANGES | 04/14/05 |
| 12. | FIELD CHANGES | 06/27/05 |

SEDGWICK
HINSDALE, ILLINOIS

COVER SHEET



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CONSULTING ENGINEERS * LAND SURVEYORS * NATURAL RESOURCES

REVISIONS

| | | | |
|----|-----------------------------|----------|--|
| 2. | GRADING CONTOURS ADDED | 7/30/03 | |
| 3. | PER VILLAGE REVIEW | 10/08/03 | |
| 4. | PER VILLAGE & MWDR REVIEW | 12/10/03 | |
| 7. | PER CLIENT & TB DIST REVIEW | 03/19/04 | |

SEDGWICK
HINSDALE, ILLINOIS

GRADING PLAN - SOUTH

PROJECT NO. 2716.00
DATE 5/9/03
SCALE 1"=40'
DESIGNED BY MF
DRAWN BY MKS
CHECKED BY RAD

SHEET 8
15
Attachment 1

SEDGWICK - GRADING PLAN - SOUTH



APPENDIX 2
Proposed Outlet Modification
Condition Technical
Documentation



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

1

*****80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY*****

```

JOB TR-20                                NOPLOTS
TITLE Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE
TITLE Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
5 RAINFL 1 .05
8 0.0 .16 .33 .43 .52 HUFF
8 .60 .66 .71 .75 .79 1ST
8 .82 .84 .86 .88 .90 QUARTILE
8 .92 .94 .96 .97 .98
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
5 RAINFL 2 .05
8 0.0 .03 .08 .12 .16 HUFF
8 .22 .29 .39 .51 .62 2ND
8 .70 .76 .81 .85 .88 QUARTILE
8 .91 .93 .95 .97 .98
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
5 RAINFL 3 .05
8 0.0 .03 .06 .09 .12 HUFF
8 .15 .19 .23 .27 .32 3RD
8 .38 .45 .57 .70 .79 QUARTILE
8 .85 .89 .92 .95 .97
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
5 RAINFL 4 .05
8 0.0 .02 .05 .08 .10 HUFF
8 .13 .16 .19 .22 .25 4TH
8 .28 .32 .35 .39 .45 QUARTILE
8 .51 .59 .72 .84 .92
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
3 STRUCT 10
8 665.8 0.00 0.00
8 667.0 1.09 1.74
8 668.0 1.55 3.32
8 669.0 1.91 5.01
8 670.0 2.21 6.83
8 671.0 2.47 8.78
8 671.1 2.50 8.99
8 671.2 2.52 9.20
8 671.38 6.23 10.9
9 ENDTBL
6 RUNOFF 1 001 1 .039 83.0 0.42 1 1 1 1
6 RESVOR 2 10 1 2 1 1 1 1
ENDATA
7 INCREM 6 .25

```

1

*****80-80 LIST OF INPUT DATA (CONTINUED)*****

```

7 COMPUT 7 001 10 0.0 7.58 24.0 3 2 99 24 100YR
ENDCMP 1
ENDJOB 2
0*****END OF 80-80 LIST*****

```

EXECUTIVE CONTROL OPERATION INCREM

RECORD

ID

+

MAIN TIME INCREMENT = .25 HOURS

EXECUTIVE CONTROL OPERATION COMPUT

RECORD

ID 100YR

+

FROM XSECTION 1

+

TO STRUCTURE 10

STARTING TIME = .00 RAIN DEPTH = 7.58 RAIN DURATION= 24.00 RAIN TABLE NO.= 3 ANT. MOIST. COND= 2
 ALTERNATE NO.=99 STORM NO.=24 MAIN TIME INCREMENT = .25 HOURS

OPERATION RUNOFF CROSS SECTION 1

| | | |
|-----------------|----------------------|-----------------------|
| PEAK TIME (HRS) | PEAK DISCHARGE (CFS) | PEAK ELEVATION (FEET) |
| 15.42 | 18.68 | (RUNOFF) |
| 21.38 | 4.53 | (RUNOFF) |
| 23.87 | 4.52 | (RUNOFF) |

| | | | | | | |
|------------|--------------------------|-----------|------------------|-----------|-----------------|---------|
| TIME (HRS) | FIRST HYDROGRAPH POINT = | .00 HOURS | TIME INCREMENT = | .25 HOURS | DRAINAGE AREA = | .04 SQ. |
| MI. | | | | | | |
| 2.50 | DISCHG | .06 | .23 | .41 | .60 | .77 |
| 5.00 | DISCHG | 1.62 | 1.74 | 1.85 | 1.95 | 2.05 |
| 7.50 | DISCHG | 3.52 | 3.64 | 3.74 | 3.84 | 3.94 |
| 10.00 | DISCHG | 5.21 | 5.55 | 5.69 | 5.80 | 6.17 |
| 12.50 | DISCHG | 8.71 | 8.96 | 9.10 | 9.32 | 12.62 |
| 15.00 | DISCHG | 18.26 | 18.49 | 18.65 | 18.00 | 14.72 |
| 17.50 | DISCHG | 9.08 | 8.93 | 8.89 | 7.81 | 6.42 |
| 20.00 | DISCHG | 4.53 | 4.50 | 4.49 | 4.50 | 4.50 |
| 22.50 | DISCHG | 3.03 | 3.01 | 3.38 | 4.20 | 4.45 |
| 25.00 | DISCHG | .03 | .00 | | | |

RUNOFF VOLUME ABOVE BASEFLOW = 5.57 WATERSHED INCHES, 140.29 CFS-HRS, 11.59 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

| | | |
|-----------------|----------------------|-----------------------|
| PEAK TIME (HRS) | PEAK DISCHARGE (CFS) | PEAK ELEVATION (FEET) |
| 24.29 | 2.50 | 671.10 |

| | | | | | | |
|------------|--------------------------|-----------|------------------|-----------|-----------------|---------|
| TIME (HRS) | FIRST HYDROGRAPH POINT = | .00 HOURS | TIME INCREMENT = | .25 HOURS | DRAINAGE AREA = | .04 SQ. |
| MI. | | | | | | |
| 2.50 | DISCHG | .00 | .00 | .01 | .01 | .02 |
| 5.00 | DISCHG | .11 | .13 | .15 | .18 | .20 |
| 7.50 | DISCHG | .41 | .45 | .49 | .53 | .58 |
| 10.00 | DISCHG | .85 | .91 | .97 | 1.03 | 1.09 |
| 12.50 | DISCHG | 1.32 | 1.36 | 1.41 | 1.45 | 1.51 |
| 15.00 | DISCHG | 1.91 | 1.96 | 2.02 | 2.08 | 2.12 |
| 17.50 | DISCHG | 2.31 | 2.33 | 2.34 | 2.36 | 2.37 |
| 20.00 | DISCHG | 2.43 | 2.43 | 2.44 | 2.44 | 2.45 |
| 22.50 | DISCHG | 2.47 | 2.47 | 2.48 | 2.48 | 2.49 |
| 25.00 | DISCHG | 2.49 | 2.48 | 2.47 | 2.46 | 2.46 |
| 27.50 | DISCHG | 2.42 | 2.41 | 2.40 | 2.40 | 2.39 |

1

TR20 XEQ 10-25-16 07:01 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB

1 PASS 1

REV PC 09/83(.2) Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67

PAGE 1

| | | | | | | | | | | | |
|-------|--------|------|------|------|------|------|------|------|------|------|------|
| 30.00 | DISCHG | 2.35 | 2.35 | 2.34 | 2.33 | 2.33 | 2.32 | 2.31 | 2.31 | 2.30 | 2.29 |
| 32.50 | DISCHG | 2.29 | 2.28 | 2.28 | 2.27 | 2.26 | 2.26 | 2.25 | 2.24 | 2.24 | 2.23 |
| 35.00 | DISCHG | 2.23 | 2.22 | 2.21 | 2.21 | 2.20 | 2.19 | 2.18 | 2.18 | 2.17 | 2.16 |
| 37.50 | DISCHG | 2.15 | 2.15 | 2.14 | 2.13 | 2.13 | 2.12 | 2.11 | 2.10 | 2.10 | 2.09 |
| 40.00 | DISCHG | 2.08 | 2.08 | 2.07 | 2.06 | 2.05 | 2.05 | 2.04 | 2.03 | 2.03 | 2.02 |
| 42.50 | DISCHG | 2.01 | 2.01 | 2.00 | 1.99 | 1.99 | 1.98 | 1.97 | 1.97 | 1.96 | 1.95 |
| 45.00 | DISCHG | 1.95 | 1.94 | 1.93 | 1.93 | 1.92 | 1.91 | 1.90 | 1.90 | 1.89 | 1.88 |
| 47.50 | DISCHG | 1.87 | 1.86 | 1.86 | 1.85 | 1.84 | 1.83 | 1.82 | 1.81 | 1.81 | 1.80 |
| 50.00 | DISCHG | 1.79 | 1.78 | 1.78 | 1.77 | 1.76 | 1.75 | 1.74 | 1.74 | 1.73 | 1.72 |
| 52.50 | DISCHG | 1.71 | 1.71 | 1.70 | 1.69 | 1.68 | 1.68 | 1.67 | 1.66 | 1.65 | 1.65 |
| 55.00 | DISCHG | 1.64 | 1.63 | 1.63 | 1.62 | 1.61 | 1.60 | 1.60 | 1.59 | 1.58 | 1.58 |
| 57.50 | DISCHG | 1.57 | 1.56 | 1.56 | 1.55 | 1.54 | 1.53 | 1.52 | 1.51 | 1.50 | 1.49 |
| 60.00 | DISCHG | 1.48 | 1.48 | 1.47 | 1.46 | 1.45 | 1.44 | 1.43 | 1.42 | 1.42 | 1.41 |
| 62.50 | DISCHG | 1.40 | 1.39 | 1.38 | 1.37 | 1.36 | 1.36 | 1.35 | 1.34 | 1.33 | 1.32 |
| 65.00 | DISCHG | 1.32 | 1.31 | 1.30 | 1.29 | 1.29 | 1.28 | 1.27 | 1.26 | 1.25 | 1.25 |
| 67.50 | DISCHG | 1.24 | 1.23 | 1.22 | 1.22 | 1.21 | 1.20 | 1.20 | 1.19 | 1.18 | 1.17 |
| 70.00 | DISCHG | 1.17 | 1.16 | 1.15 | 1.15 | 1.14 | 1.13 | 1.13 | 1.12 | 1.11 | 1.11 |
| 72.50 | DISCHG | 1.10 | 1.09 | 1.08 | 1.07 | 1.05 | 1.04 | 1.03 | 1.01 | 1.00 | .99 |

RUNOFF VOLUME ABOVE BASEFLOW = 4.81 WATERSHED INCHES, 121.17 CFS-HRS, 10.01 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP

RECORD

ID

+

COMPUTATIONS COMPLETED FOR PASS 1

EXECUTIVE CONTROL OPERATION ENDJOB

RECORD

ID
1

TR20 XEQ 10-25-16 07:01 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
1 SUMMARY
REV PC 09/83(.2) Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
PAGE 2

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED
(A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH
A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

| SECTION/ STRUCTURE | STANDARD CONTROL | DRAINAGE | RAIN TABLE | ANTEC MOIST | MAIN TIME | PRECIPITATION | | | RUNOFF | PEAK DISCHARGE | | |
|-----------------------|---------------------|----------|---------------|----------------|--------------|---------------|--------|----------|--------|----------------|--------|-------|
| ID | OPERATION | AREA | # | COND | INCREM | BEGIN | AMOUNT | DURATION | AMOUNT | ELEVATION | TIME | RATE |
| (CSM) | | (SQ MI) | | | (HR) | (HR) | (IN) | (HR) | (IN) | (FT) | (HR) | (CFS) |
| ALTERNATE | 99 | STORM | 24 | | | | | | | | | |
| XSECTION | 1 | RUNOFF | .04 | 3 | 2 | .25 | .0 | 7.58 | 24.00 | 5.57 | --- | 15.42 |
| 479.1 | | | | | | | | | | | | |
| STRUCTURE | 10 | RESVOR | .04 | 3 | 2 | .25 | .0 | 7.58 | 24.00 | 4.81 | 671.10 | 24.29 |
| 64.1 | | | | | | | | | | | | 2.50 |

1

TR20 XEQ 10-25-16 07:01 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
1 SUMMARY
REV PC 09/83(.2) Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
PAGE 3

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

| XSECTION/ STRUCTURE | DRAINAGE AREA | STORM NUMBERS..... |
|------------------------|------------------|--------------------|
| ID | (SQ MI) | 24 |
| 0 STRUCTURE 10 | .04 | |
| ALTERNATE 99 | | 2.50 |
| 0 XSECTION 1 | .04 | |
| ALTERNATE 99 | | 18.68 |

1END OF 1 JOBS IN THIS RUN

"PROPOSED MODIFIED" CONDITIONS ORIFICE/WEIR STRUCTURE RATING ANALYSIS

PROJECT NAME: Sedgewick, Hinsdale (As-Built)
CBBEL PROJ. NO.: 16-0311
DESCRIPTION: Modified Condition - Raise Overflow to 671.2'
FILENAME: N:\spaceco\160311\Water\Spreadsheets\[ORF2.xlsx]Modified
DATE: 25-Oct-16

OUTLET:

| | | |
|------------|----------------------|-------|
| ORIFICE #1 | 6.5 IN. DIA. @ ELEV | 683 |
| ORIFICE #2 | N/A IN. DIA. @ ELEV | N/A |
| WEIR #1: | 3 FEET WIDE @ ELEV | 671.2 |
| WEIR #2: | N/A FEET WIDE @ ELEV | N/A |

HYDRAULIC DIMENSIONS

| | # 1 | #2 |
|---------------------------------|--------|----|
| ORIFICE AREA (ft ²) | 0.2304 | |
| ORIFICE DIAMETER (in) | 6.5 | |
| ORIFICE DISCHARGE COEFFICIENT | 0.60 | |
| ORIFICE ELEV. (ft-NGVD) | 665.77 | |
| TAILWATER OR CENTROID (ft-NGVD) | 666.04 | |
| WEIR LENGTH (ft) | 3.00 | |
| WEIR COEFFICIENT | 3.3 | |
| WEIR ELEV. (ft-NGVD) | 671.20 | |

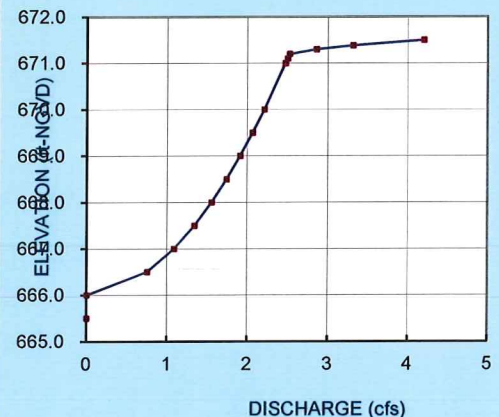
ORIFICE FLOW EQUATION: $Q = 0.6A(2gH)^{0.5}$

WEIR FLOW EQUATION: $Q = 3.0L(H)^{1.5}$

ELEVATION-DISCHARGE RELATIONSHIP

| Elevation (feet) | Q-orifice #1 (cfs) | Q-orifice #2 (cfs) | Q-weir #1 (cfs) | Q-weir #2 (cfs) | Q-total (cfs) |
|------------------|--------------------|--------------------|-----------------|-----------------|---------------|
| 665.5 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 666.0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 666.5 | 0.75 | 0.00 | 0.00 | 0.00 | 0.75 |
| 667.0 | 1.09 | 0.00 | 0.00 | 0.00 | 1.09 |
| 667.5 | 1.34 | 0.00 | 0.00 | 0.00 | 1.34 |
| 668.0 | 1.55 | 0.00 | 0.00 | 0.00 | 1.55 |
| 668.5 | 1.74 | 0.00 | 0.00 | 0.00 | 1.74 |
| 669.0 | 1.91 | 0.00 | 0.00 | 0.00 | 1.91 |
| 669.5 | 2.06 | 0.00 | 0.00 | 0.00 | 2.06 |
| 670.0 | 2.21 | 0.00 | 0.00 | 0.00 | 2.21 |
| 671.0 | 2.47 | 0.00 | 0.00 | 0.00 | 2.47 |
| 671.1 | 2.50 | 0.00 | 0.00 | 0.00 | 2.50 |
| 671.2 | 2.52 | 0.00 | 0.00 | 0.00 | 2.52 |
| 671.3 | 2.54 | 0.00 | 0.31 | 0.00 | 2.85 |
| 671.4 | 2.56 | 0.00 | 0.75 | 0.00 | 3.31 |
| 671.5 | 2.59 | 0.00 | 1.61 | 0.00 | 4.20 |
| | | | | | |
| | | | | | |

RATING CURVE
CBBEL PROJECT NO. 16-0311



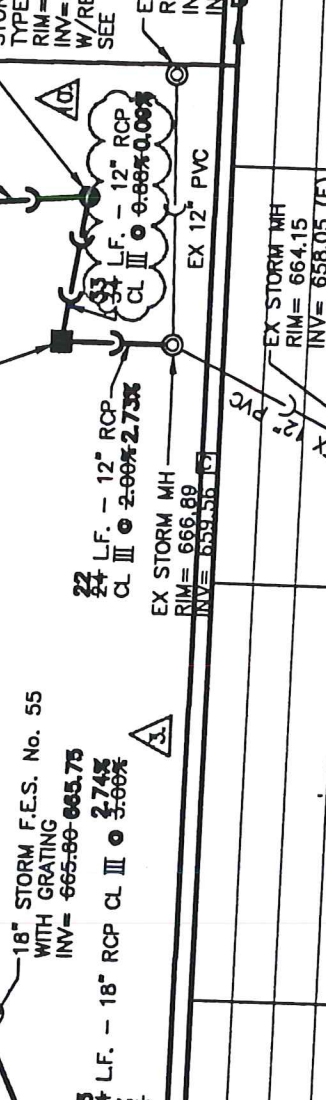
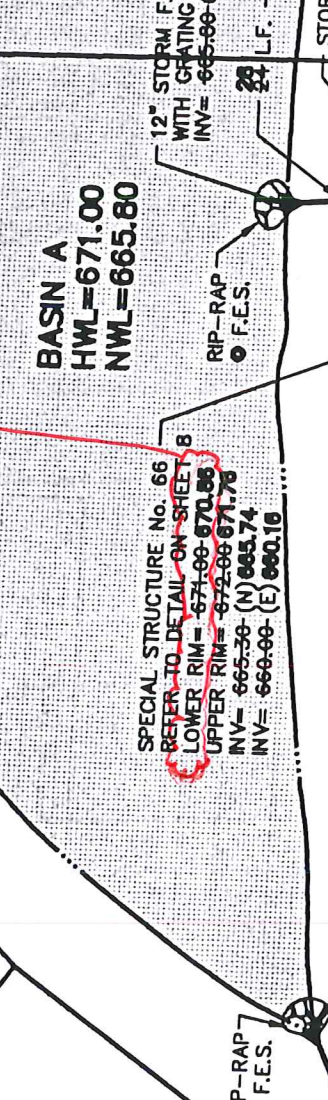
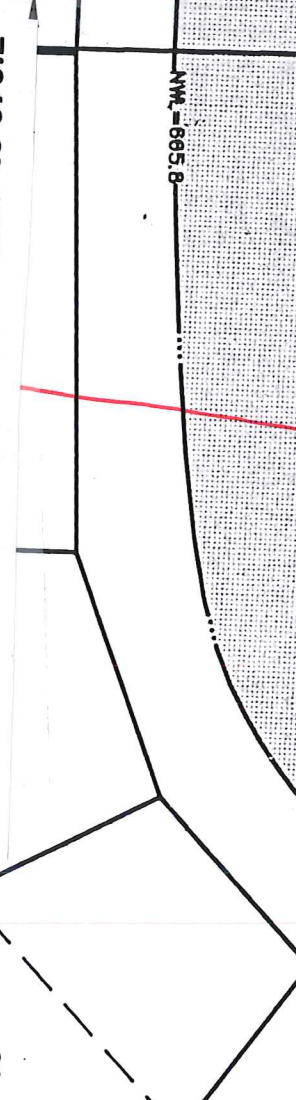
SAN T/P= 676.78 RING EL= 666.46-668.78



PROPOSED STRUCTURE No. 66 (Overflow Structure) Modification

18
17
16
15

Raise Lower Rim Elevation from 670.86' to 670.2'



RECORD DRAWING
SANITARY SEWER,
& WATER
DATE 04/14
COWHEY GUDMUNDSON

| CURVE NO. | LENGTH | RADIUS |
|-----------|--------|--------|
| C3 | 117.61 | 241.21 |
| C4 | 77.11 | 117.47 |
| C5 | 17.23 | 39.00 |
| C6 | 169.57 | 34.00 |

BARTON



APPENDIX 3
Proposed Land Plan

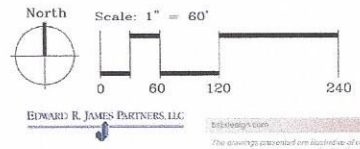


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9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520



| | |
|----------------------------------|-------------------|
| Tot. SF Units | 29 |
| Min. Lot Area | 10,005 SF |
| Avg. Lot Area | 12,285 SF |
| Front Yard from Internal Streets | *30' |
| Building-Building (Side) | 16' |
| Rear Yard | Varies (25' Min.) |
| Tot. MF (Two Family) Units | 30 |
| Min. Combined Lot Area | 15,023 SF |
| Avg. Combined Lot Area | 17,920 SF |
| Front Yard from Internal Streets | *30' |
| Building-Building (Side) | 18' |
| Rear Yard | Varies (25' Min.) |
| Perimeter Setbacks | |
| 55th Street (Lots 8-12) | 50' |
| 55th Street (Lots 13-15) | 75' |
| County Line Rd. (Existing Lot 1) | 35' |
| County Line Road (Lots 3-7) | 75' |
| East Property Line | 50' |
| South Property Line (Side Yard) | 10' |
| South Property Line (Rear Yard) | 50' |
| Total Units | 59 |
| Total No. of Structures | 44 |
| Site Area | |
| SF Lot Area | 6.67 Ac. |
| Two Family Lot Area | 6.17 Ac. |
| ROW | 4.38 Ac. |
| Detention/Open Space | 7.28 Ac. |
| Site Area | 24.50 Ac. |
| Density | 2.4 Du./Ac. |

*Variance Needed from Required 35' Front Yard Setback
Front Yard to Allow 5' Porch Encroachment



Permitted RCN

Cowhey Gudmundson Leder, Ltd.

Job #2716-301

SEDGWICK

E. R. James Homes

Hinsdale, Illinois

CN Calculations

Impervious Area

| | | | | | | | |
|------------------------------|----|------------------|---|------|---|------|-----|
| AREA A | 36 | Sing. Fam. units | x | 0.12 | = | 4.32 | Ac. |
| | 36 | Driveways | x | 0.02 | = | 0.72 | Ac. |
| | | Sidewalks | | | = | 0.51 | Ac. |
| | | Water | | | = | 1.92 | Ac. |
| | | Roadways | | | = | 1.95 | Ac. |
| | | Offsite Roadways | | | = | 0.30 | Ac. |
| Total Impervious Area | | | | | = | 9.72 | Ac. |

Soils Map indicates the predominate hydrologic soil group is "C"

| | | |
|---------------|---|----|
| Pervious CN | = | 74 |
| Impervious CN | = | 98 |

| Area | Ac. | Impervious Area (Ac.) | % Impervious | CN Value |
|------|-------|-----------------------|--------------|----------|
| A | 25.22 | 9.72 | 38.5% | 83 |

NOTES:

- 1) Single family homes are 70' x 75'
- 2) Driveways are 55' x 18'

Proposed Land Plan RCN

Cowhey Gudmundson Leder, Ltd.

Job #2716-301

| SEDGWICK | | | | |
|---|------------------------------|------------------------------|---------------------|-----------------|
| E. R. James Homes | | | | |
| Hinsdale, Illinois | | | | |
| <u>CN Calculations</u> | | | | |
| <i>Impervious Area</i> | | | | |
| 30 MF Units w/driveways | | | | |
| AREA A | | | = | 5.27 Ac. |
| | 29 SF Units w/driveways | | = | |
| | Sidewalks | | = | 0.51 Ac. |
| | Water | | = | 1.92 Ac. |
| | Roadways | | = | 1.95 Ac. |
| | Offsite Roadways | | = | 0.30 Ac. |
| | Total Impervious Area | | = | 9.95 Ac. |
| | | | | |
| | | | | |
| <i>Soils Map indicates the predominate hydrologic soil group is "C"</i> | | | | |
| | Pervious CN | = | 74 | |
| | Impervious CN | = | 98 | |
| | | | | |
| | | | | |
| Area | Ac. | Impervious Area (Ac.) | % Impervious | CN Value |
| A | 25.22 | 9.95 | 39.5% | 83 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

November 15, 2016

TO: Sedgwick Subdivision, Hinsdale, Cook County, IL Project File
(CBBEL Project No. 16-0311)

Brett Duffy – SPACECO, Inc.

FROM: Donald R. Dressel, PE, CFM

SUBJECT: Existing Detention Pond Evaluation

Study Objective

Evaluate the “As-Built” detention pond conditions, determine if structural modifications are required to meet permit conditions and then determine if additional detention storage volume is required with the proposed land plan.

“As-Built” Conditions Study Results

Christopher B. Burke Engineering, Inc. (CBBEL) has prepared a “As-Built” Conditions TR-20 Hydrologic Model that reflects the following:

- “As-Built” Pond topography, prepared by Cowhey Gudmundson Leder, Ltd. (CGL), dated November 14, 2005 and located in Appendix 1.
- “As-Built” Pond Elevation-Storage Relationship prepared by SPACECO, Inc. based on the CGL “As-Built” topography located in Appendix 1.
- The 6.5” restrictor “As-Built” invert elevation of 665.77’ (Design invert = 665.00’). The “As-Built” plan drawing is located in Appendix 1.
- “As-Built” Special Structure No. 66 (Overflow Structure) crest elevation is 670.86’ (Design crest elevation = 671.0’). The “As-Built” plan drawing is located in Appendix 1.
- Approved Proposed Conditions Runoff Curve Number (RCN) = 83 located in Appendix 3.

Table 1 summarizes the modeling results. Appendix 1 contains the “As-Built” Conditions Technical Documentation.



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Table 1
Detention Storage Requirements

| Detention Basin Parameters | Permitted Condition (RCN=83) | "As-Built" Condition (RCN=83) |
|------------------------------|------------------------------|-------------------------------|
| Inflow (cfs) | 18.7 | 18.7 |
| Outflow (cfs) | 2.45 | 3.12 |
| Elevation (feet) | 670.78 | 671.02 |
| Detention Volume (acre-feet) | 8.94 | 8.82 |

(1) Allowable Release Rate = 2.52 cfs

The "As-Built" Condition indicates that the required detention storage volume was not provided at the design HWL elevation and the Overflow Structure "As-Built" crest elevation (670.86') was lower than the design crest elevation (671.0'), therefore the allowable release rate is exceeded.

Proposed Overflow Structure Modification

The "As-Built" TR-20 hydrologic model was modified by assuming the Overflow Structure crest elevation would be raised to 671.2'. Appendix 2 contains the proposed Overflow Structure modification technical support documents. Table 2 summarizes the results.

Table 2
Proposed Outlet Structure
Modification Summary

| Detention Basin Parameters | Approved Condition (RCN=83) | Proposed Condition (RCN=83) (2) |
|------------------------------|-----------------------------|---------------------------------|
| Inflow (cfs) | 18.7 | 18.7 |
| Outflow (cfs) (1) | 2.45 | 2.50 |
| Elevation (feet) | 670.78 | 671.1 |
| Detention Volume (acre-feet) | 8.94 | 8.99 |

(1) Allowable Release Rate = 2.52 cfs

(2) Used Modified Overflow Structure Rating Curve



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Proposed Land Plan Conditions

The following proposed land plan was reviewed to determine the proposed RCN:

- Sedgwick Conceptual Land Plan, Sheet L-0, prepared by BSB Design, dated June 30, 2016.
The proposed land plan is located in Appendix 3.

The RCN calculation associated with the proposed land plan is located in Appendix 2. The proposed conditions RCN is 83 which is identical to the permitted RCN. **Therefore, additional detention storage volume is not required for the proposed land plan.**

Conclusion

The proposed Overflow Structure modification will provide sufficient detention storage volume at the proposed HWL elevation to maintain the Allowable Release Rate (2.52 cfs) with a proposed conditions RCN of 83.

N:\SPACECO\160311\Water\Docs\TM – Hinsdale Sedgewick Existing Detention Pond Evaluation 11-15-16.dox



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Appendix 1
“As-Built” Condition
Technical Documentation



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1

*****80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY*****

```

JOB TR-20                                NOPLOTS
TITLE Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE
TITLE Detention Storage: DET83AB.T20 (As-Built) RCN=83
 5 RAINFL 1 .05
 8 0.0 .16 .33 .43 .52 HUFF
 8 .60 .66 .71 .75 .79 1ST
 8 .82 .84 .86 .88 .90 QUARTILE
 8 .92 .94 .96 .97 .98
 8 1.0 1.0 1.0 1.0 1.0
 9 ENDTBL
 5 RAINFL 2 .05
 8 0.0 .03 .08 .12 .16 HUFF
 8 .22 .29 .39 .51 .62 2ND
 8 .70 .76 .81 .85 .88 QUARTILE
 8 .91 .93 .95 .97 .98
 8 1.0 1.0 1.0 1.0 1.0
 9 ENDTBL
 5 RAINFL 3 .05
 8 0.0 .03 .06 .09 .12 HUFF
 8 .15 .19 .23 .27 .32 3RD
 8 .38 .45 .57 .70 .79 QUARTILE
 8 .85 .89 .92 .95 .97
 8 1.0 1.0 1.0 1.0 1.0
 9 ENDTBL
 5 RAINFL 4 .05
 8 0.0 .02 .05 .08 .10 HUFF
 8 .13 .16 .19 .22 .25 4TH
 8 .28 .32 .35 .39 .45 QUARTILE
 8 .51 .59 .72 .84 .92
 8 1.0 1.0 1.0 1.0 1.0
 9 ENDTBL
 3 STRUCT 10
 8 665.8 0.00 0.00
 8 667.0 1.09 1.74
 8 668.0 1.55 3.32
 8 669.0 1.91 5.01
 8 670.0 2.21 6.83
 8 670.86 2.44 8.51
 8 671.0 2.98 8.78
 8 671.38 6.23 10.9
 9 ENDTBL
 6 RUNOFF 1 001 1 .039 83.0 0.42 1 1 1 1
 6 RESVOR 2 10 1 2 1 1 1 1
  ENDTBL
 7 INCREM 6 .25
 7 COMPUT 7 001 10 0.0 7.58 24.0 3 2 99 24 100YR

```

1

*****80-80 LIST OF INPUT DATA (CONTINUED)*****

```

ENDCMP 1
ENDJOB 2
0*****END OF 80-80 LIST*****

```

EXECUTIVE CONTROL OPERATION INCREM

RECORD

ID

+

MAIN TIME INCREMENT = .25 HOURS

EXECUTIVE CONTROL OPERATION COMPUT

RECORD

ID 100YR

+

FROM XSECTION 1

+

TO STRUCTURE 10

```

STARTING TIME = .00 RAIN DEPTH = 7.58 RAIN DURATION= 24.00 RAIN TABLE NO.= 3 ANT. MOIST. COND= 2
ALTERNATE NO.=99 STORM NO.=24 MAIN TIME INCREMENT = .25 HOURS

```

OPERATION RUNOFF CROSS SECTION 1

PEAK TIME (HRS)

PEAK DISCHARGE (CFS)

PEAK ELEVATION (FEET)

15.42 18.68 (RUNOFF)
 21.38 4.53 (RUNOFF)
 23.87 4.52 (RUNOFF)

| TIME (HRS) | FIRST HYDROGRAPH POINT = .00 HOURS | | | | TIME INCREMENT = .25 HOURS | | | | DRAINAGE AREA = .04 SQ. | | |
|------------|------------------------------------|-------|-------|-------|----------------------------|-------|-------|-------|-------------------------|-------|-------|
| MI. | | | | | | | | | | | |
| 2.50 | DISCHG | .06 | .23 | .41 | .60 | .77 | .94 | 1.09 | 1.24 | 1.37 | 1.50 |
| 5.00 | DISCHG | 1.62 | 1.74 | 1.85 | 1.95 | 2.05 | 2.42 | 2.89 | 3.11 | 3.27 | 3.40 |
| 7.50 | DISCHG | 3.52 | 3.64 | 3.74 | 3.84 | 3.94 | 4.03 | 4.11 | 4.19 | 4.27 | 4.48 |
| 10.00 | DISCHG | 5.21 | 5.55 | 5.69 | 5.80 | 6.17 | 6.92 | 7.21 | 7.35 | 7.46 | 8.01 |
| 12.50 | DISCHG | 8.71 | 8.96 | 9.10 | 9.32 | 12.62 | 15.34 | 16.14 | 16.47 | 16.74 | 17.69 |
| 15.00 | DISCHG | 18.26 | 18.49 | 18.65 | 18.00 | 14.72 | 13.49 | 13.24 | 13.22 | 12.18 | 9.77 |
| 17.50 | DISCHG | 9.08 | 8.93 | 8.89 | 7.81 | 6.42 | 6.06 | 5.98 | 5.95 | 5.23 | 4.66 |
| 20.00 | DISCHG | 4.53 | 4.50 | 4.49 | 4.50 | 4.50 | 4.50 | 4.50 | 4.31 | 3.43 | 3.11 |
| 22.50 | DISCHG | 3.03 | 3.01 | 3.38 | 4.20 | 4.45 | 4.51 | 4.51 | 2.86 | .72 | .16 |
| 25.00 | DISCHG | .03 | .00 | | | | | | | | |

RUNOFF VOLUME ABOVE BASEFLOW = 5.57 WATERSHED INCHES, 140.29 CFS-HRS, 11.59 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

PEAK TIME (HRS) 24.20
 PEAK DISCHARGE (CFS) 3.12
 PEAK ELEVATION (FEET) 671.02

| TIME (HRS) | FIRST HYDROGRAPH POINT = .00 HOURS | | | | TIME INCREMENT = .25 HOURS | | | | DRAINAGE AREA = .04 SQ. | | |
|------------|------------------------------------|------|------|------|----------------------------|------|------|------|-------------------------|------|------|
| MI. | | | | | | | | | | | |
| 2.50 | DISCHG | .00 | .00 | .01 | .01 | .02 | .03 | .04 | .06 | .08 | .09 |
| 5.00 | DISCHG | .11 | .13 | .15 | .18 | .20 | .23 | .26 | .29 | .33 | .37 |
| 7.50 | DISCHG | .41 | .45 | .49 | .53 | .58 | .62 | .66 | .71 | .75 | .80 |
| 10.00 | DISCHG | .85 | .91 | .97 | 1.03 | 1.09 | 1.13 | 1.16 | 1.20 | 1.24 | 1.27 |
| 12.50 | DISCHG | 1.32 | 1.36 | 1.41 | 1.45 | 1.51 | 1.58 | 1.64 | 1.70 | 1.77 | 1.84 |
| 15.00 | DISCHG | 1.91 | 1.96 | 2.02 | 2.08 | 2.12 | 2.17 | 2.20 | 2.24 | 2.27 | 2.29 |
| 17.50 | DISCHG | 2.31 | 2.33 | 2.35 | 2.36 | 2.38 | 2.39 | 2.40 | 2.41 | 2.42 | 2.43 |
| 20.00 | DISCHG | 2.43 | 2.44 | 2.48 | 2.56 | 2.64 | 2.72 | 2.79 | 2.85 | 2.90 | 2.91 |
| 22.50 | DISCHG | 2.92 | 2.92 | 2.93 | 2.97 | 3.01 | 3.06 | 3.10 | 3.12 | 3.08 | 3.00 |
| 25.00 | DISCHG | 2.89 | 2.77 | 2.66 | 2.55 | 2.45 | 2.43 | 2.43 | 2.42 | 2.41 | 2.41 |
| 27.50 | DISCHG | 2.40 | 2.39 | 2.39 | 2.38 | 2.37 | 2.37 | 2.36 | 2.35 | 2.35 | 2.34 |

1

TR20 XEQ 10-25-16 06:47 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
 1 PASS 1
 REV PC 09/83(.2) Detention Storage: DET83AB.T20 (As-Built) RCN=83
 PAGE 1

| | | | | | | | | | | | |
|-------|--------|------|------|------|------|------|------|------|------|------|------|
| 30.00 | DISCHG | 2.33 | 2.33 | 2.32 | 2.31 | 2.31 | 2.30 | 2.29 | 2.29 | 2.28 | 2.27 |
| 32.50 | DISCHG | 2.27 | 2.26 | 2.25 | 2.25 | 2.24 | 2.24 | 2.23 | 2.22 | 2.22 | 2.21 |
| 35.00 | DISCHG | 2.20 | 2.20 | 2.19 | 2.18 | 2.17 | 2.17 | 2.16 | 2.15 | 2.14 | 2.14 |
| 37.50 | DISCHG | 2.13 | 2.12 | 2.11 | 2.11 | 2.10 | 2.09 | 2.09 | 2.08 | 2.07 | 2.06 |
| 40.00 | DISCHG | 2.06 | 2.05 | 2.04 | 2.04 | 2.03 | 2.02 | 2.02 | 2.01 | 2.00 | 2.00 |
| 42.50 | DISCHG | 1.99 | 1.98 | 1.98 | 1.97 | 1.96 | 1.96 | 1.95 | 1.94 | 1.94 | 1.93 |
| 45.00 | DISCHG | 1.92 | 1.92 | 1.91 | 1.90 | 1.89 | 1.88 | 1.88 | 1.87 | 1.86 | 1.85 |
| 47.50 | DISCHG | 1.84 | 1.84 | 1.83 | 1.82 | 1.81 | 1.80 | 1.80 | 1.79 | 1.78 | 1.77 |
| 50.00 | DISCHG | 1.76 | 1.76 | 1.75 | 1.74 | 1.73 | 1.73 | 1.72 | 1.71 | 1.70 | 1.70 |
| 52.50 | DISCHG | 1.69 | 1.68 | 1.67 | 1.67 | 1.66 | 1.65 | 1.64 | 1.64 | 1.63 | 1.62 |
| 55.00 | DISCHG | 1.62 | 1.61 | 1.60 | 1.59 | 1.59 | 1.58 | 1.57 | 1.57 | 1.56 | 1.55 |
| 57.50 | DISCHG | 1.54 | 1.53 | 1.53 | 1.52 | 1.51 | 1.50 | 1.49 | 1.48 | 1.47 | 1.46 |
| 60.00 | DISCHG | 1.45 | 1.45 | 1.44 | 1.43 | 1.42 | 1.41 | 1.40 | 1.39 | 1.39 | 1.38 |
| 62.50 | DISCHG | 1.37 | 1.36 | 1.35 | 1.34 | 1.34 | 1.33 | 1.32 | 1.31 | 1.30 | 1.30 |
| 65.00 | DISCHG | 1.29 | 1.28 | 1.27 | 1.27 | 1.26 | 1.25 | 1.24 | 1.24 | 1.23 | 1.22 |
| 67.50 | DISCHG | 1.21 | 1.21 | 1.20 | 1.19 | 1.18 | 1.18 | 1.17 | 1.16 | 1.16 | 1.15 |
| 70.00 | DISCHG | 1.14 | 1.14 | 1.13 | 1.12 | 1.12 | 1.11 | 1.10 | 1.10 | 1.09 | 1.07 |
| 72.50 | DISCHG | 1.06 | 1.05 | 1.03 | 1.02 | 1.01 | .99 | .98 | .97 | .96 | .94 |

RUNOFF VOLUME ABOVE BASEFLOW = 4.85 WATERSHED INCHES, 122.01 CFS-HRS, 10.08 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP

RECORD

ID

+

COMPUTATIONS COMPLETED FOR PASS 1

EXECUTIVE CONTROL OPERATION ENDJOB

RECORD

ID

1

TR20 XEQ 10-25-16 06:47 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
 1 SUMMARY
 REV PC 09/83(.2) Detention Storage: DET83AB.T20 (As-Built) RCN=83
 PAGE 2

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED
 (A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH
 A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

| SECTION/ STRUCTURE | STANDARD CONTROL | DRAINAGE AREA | RAIN TABLE | ANTEC MOIST | MAIN TIME | PRECIPITATION | | | RUNOFF | PEAK DISCHARGE | | |
|-----------------------|---------------------|------------------|---------------|----------------|--------------|---------------|--------|----------|--------|----------------|-------|-------|
| ID | OPERATION | AREA | # | COND | INCREM | BEGIN | AMOUNT | DURATION | AMOUNT | ELEVATION | TIME | RATE |
| (CSM) | | (SQ MI) | | | (HR) | (HR) | (IN) | (HR) | (IN) | (FT) | (HR) | (CFS) |
| ALTERNATE | 99 | STORM | 24 | | | | | | | | | |
| XSECTION 1 | RUNOFF | .04 | 3 | 2 | .25 | .0 | 7.58 | 24.00 | 5.57 | --- | 15.42 | 18.68 |
| 479.1 | | | | | | | | | | | | |
| STRUCTURE 10 | RESVOR | .04 | 3 | 2 | .25 | .0 | 7.58 | 24.00 | 4.85 | 671.02 | 24.20 | 3.12 |
| 80.1 | | | | | | | | | | | | |

1

TR20 XEQ 10-25-16 06:47 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
 1 SUMMARY
 REV PC 09/83(.2) Detention Storage: DET83AB.T20 (As-Built) RCN=83
 PAGE 3

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

| XSECTION/ STRUCTURE | DRAINAGE AREA | STORM NUMBERS..... |
|------------------------|------------------|--------------------|
| ID | (SQ MI) | 24 |
| 0 STRUCTURE 10 | .04 | |
| + | | |
| ALTERNATE 99 | | 3.12 |
| 0 XSECTION 1 | .04 | |
| + | | |
| ALTERNATE 99 | | 18.68 |

1END OF 1 JOBS IN THIS RUN

"AS-BUILT" CONDITIONS ORIFICE/WEIR STRUCTURE RATING ANALYSIS

PROJECT NAME: Sedgewick, Hinsdale (As-Built)
CBBEL PROJ. NO.: 16-0311
DESCRIPTION: "As-Built" Condition
FILENAME: N:\spaceco\160311\Water\Spreadsheets\ORF2.xlsx\Pond 4 (2)
DATE: 25-Oct-16

OUTLET:

| | | |
|------------|----------------------|--------|
| ORIFICE #1 | 6.5 IN. DIA. @ ELEV | 683 |
| ORIFICE #2 | N/A IN. DIA. @ ELEV | N/A |
| WEIR #1: | 3 FEET WIDE @ ELEV | 670.86 |
| WEIR #2: | N/A FEET WIDE @ ELEV | N/A |

HYDRAULIC DIMENSIONS

| | # 1 | #2 |
|---------------------------------|--------|----|
| ORIFICE AREA (ft ²) | 0.2304 | |
| ORIFICE DIAMETER (in) | 6.5 | |
| ORIFICE DISCHARGE COEFFICIENT | 0.60 | |
| ORIFICE ELEV. (ft-NGVD) | 665.77 | |
| TAILWATER OR CENTROID (ft-NGVD) | 666.04 | |
| WEIR LENGTH (ft) | 3.00 | |
| WEIR COEFFICIENT | 3.3 | |
| WEIR ELEV. (ft-NGVD) | 670.86 | |

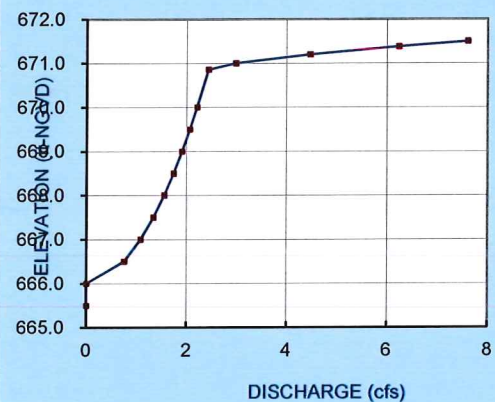
ORIFICE FLOW EQUATION: $Q = 0.6A(2gH)^{0.5}$

WEIR FLOW EQUATION: $Q = 3.0L(H)^{1.5}$

ELEVATION-DISCHARGE RELATIONSHIP

| Elevation (feet) | Q-orifice #1 (cfs) | Q-orifice #2 (cfs) | Q-weir #1 (cfs) | Q-weir #2 (cfs) | Q-total (cfs) |
|------------------|--------------------|--------------------|-----------------|-----------------|---------------|
| 665.5 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 666.0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 666.5 | 0.75 | 0.00 | 0.00 | 0.00 | 0.75 |
| 667.0 | 1.09 | 0.00 | 0.00 | 0.00 | 1.09 |
| 667.5 | 1.34 | 0.00 | 0.00 | 0.00 | 1.34 |
| 668.0 | 1.55 | 0.00 | 0.00 | 0.00 | 1.55 |
| 668.5 | 1.74 | 0.00 | 0.00 | 0.00 | 1.74 |
| 669.0 | 1.91 | 0.00 | 0.00 | 0.00 | 1.91 |
| 669.5 | 2.06 | 0.00 | 0.00 | 0.00 | 2.06 |
| 670.0 | 2.21 | 0.00 | 0.00 | 0.00 | 2.21 |
| 670.86 | 2.44 | 0.00 | 0.00 | 0.00 | 2.44 |
| 671.0 | 2.47 | 0.00 | 0.51 | 0.00 | 2.98 |
| 671.2 | 2.52 | 0.00 | 1.94 | 0.00 | 4.46 |
| 671.4 | 2.56 | 0.00 | 3.67 | 0.00 | 6.23 |
| 671.5 | 2.59 | 0.00 | 5.01 | 0.00 | 7.60 |
| | | | | | |
| | | | | | |

RATING CURVE
CBBEL PROJECT NO. 16-0311



Sedgewick
Hinsdale, IL
"As-Built" Detention Pond

| Elevation (FT) | Surface Area (SF) | Average Surface Area (SF) | Elevation Difference (FT) | Incremental Volume (CF) | Accumulative Volume (CF) | Accumulative Volume (A-F) |
|-------------------|-------------------------|------------------------------------|---------------------------------|-------------------------------|--------------------------------|---------------------------------|
| 665.8 | 59941.78 | 60640.46 | 0.2 | 12128.091 | | |
| 666 | 61339.13 | | | | 12128.091 | 0.28 |
| | | 63783.21 | 1 | 63783.205 | | |
| 667 | 66227.28 | | | | 75911.296 | 1.74 |
| | | 68612.6 | 1 | 68612.595 | | |
| 668 | 70997.91 | | | | 144523.89 | 3.32 |
| | | 73650.93 | 1 | 73650.93 | | |
| 669 | 76303.95 | | | | 218174.82 | 5.01 |
| | | 79258.81 | 1 | 79258.81 | | |
| 670 | 82213.67 | | | | 297433.63 | 6.83 |
| | | 85234.02 | 1 | 85234.02 | | |
| 671 | 88254.37 | | | | 382667.65 | 8.78 |
| | | 91771.79 | 1 | 91771.79 | | |
| 672 | 95289.21 | | | | 474439.44 | 10.89 |

Note: "As-Built" Detention Pond Surface Areas provided by SPACECO, Inc.

| Area Name | Boundry (ft) | Area (sq ft) |
|--------------------|-----------------|-----------------|
| Group Name: (NONE) | | |
| 65.82 | 1,366.05 | 59,941.78 |
| 66 | 1,371.48 | 61,339.13 |
| 67 | 1,397.84 | 66,227.28 |
| 68 | 1,424.78 | 70,997.91 |
| 69 | 1,454.61 | 76,303.95 |
| 70 | 1,500.76 | 82,213.67 |
| 71 | 1,537.39 | 88,254.37 |
| 72 | 1,582.48 | 95,289.21 |
| Total for (NONE) | 11,635.37 | 600,567.31 |

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CONSULTING ENGINEERS

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INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

| LEGEND | |
|------------------------------------|----------|
| EXISTING | PROPOSED |
| SANITARY MANHOLE | |
| STORM MANHOLE | |
| CATCH BASIN | |
| INLET | |
| PRECAST FLARED END SECTION | |
| CONCRETE HEADWALL | |
| VALVE VAULT | |
| VALVE BOX | |
| FIRE HYDRANT | |
| BUFFALO BOX | |
| CLEANOUT | |
| CONSTRUCT WATERMAIN UNDER SEWER | |
| SANITARY SEWER | |
| FORCEMAIN | |
| STORM SEWER | |
| WATERMAIN | |
| GRANULAR TRENCH BACKFILL | |
| STREET LIGHT | |
| STREET LIGHT ELECTRICAL CABLE | |
| 2" CONDUIT ENCASUREMENT | |
| ELECTRICAL TRANSFORMER OR PEDESTAL | |
| CONTOUR | |
| SPOT ELEVATION | |
| WETLANDS | |
| FLOODWAY | |
| FLOODPLAIN | |
| HIGH WATER LEVEL (HWL) | |
| NORMAL WATER LEVEL (NWL) | |
| DIRECTION OF SURFACE FLOW | |
| OVERFLOW RELIEF ROUTING | |
| SLOPE BANK | |
| TREE WITH TRUNK SIZE | |
| POWER POLE | |
| STREET SIGN | |
| DITCH OR SWALE | |
| GAS MAIN WITH SIZE | |
| TELEPHONE LINE | |
| COMMONWEALTH EDISON LINE | |
| FENCE LINE | |
| CONCRETE SIDEWALK | |
| CURB AND GUTTER | |
| DEPRESSED CURB | |
| REVERSE PITCH CURB & GUTTER | |
| SOIL BORING | |
| TOPSOIL PROBE | |
| EASEMENT LINE | |

| ABBREVIATIONS | |
|---------------|--------------------------------|
| C & G | CURB AND GUTTER |
| EP | EDGE OF PAVEMENT |
| FG | FINISHED GRADE |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| FP | FLOOD PLAIN |
| FW | FLOODWAY |
| HWL | HIGH WATER LEVEL |
| NWL | NORMAL WATER LEVEL |
| ROW | RIGHT-OF-WAY |
| TB | TOP OF BANK |
| TC | TOP OF CURB |
| TF | TOP OF FOUNDATION |
| TP | TOP OF PIPE |
| TS | TOP OF SIDEWALK |
| TW | TOP OF WALK |
| IBT | ILLINOIS BELL TELEPHONE |
| CECO | COMMONWEALTH EDISON CO. |
| BL | BASE LINE |
| CL | CENTERLINE |
| FR | FRAME |
| INV | INVERT |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| PVI | POINT OF VERTICAL INTERSECTION |
| C | LONG CHORD OF CURVE |
| D | DEGREE OF CURVE |
| L | LENGTH OF CURVE |
| R | RADIUS |
| T | TANGENCY OF CURVE |
| Δ | INTERSECTION ANGLE |
| ST | STORM SEWER |
| MH | MANHOLE |
| CB | CATCH BASIN |
| WM | WATERMAIN |
| SAN | SANITARY SEWER |

ENGINEERING IMPROVEMENT PLANS

FOR

SEDGWICK

HINSDALE, ILLINOIS

PLANS PREPARED
FOR
HINSDALE MEADOWS VENTURE
2550 WAUKEGAN ROAD SUITE 220
GLENVIEW, IL 60025
(847) 724-0200

PLANS PREPARED
BY
COWHEY GUDMUNDSON LEDER, LTD.
ITASCA, ILLINOIS

GENERAL NOTES

- THE VILLAGE OF HINSDALE ENGINEERING AND PUBLIC WORKS DEPARTMENTS SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. (PHONE NO. 630-789-7000)
- THE COOK COUNTY DEPARTMENT OF HIGHWAYS SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF COUNTY LINE ROAD. (PHONE NO. 312-603-1670)
- THE ILLINOIS DEPARTMENT OF TRANSPORTATION PERMIT SECTION SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY OF 55th STREET. (PHONE NO. 847-705-4131)
- THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO SEWER PERMIT SECTION SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF SEWER CONSTRUCTION. (PHONE NO. 708-588-4055)
- ALL CONTRACTORS INSTALLING PUBLIC IMPROVEMENTS IN THE VILLAGE OF HINSDALE SHALL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH THE VILLAGE OF HINSDALE'S ENGINEERING AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING WORK.
- ALL UTILITY COMPANIES SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UPON.
- PRIOR TO COMMENCEMENT OF ANY OFFSITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFFSITE EASEMENTS HAVE BEEN SECURED, AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
- ALL ELEVATIONS SHOWN HEREON REFLECT U.S.G.S. DATUM.
- CONSTRUCTION SHALL NOT BLOCK OFFSITE DRAINAGE.
- EXISTING FIELD TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR RE-ROUTED TO STORM SEWERS, BASED ON THE DECISION OF THE ENGINEER (COST INCIDENTAL). SEE ALSO PROJECT SPECIFICATIONS GENERAL NOTE NO. 17 INCLUDED ON SHEET 2 HEREIN.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, 2002 EDITION.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," 1996 EDITION.
 - "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA, 1997 EDITION.
 - THE SUBDIVISION AND DEVELOPMENT CODES AND STANDARDS OF THE VILLAGE OF HINSDALE, AS PUBLISHED BY THE MUNICIPALITY.
 - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRDGC) "SEWER PERMIT AND MANUAL OF PROCEDURES ORDINANCES."
 - THE NATIONAL ELECTRIC CODE.
 - "ILLINOIS URBAN MANUAL" AS PREPARED BY THE U.S. DEPT. OF AGRICULTURE, 2002 EDITION.
 - THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY COWHEY GUDMUNDSON LEDER, LTD.
- IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITEWORK ISSUES DESIGNED BY THE ENGINEER, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- NO FILL OR CONSTRUCTION ACTIVITY SHALL TAKE PLACE WITHIN THE LIMITS OF EXISTING WETLAND BOUNDARIES UNTIL THE U.S. ARMY CORP OF ENGINEERS (ACOE) PERMIT HAS BEEN RECEIVED AND SPECIFIC APPROVAL TO COMMENCE GRADING OPERATIONS HAS BEEN OBTAINED FROM THE OWNER. PROTECTION OF EXISTING AND CREATED WETLANDS SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AS WELL AS ANY APPLICABLE MITIGATION PLANS, AND THE REQUIREMENTS OF THE ACOE AND OTHER APPLICABLE AGENCIES.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF THE NOTIFICATION OF COVERAGE LETTER AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. ILR10 FROM THE OWNER. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF THIS GENERAL PERMIT INCLUDING MAINTENANCE AND INSPECTION OF EROSION CONTROL MEASURES AND FILING OF APPLICABLE CERTIFICATIONS AND REPORTS. A COPY OF THE NOTIFICATION OF COVERAGE LETTER SHALL BE POSTED AT THE SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING.

CONTACTS

| | |
|--|---|
| COMED CONTACT: MIKE PLATT 2001 ALCUTT ROAD MONTGOMERY, IL 60538 (630) 723-2134 | SBC CONTACT: JANET AHM 162 SOUTH YORK ROAD 2ND FLOOR ELMHURST, IL 60126 (630) 941-4233 |
| NICOR GAS CONTACT: RYAN BANKS 90 NORTH FINLEY ROAD GLEN ELLYN, IL 60137 (630) 879-5821 | AT&T BROADBAND (CABLE) CONTACT: JOHN DAIGLE 1304 MARQUETTE DRIVE ROMEDEVILLE, IL 60446 (847) 489-0283 |
| LANDSCAPE ARCHITECT LAKOTA GROUP CONTACT: SCOTT FRERES 70 W. ERIE STREET 4TH FLOOR CHICAGO, IL 60610 (312) 654-5440 | SURVEYOR COWHEY GUDMUNDSON LEDER, LTD. CONTACT: LEE KOEHLER 300 PARK BLVD. - SUITE 205 ITASCA, IL 60143 (630) 438-6251 |
| CIVIL ENGINEER COWHEY GUDMUNDSON LEDER, LTD. CONTACT: BEN AHRING 212 WEST KINZIE 5TH FLOOR CHICAGO, IL 60610 (312) 755-9595 EXT. 113 | ARCHITECT OTIS KOGUN WILSON, INC. CONTACT: ROB WALKER 185 MILWAUKEE AVE. LINCOLNSHIRE, IL 60069 (847) 478-9200 |

RECORD DRAWINGS
SANITARY SEWER, STORM SEWER
& WATERMAIN
DATE 04/14/06
COWHEY GUDMUNDSON LEDER, LTD.

→ INDICATES SHEETS INCLUDED IN PARTIAL SUBMITTAL

BENCHMARKS

DGN12001: BRASS DISK IN CONCRETE AT SOUTHEAST CORNER OF OAK STREET AND CHICAGO AVENUE, SOUTH SIDE OF DRIVE WAY OF HOUSE NUMBER 23.
ELEV= 677.09 (NAVD29).

SITE BENCHMARK: SET "X" CUT ON WEST SIDE OF CONCRETE BASE OF TRAFFIC SIGNAL, SOUTHEAST CORNER OF 55th STREET AND COUNTY LINE ROAD.
ELEV= 696.22

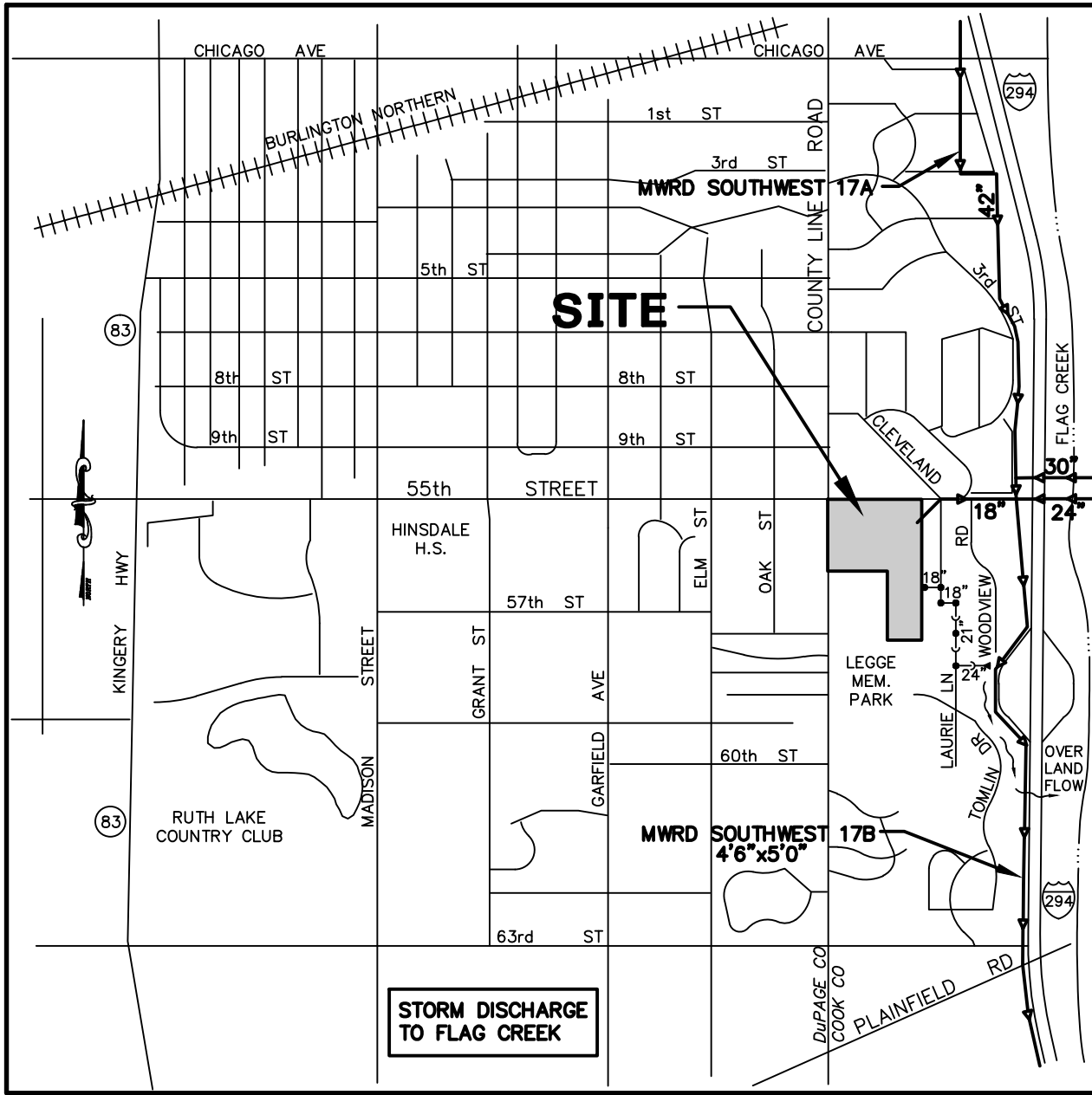
TEMP. BM #1: NORTHWEST BOLT ON 1st HYDRANT WEST OF COMMERCIAL BUILDING AT THE NORTHEAST CORNER OF SITE.
ELEV= 677.65.

TEMP. BM #2: NORTHWEST BOLT ON 1st HYDRANT NORTH OF HOSPITAL'S MAIN PARKWAY ON EAST SIDE OF 1st PARKING LOT.
ELEV= 680.71.

TEMP. BM #3: NORTHWEST BOLT ON 1st HYDRANT SOUTH OF MAIN HOSPITAL PARKWAY EAST OF HOSPITAL.
ELEV= 691.59.

LOCATION MAP

SCALE: 1"=2000'




INDEX OF SHEETS

- COVER SHEET
- PROJECT SPECIFICATIONS
- EXISTING CONDITIONS & UTILITY REMOVAL PLAN
- OVERALL SITE & MASTER UTILITY PLAN
- EROSION CONTROL & TREE PRESERVATION PLAN - NORTH
- EROSION CONTROL & TREE PRESERVATION PLAN - SOUTH
- GRADING PLAN - NORTH
- GRADING PLAN - SOUTH
- 9. PLAN & PROFILE: BARTON LANE STA. 10+00 TO 19+50
- 10. PLAN & PROFILE: BARTON LANE STA. 19+50 TO 24+75.73
- 11. PLAN & PROFILE: HANNAH LANE STA. 10+00 TO 16+00
- 12. PLAN & PROFILE: HANNAH LANE STA. 16+00 TO 22+07.06
- CONSTRUCTION STANDARDS & DETAILS
- CONSTRUCTION STANDARDS & DETAILS
- CONSTRUCTION STANDARDS & DETAILS

ATTACHMENTS

UNDEVELOPED STORM WATER EXHIBIT
PROPOSED STORM WATER EXHIBIT
STORM SEWER WORKSHEET

FOR CONSTRUCTION

| | |
|---|---|
| F:\cadd\2716.00\312\FINAL\RAD_stamp.tif |  JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS Call 48 hours before you dig (Excluding Sat., Sun. & Holidays) 1-800-892-0123 |
| | |
| EXPIRATION DATE <u>11/30/05</u> | PROJECT NO. <u>2716.00</u> DATE <u>05/09/03</u> SCALE <u>NONE</u> DESIGNED BY <u>MJE</u> DRAWN BY <u>MKS</u> CHECKED BY <u>RAD</u> |
| SHEET <u>1</u> 15 | |

COVER SHEET

COWHEY GUDMUNDSON LEDER, LTD.
300 PARK BOULEVARD
ITASCA, ILLINOIS 60143
(630) 250-9595

70 EAST LAKE STREET
CHICAGO, ILLINOIS 60601
(312) 782-8549

CONSULTING ENGINEERS * LAND SURVEYORS * NATURAL RESOURCES

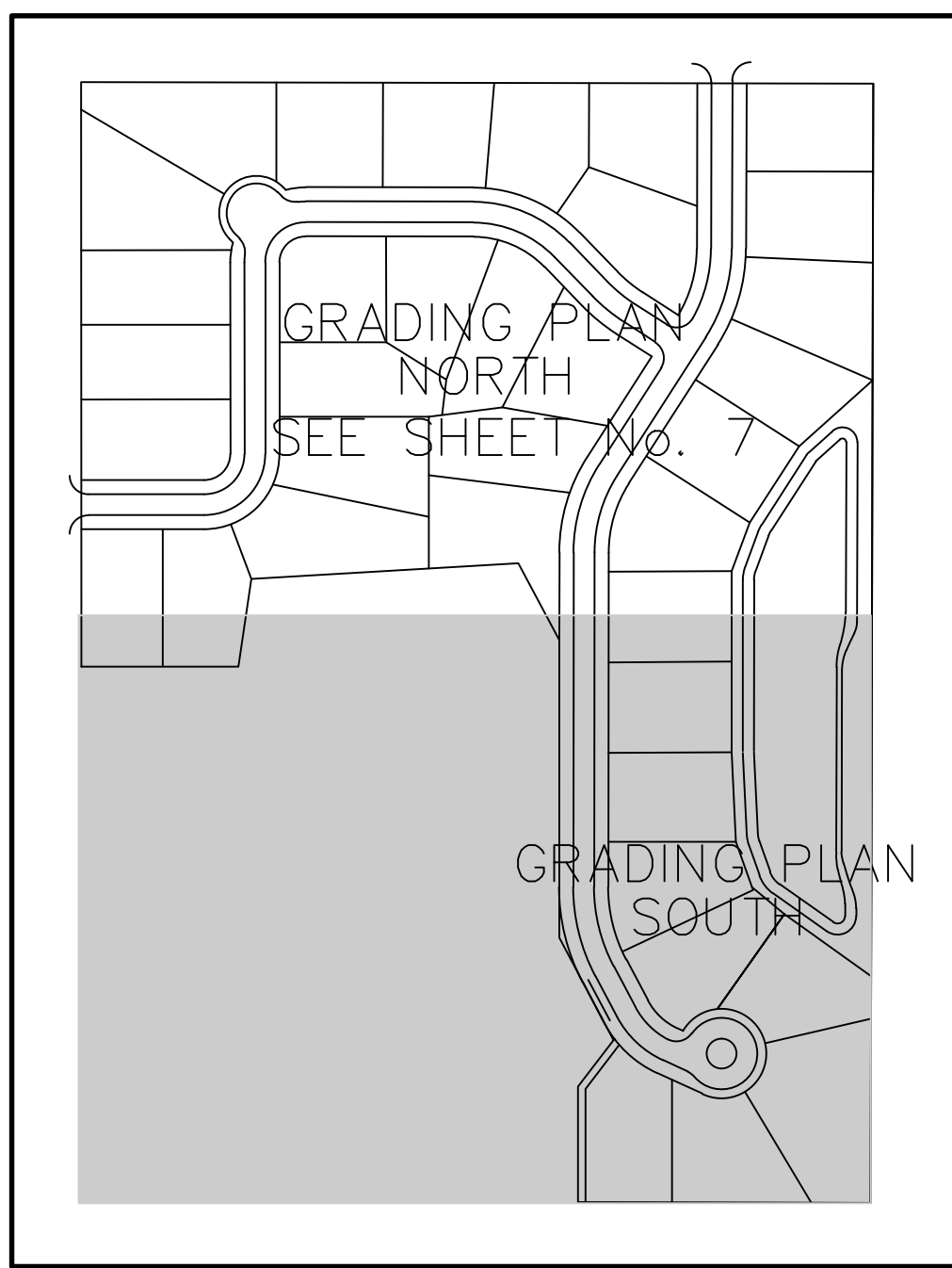
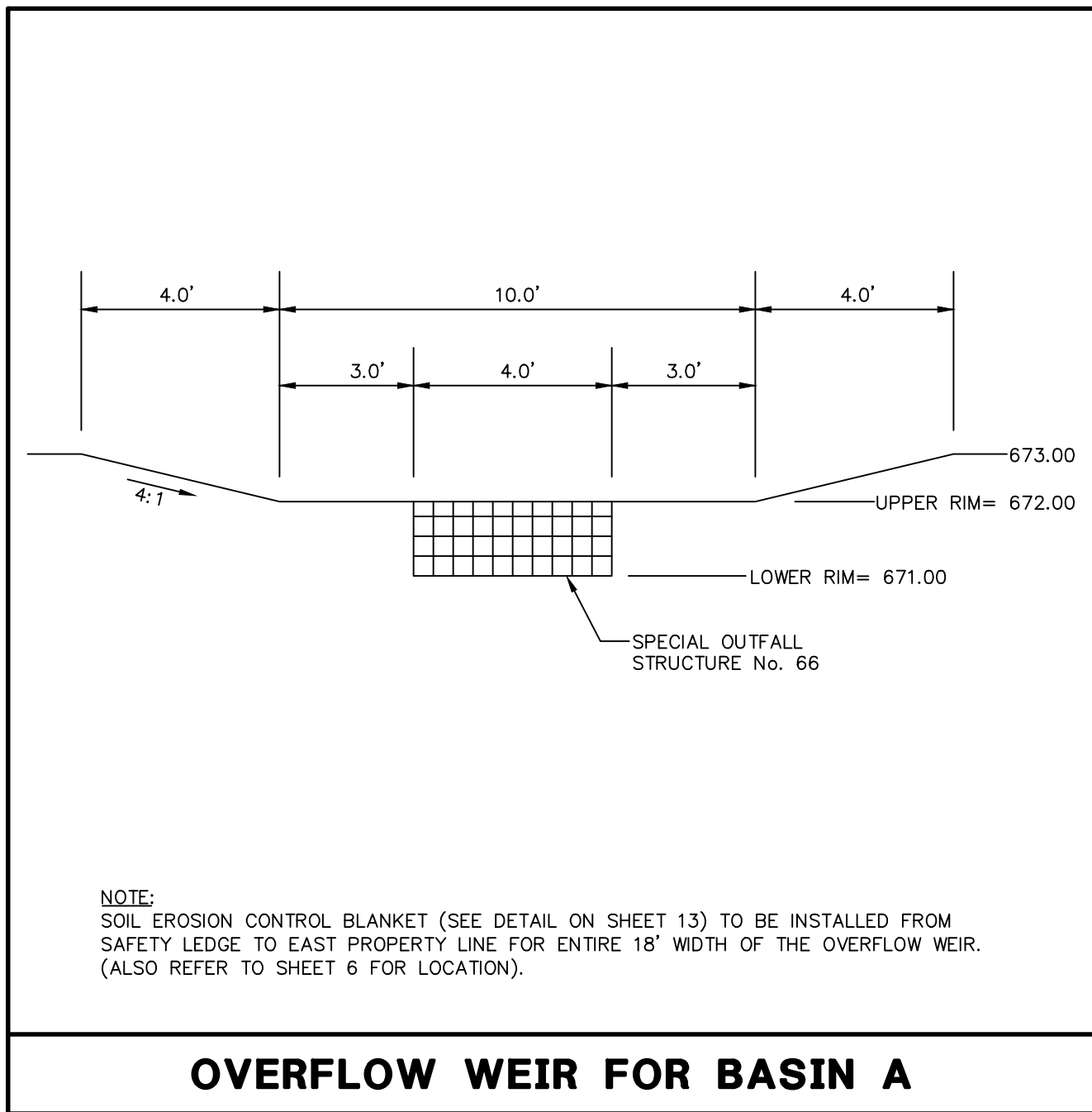
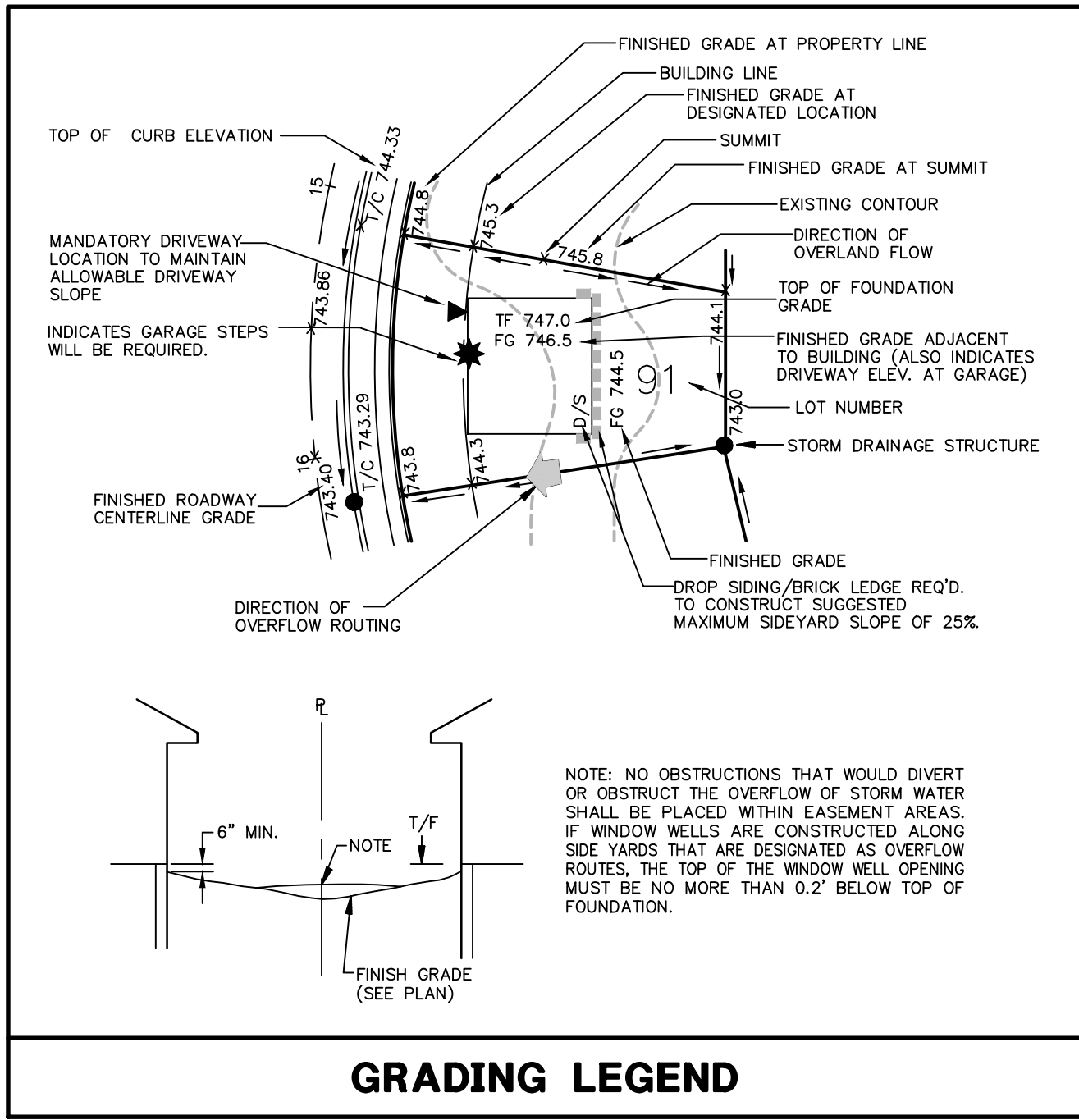
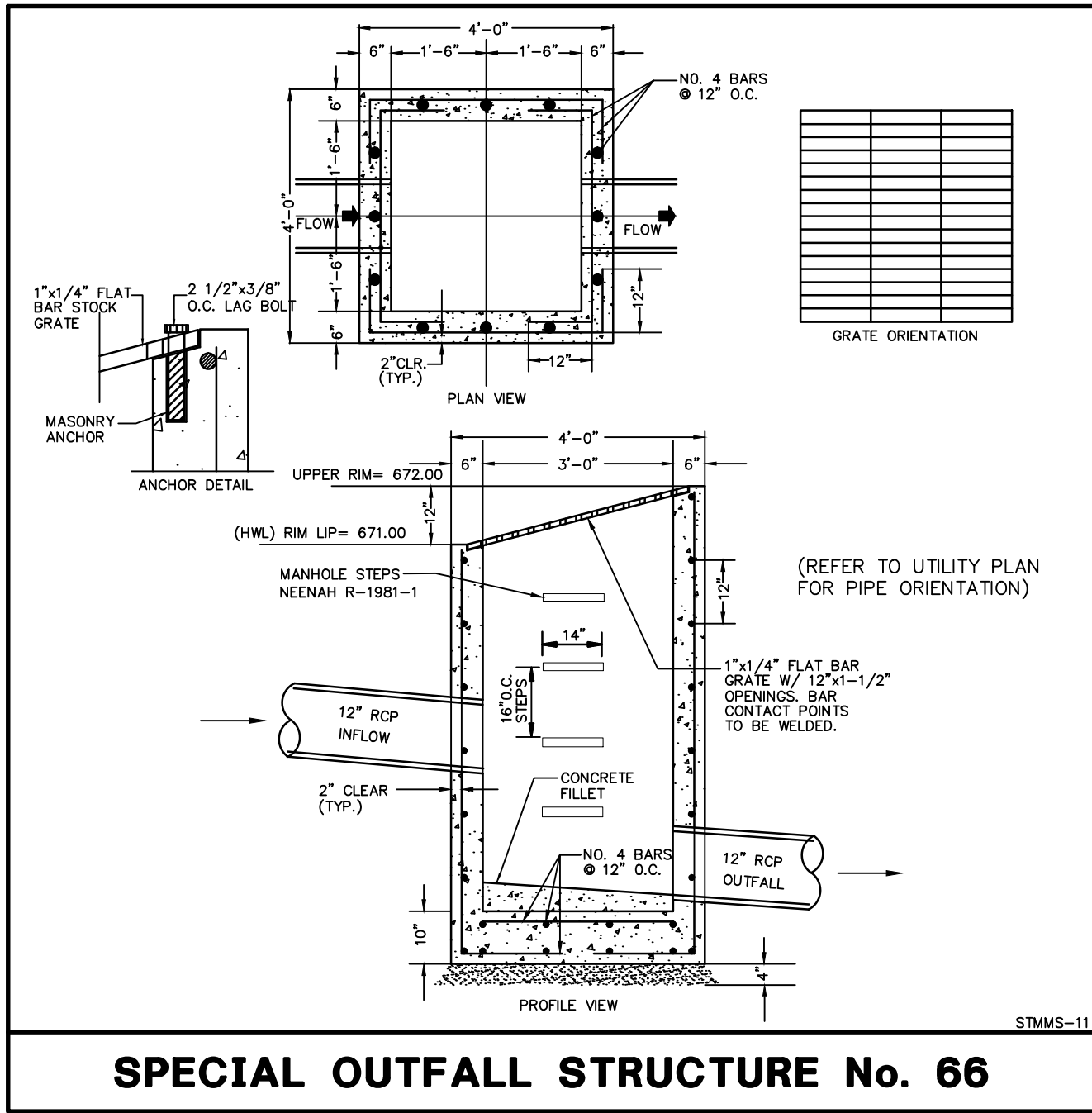
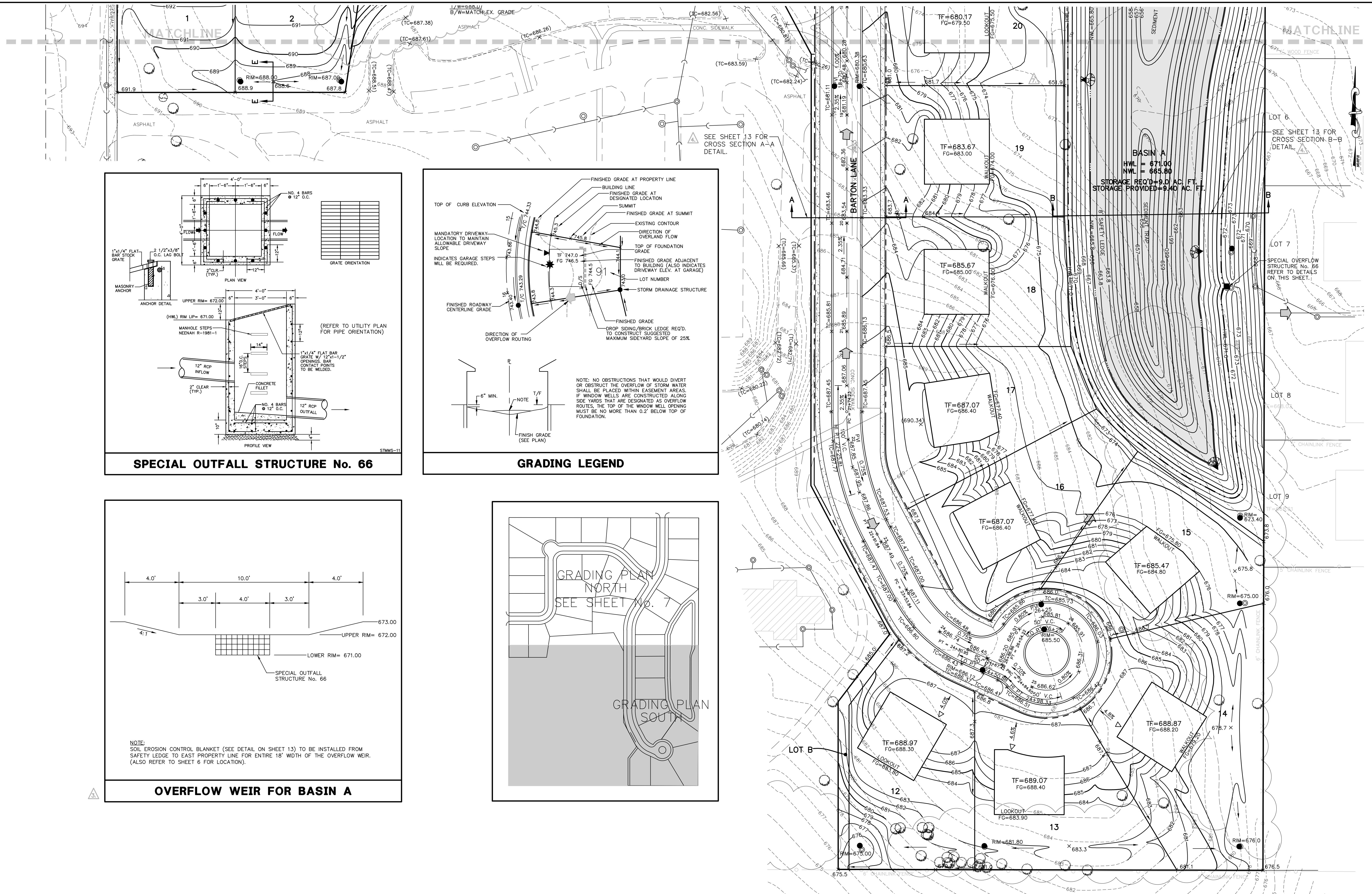
REVISIONS

| | | | | | |
|----|---------------------------|----------|-----|-----------------------------|----------|
| 1. | IN HOUSE REVISIONS | 5/30/03 | 6. | PER MWRD REVIEW | 02/23/04 |
| 2. | GRADING CONTOURS ADDED | 7/30/03 | 7. | PER CLIENT & TB DIST REVIEW | 03/19/04 |
| 3. | PER VILLAGE REVIEW | 10/08/03 | 8. | PER CLIENT & TB DIST REVIEW | 04/07/04 |
| 4. | PER VILLAGE & MWRD REVIEW | 12/10/03 | 9. | PER VILLAGE REVIEW | 07/22/04 |
| 5. | PER MWRD REVIEW | 01/23/04 | 10. | IN HOUSE REVISIONS | 02/04/05 |

| | | |
|-----|---------------|----------|
| 11. | FIELD CHANGES | 04/14/05 |
| 12. | FIELD CHANGES | 06/27/05 |

SEDGWICK
HINSDALE, ILLINOIS

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SEDGWICK - COVER SHEET



COWHEY GUDMUNDSON LEDER, LTD.

300 PARK BOULEVARD
ITASCA, ILLINOIS 60143
(630) 250-9595

70 EAST LAKE STREET
CHICAGO, ILLINOIS 60601
(312) 782-8549

CONSULTING ENGINEERS * LAND SURVEYORS * NATURAL RESOURCES

REVISIONS

| | | | |
|----|-----------------------------|----------|--|
| 2. | GRADING CONTOURS ADDED | 7/30/03 | |
| 3. | PER VILLAGE REVIEW | 10/08/03 | |
| 4. | PER VILLAGE & MWDR REVIEW | 12/10/03 | |
| 7. | PER CLIENT & TB DIST REVIEW | 03/19/04 | |

SEDGWICK
HINSDALE, ILLINOIS

GRADING PLAN - SOUTH

PROJECT NO. 2716.00
DATE 5/9/03
SCALE 1"=40'
DESIGNED BY MF
DRAWN BY MKS
CHECKED BY RAD

SHEET

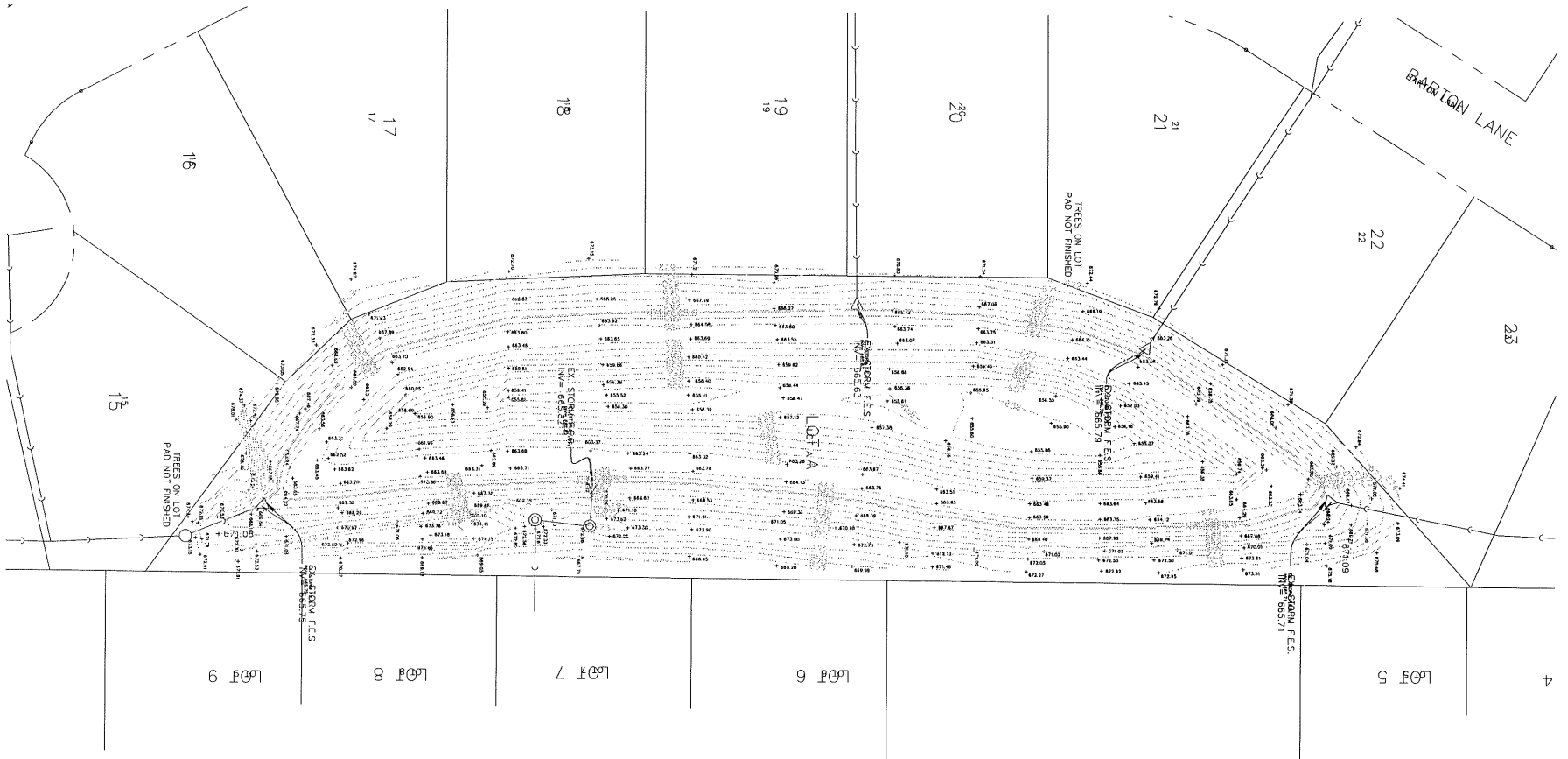
8

15

Attachment 1

SEDGWICK - GRADING PLAN - SOUTH





APPENDIX 2
Proposed Outlet Modification
Condition Technical
Documentation



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

1

*****80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY*****

```

JOB TR-20                                NOPLOTS
TITLE Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE
TITLE Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
5 RAINFL 1 .05
8 0.0 .16 .33 .43 .52 HUFF
8 .60 .66 .71 .75 .79 1ST
8 .82 .84 .86 .88 .90 QUARTILE
8 .92 .94 .96 .97 .98
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
5 RAINFL 2 .05
8 0.0 .03 .08 .12 .16 HUFF
8 .22 .29 .39 .51 .62 2ND
8 .70 .76 .81 .85 .88 QUARTILE
8 .91 .93 .95 .97 .98
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
5 RAINFL 3 .05
8 0.0 .03 .06 .09 .12 HUFF
8 .15 .19 .23 .27 .32 3RD
8 .38 .45 .57 .70 .79 QUARTILE
8 .85 .89 .92 .95 .97
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
5 RAINFL 4 .05
8 0.0 .02 .05 .08 .10 HUFF
8 .13 .16 .19 .22 .25 4TH
8 .28 .32 .35 .39 .45 QUARTILE
8 .51 .59 .72 .84 .92
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
3 STRUCT 10
8 665.8 0.00 0.00
8 667.0 1.09 1.74
8 668.0 1.55 3.32
8 669.0 1.91 5.01
8 670.0 2.21 6.83
8 671.0 2.47 8.78
8 671.1 2.50 8.99
8 671.2 2.52 9.20
8 671.38 6.23 10.9
9 ENDTBL
6 RUNOFF 1 001 1 .039 83.0 0.42 1 1 1 1
6 RESVOR 2 10 1 2 1 1 1 1
ENDATA
7 INCREM 6 .25

```

1

*****80-80 LIST OF INPUT DATA (CONTINUED)*****

```

7 COMPUT 7 001 10 0.0 7.58 24.0 3 2 99 24 100YR
ENDCMP 1
ENDJOB 2
0*****END OF 80-80 LIST*****

```

EXECUTIVE CONTROL OPERATION INCREM

RECORD

ID

+

MAIN TIME INCREMENT = .25 HOURS

EXECUTIVE CONTROL OPERATION COMPUT

RECORD

ID 100YR

+

FROM XSECTION 1

+

TO STRUCTURE 10

STARTING TIME = .00 RAIN DEPTH = 7.58 RAIN DURATION= 24.00 RAIN TABLE NO.= 3 ANT. MOIST. COND= 2
 ALTERNATE NO.=99 STORM NO.=24 MAIN TIME INCREMENT = .25 HOURS

OPERATION RUNOFF CROSS SECTION 1

| | | |
|-----------------|----------------------|-----------------------|
| PEAK TIME (HRS) | PEAK DISCHARGE (CFS) | PEAK ELEVATION (FEET) |
| 15.42 | 18.68 | (RUNOFF) |
| 21.38 | 4.53 | (RUNOFF) |
| 23.87 | 4.52 | (RUNOFF) |

| | | | | | | |
|------------|--------------------------|-----------|------------------|-----------|-----------------|---------|
| TIME (HRS) | FIRST HYDROGRAPH POINT = | .00 HOURS | TIME INCREMENT = | .25 HOURS | DRAINAGE AREA = | .04 SQ. |
| MI. | | | | | | |
| 2.50 | DISCHG | .06 | .23 | .41 | .60 | .77 |
| 5.00 | DISCHG | 1.62 | 1.74 | 1.85 | 1.95 | 2.05 |
| 7.50 | DISCHG | 3.52 | 3.64 | 3.74 | 3.84 | 3.94 |
| 10.00 | DISCHG | 5.21 | 5.55 | 5.69 | 5.80 | 6.17 |
| 12.50 | DISCHG | 8.71 | 8.96 | 9.10 | 9.32 | 12.62 |
| 15.00 | DISCHG | 18.26 | 18.49 | 18.65 | 18.00 | 14.72 |
| 17.50 | DISCHG | 9.08 | 8.93 | 8.89 | 7.81 | 6.42 |
| 20.00 | DISCHG | 4.53 | 4.50 | 4.49 | 4.50 | 4.50 |
| 22.50 | DISCHG | 3.03 | 3.01 | 3.38 | 4.20 | 4.45 |
| 25.00 | DISCHG | .03 | .00 | | | |

RUNOFF VOLUME ABOVE BASEFLOW = 5.57 WATERSHED INCHES, 140.29 CFS-HRS, 11.59 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

| | | |
|-----------------|----------------------|-----------------------|
| PEAK TIME (HRS) | PEAK DISCHARGE (CFS) | PEAK ELEVATION (FEET) |
| 24.29 | 2.50 | 671.10 |

| | | | | | | |
|------------|--------------------------|-----------|------------------|-----------|-----------------|---------|
| TIME (HRS) | FIRST HYDROGRAPH POINT = | .00 HOURS | TIME INCREMENT = | .25 HOURS | DRAINAGE AREA = | .04 SQ. |
| MI. | | | | | | |
| 2.50 | DISCHG | .00 | .00 | .01 | .01 | .02 |
| 5.00 | DISCHG | .11 | .13 | .15 | .18 | .20 |
| 7.50 | DISCHG | .41 | .45 | .49 | .53 | .58 |
| 10.00 | DISCHG | .85 | .91 | .97 | 1.03 | 1.09 |
| 12.50 | DISCHG | 1.32 | 1.36 | 1.41 | 1.45 | 1.51 |
| 15.00 | DISCHG | 1.91 | 1.96 | 2.02 | 2.08 | 2.12 |
| 17.50 | DISCHG | 2.31 | 2.33 | 2.34 | 2.36 | 2.37 |
| 20.00 | DISCHG | 2.43 | 2.43 | 2.44 | 2.44 | 2.45 |
| 22.50 | DISCHG | 2.47 | 2.47 | 2.48 | 2.48 | 2.49 |
| 25.00 | DISCHG | 2.49 | 2.48 | 2.47 | 2.46 | 2.46 |
| 27.50 | DISCHG | 2.42 | 2.41 | 2.40 | 2.40 | 2.39 |

1

TR20 XEQ 10-25-16 07:01 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB

1 PASS 1

REV PC 09/83(.2) Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67

PAGE 1

| | | | | | | | | | | | |
|-------|--------|------|------|------|------|------|------|------|------|------|------|
| 30.00 | DISCHG | 2.35 | 2.35 | 2.34 | 2.33 | 2.33 | 2.32 | 2.31 | 2.31 | 2.30 | 2.29 |
| 32.50 | DISCHG | 2.29 | 2.28 | 2.28 | 2.27 | 2.26 | 2.26 | 2.25 | 2.24 | 2.24 | 2.23 |
| 35.00 | DISCHG | 2.23 | 2.22 | 2.21 | 2.21 | 2.20 | 2.19 | 2.18 | 2.18 | 2.17 | 2.16 |
| 37.50 | DISCHG | 2.15 | 2.15 | 2.14 | 2.13 | 2.13 | 2.12 | 2.11 | 2.10 | 2.10 | 2.09 |
| 40.00 | DISCHG | 2.08 | 2.08 | 2.07 | 2.06 | 2.05 | 2.05 | 2.04 | 2.03 | 2.03 | 2.02 |
| 42.50 | DISCHG | 2.01 | 2.01 | 2.00 | 1.99 | 1.99 | 1.98 | 1.97 | 1.97 | 1.96 | 1.95 |
| 45.00 | DISCHG | 1.95 | 1.94 | 1.93 | 1.93 | 1.92 | 1.91 | 1.90 | 1.90 | 1.89 | 1.88 |
| 47.50 | DISCHG | 1.87 | 1.86 | 1.86 | 1.85 | 1.84 | 1.83 | 1.82 | 1.81 | 1.81 | 1.80 |
| 50.00 | DISCHG | 1.79 | 1.78 | 1.78 | 1.77 | 1.76 | 1.75 | 1.74 | 1.74 | 1.73 | 1.72 |
| 52.50 | DISCHG | 1.71 | 1.71 | 1.70 | 1.69 | 1.68 | 1.68 | 1.67 | 1.66 | 1.65 | 1.65 |
| 55.00 | DISCHG | 1.64 | 1.63 | 1.63 | 1.62 | 1.61 | 1.60 | 1.60 | 1.59 | 1.58 | 1.58 |
| 57.50 | DISCHG | 1.57 | 1.56 | 1.56 | 1.55 | 1.54 | 1.53 | 1.52 | 1.51 | 1.50 | 1.49 |
| 60.00 | DISCHG | 1.48 | 1.48 | 1.47 | 1.46 | 1.45 | 1.44 | 1.43 | 1.42 | 1.42 | 1.41 |
| 62.50 | DISCHG | 1.40 | 1.39 | 1.38 | 1.37 | 1.36 | 1.36 | 1.35 | 1.34 | 1.33 | 1.32 |
| 65.00 | DISCHG | 1.32 | 1.31 | 1.30 | 1.29 | 1.29 | 1.28 | 1.27 | 1.26 | 1.25 | 1.25 |
| 67.50 | DISCHG | 1.24 | 1.23 | 1.22 | 1.22 | 1.21 | 1.20 | 1.20 | 1.19 | 1.18 | 1.17 |
| 70.00 | DISCHG | 1.17 | 1.16 | 1.15 | 1.15 | 1.14 | 1.13 | 1.13 | 1.12 | 1.11 | 1.11 |
| 72.50 | DISCHG | 1.10 | 1.09 | 1.08 | 1.07 | 1.05 | 1.04 | 1.03 | 1.01 | 1.00 | .99 |

RUNOFF VOLUME ABOVE BASEFLOW = 4.81 WATERSHED INCHES, 121.17 CFS-HRS, 10.01 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP

RECORD

ID

+

COMPUTATIONS COMPLETED FOR PASS 1

EXECUTIVE CONTROL OPERATION ENDJOB

RECORD

ID
1

TR20 XEQ 10-25-16 07:01 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
1 SUMMARY
REV PC 09/83(.2) Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
PAGE 2

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED
(A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH
A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

| SECTION/ STRUCTURE | STANDARD CONTROL | DRAINAGE | RAIN TABLE | ANTEC MOIST | MAIN TIME | PRECIPITATION | | | RUNOFF | PEAK DISCHARGE | | |
|-----------------------|---------------------|----------|---------------|----------------|--------------|---------------|--------|----------|--------|----------------|--------|-------|
| ID | OPERATION | AREA | # | COND | INCREM | BEGIN | AMOUNT | DURATION | AMOUNT | ELEVATION | TIME | RATE |
| (CSM) | | (SQ MI) | | | (HR) | (HR) | (IN) | (HR) | (IN) | (FT) | (HR) | (CFS) |
| ALTERNATE | 99 | STORM | 24 | | | | | | | | | |
| XSECTION | 1 | RUNOFF | .04 | 3 | 2 | .25 | .0 | 7.58 | 24.00 | 5.57 | --- | 15.42 |
| 479.1 | | | | | | | | | | | | |
| STRUCTURE | 10 | RESVOR | .04 | 3 | 2 | .25 | .0 | 7.58 | 24.00 | 4.81 | 671.10 | 24.29 |
| 64.1 | | | | | | | | | | | | 2.50 |

1

TR20 XEQ 10-25-16 07:01 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
1 SUMMARY
REV PC 09/83(.2) Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
PAGE 3

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

| XSECTION/ STRUCTURE | DRAINAGE AREA | STORM NUMBERS..... |
|------------------------|------------------|--------------------|
| ID | (SQ MI) | 24 |
| 0 STRUCTURE 10 | .04 | |
| ALTERNATE 99 | | 2.50 |
| 0 XSECTION 1 | .04 | |
| ALTERNATE 99 | | 18.68 |

1END OF 1 JOBS IN THIS RUN

"PROPOSED MODIFIED" CONDITIONS ORIFICE/WEIR STRUCTURE RATING ANALYSIS

PROJECT NAME: Sedgewick, Hinsdale (As-Built)
CBBEL PROJ. NO.: 16-0311
DESCRIPTION: Modified Condition - Raise Overflow to 671.2'
FILENAME: N:\spaceco\160311\Water\Spreadsheets\[ORF2.xlsx]Modified
DATE: 25-Oct-16

OUTLET:

| | | |
|------------|----------------------|-------|
| ORIFICE #1 | 6.5 IN. DIA. @ ELEV | 683 |
| ORIFICE #2 | N/A IN. DIA. @ ELEV | N/A |
| WEIR #1: | 3 FEET WIDE @ ELEV | 671.2 |
| WEIR #2: | N/A FEET WIDE @ ELEV | N/A |

HYDRAULIC DIMENSIONS

| | # 1 | #2 |
|---------------------------------|--------|----|
| ORIFICE AREA (ft ²) | 0.2304 | |
| ORIFICE DIAMETER (in) | 6.5 | |
| ORIFICE DISCHARGE COEFFICIENT | 0.60 | |
| ORIFICE ELEV. (ft-NGVD) | 665.77 | |
| TAILWATER OR CENTROID (ft-NGVD) | 666.04 | |
| WEIR LENGTH (ft) | 3.00 | |
| WEIR COEFFICIENT | 3.3 | |
| WEIR ELEV. (ft-NGVD) | 671.20 | |

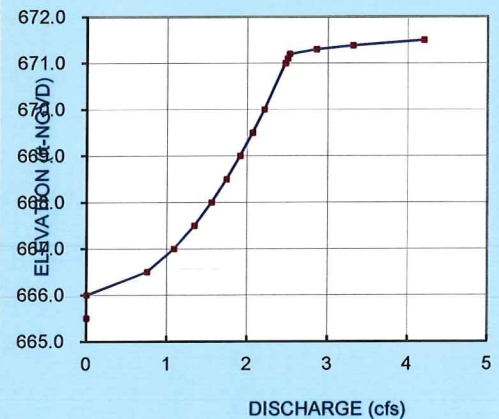
ORIFICE FLOW EQUATION: $Q = 0.6A(2gH)^{0.5}$

WEIR FLOW EQUATION: $Q = 3.0L(H)^{1.5}$

ELEVATION-DISCHARGE RELATIONSHIP

| Elevation (feet) | Q-orifice #1 (cfs) | Q-orifice #2 (cfs) | Q-weir #1 (cfs) | Q-weir #2 (cfs) | Q-total (cfs) |
|------------------|--------------------|--------------------|-----------------|-----------------|---------------|
| 665.5 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 666.0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 666.5 | 0.75 | 0.00 | 0.00 | 0.00 | 0.75 |
| 667.0 | 1.09 | 0.00 | 0.00 | 0.00 | 1.09 |
| 667.5 | 1.34 | 0.00 | 0.00 | 0.00 | 1.34 |
| 668.0 | 1.55 | 0.00 | 0.00 | 0.00 | 1.55 |
| 668.5 | 1.74 | 0.00 | 0.00 | 0.00 | 1.74 |
| 669.0 | 1.91 | 0.00 | 0.00 | 0.00 | 1.91 |
| 669.5 | 2.06 | 0.00 | 0.00 | 0.00 | 2.06 |
| 670.0 | 2.21 | 0.00 | 0.00 | 0.00 | 2.21 |
| 671.0 | 2.47 | 0.00 | 0.00 | 0.00 | 2.47 |
| 671.1 | 2.50 | 0.00 | 0.00 | 0.00 | 2.50 |
| 671.2 | 2.52 | 0.00 | 0.00 | 0.00 | 2.52 |
| 671.3 | 2.54 | 0.00 | 0.31 | 0.00 | 2.85 |
| 671.4 | 2.56 | 0.00 | 0.75 | 0.00 | 3.31 |
| 671.5 | 2.59 | 0.00 | 1.61 | 0.00 | 4.20 |
| | | | | | |
| | | | | | |

RATING CURVE
CBBEL PROJECT NO. 16-0311



APPENDIX 3
Proposed Land Plan

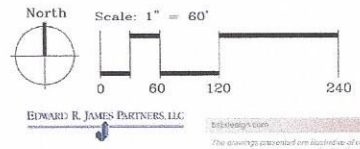


CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520



| | |
|----------------------------------|-------------------|
| Tot. SF Units | 29 |
| Min. Lot Area | 10,005 SF |
| Avg. Lot Area | 12,285 SF |
| Front Yard from Internal Streets | *30' |
| Building-Building (Side) | 16' |
| Rear Yard | Varies (25' Min.) |
| Tot. MF (Two Family) Units | 30 |
| Min. Combined Lot Area | 15,023 SF |
| Avg. Combined Lot Area | 17,920 SF |
| Front Yard from Internal Streets | *30' |
| Building-Building (Side) | 18' |
| Rear Yard | Varies (25' Min.) |
| Perimeter Setbacks | |
| 55th Street (Lots 8-12) | 50' |
| 55th Street (Lots 13-15) | 75' |
| County Line Rd. (Existing Lot 1) | 35' |
| County Line Road (Lots 3-7) | 75' |
| East Property Line | 50' |
| South Property Line (Side Yard) | 10' |
| South Property Line (Rear Yard) | 50' |
| Total Units | 59 |
| Total No. of Structures | 44 |
| Site Area | |
| SF Lot Area | 6.67 Ac. |
| Two Family Lot Area | 6.17 Ac. |
| ROW | 4.38 Ac. |
| Detention/Open Space | 7.28 Ac. |
| Site Area | 24.50 Ac. |
| Density | 2.4 Du./Ac. |

*Variance Needed from Required 35' Front Yard Setback
Front Yard to Allow 5' Porch Encroachment



Permitted RCN

Cowhey Gudmundson Leder, Ltd.

Job #2716-301

SEDGWICK

E. R. James Homes

Hinsdale, Illinois

CN Calculations

Impervious Area

| | | | | | | | |
|------------------------------|----|------------------|---|------|---|------|-----|
| AREA A | 36 | Sing. Fam. units | x | 0.12 | = | 4.32 | Ac. |
| | 36 | Driveways | x | 0.02 | = | 0.72 | Ac. |
| | | Sidewalks | | | = | 0.51 | Ac. |
| | | Water | | | = | 1.92 | Ac. |
| | | Roadways | | | = | 1.95 | Ac. |
| | | Offsite Roadways | | | = | 0.30 | Ac. |
| Total Impervious Area | | | | | = | 9.72 | Ac. |

Soils Map indicates the predominate hydrologic soil group is "C"

| | | |
|---------------|---|----|
| Pervious CN | = | 74 |
| Impervious CN | = | 98 |

| Area | Ac. | Impervious Area (Ac.) | % Impervious | CN Value |
|------|-------|-----------------------|--------------|----------|
| A | 25.22 | 9.72 | 38.5% | 83 |

NOTES:

1) Single family homes are 70' x 75'

2) Driveways are 55' x 18'

Job #2716-301

E. R. James Homes
Hinsdale, Illinois

[illegible]

HINSDALE MEADOWS HOA DECLARATION
REVISION TO ARTICLE IX
USE OF LOTS AND COMMON PROPERTY

16) There shall be no burning of refuse, leaves or other materials in the Project, nor shall unsightly plants or underbrush or plants breeding infectious plant diseases or noxious insects be allowed to remain in the Project.

17) There shall be no swimming or boating of any nature permitted in any lake, retention pond or waterway within the Project.

18) There shall be no athletic or playground equipment permitted in the front yard of a Lot or where it is clearly visible from the street and all such equipment must be stored inside between November 1st and April 1st. There shall be no temporary or permanent basketball hoops installed.

19) In the event any activity in or about a Unit, Lot or the Common Property shall cause a disturbance which adversely affects any Owner or Occupant, such activity may be examined by the Board, even if not addressed in the Association documents. If the Board, in its sole discretion, determines that such activity presents a nuisance, the Board may declare the activity to be a nuisance and exclude the activity from continuing in the Development. The decision of the Board shall be the final determination with respect to such activities. If necessary, the Board may take such legal action as it deems appropriate at law or in equity to restrain the continuation of the activity causing the nuisance.

20) Nothing in the provisions of this Declaration shall require the removal or limit the use by the Developer of any

**Hinsdale Meadows
Public Benefit Discussions**

Dog Park in KLM Park: The Park District voted not to accept the idea of a dog park at KLM Park.

Humane Society Building: Discussions are ongoing with the Village about a new roof for Humane Society

Walking/Running Path, KLM Park:
Preliminary conversations about creating a walking/running path in KLM Park and creating a sledding hill with excess dirt from Hinsdale Meadows are in the preliminary stages of review and consideration

To: members of the Hinsdale Plan Commission

My name is Edith Johnston. I live at 21 Woodgate Drive in Burr Ridge.

The proposed Meadows development will, in my opinion, have a great impact on the Hinsdale-Burr Ridge area. While I believe there is an interest in housing designed for "empty nesters", I also believe that the Meadows, as proposed, will not be a positive addition to the village and the surrounding area.

The major problem is the proposed density. I obtained information from the village of Burr Ridge, which has a number of residential "cluster" developments that can be compared to the proposed Meadows. The Fieldstone Club has 60 units, almost matching the 59 of the Meadows. However, there are 30.7 acres in Fieldstone compared with 24 in the Meadows, and there is a 6.5 acre open land area included. The gross density of the Fieldstone Club is 1.95, compared to the Meadows, with a gross density of 2.45

The Burr Ridge Club has 34 acres with 72 units, for a gross density of 2.12. Both of these developments would draw similar potential buyers as the Meadows, as the average prices are similar to the proposed Meadows pricing.

Another area to look at is the Woods at King Bruvart. I do not have the number of acres or units, but a drive through clearly shows a great deal of open space and lovely vistas. These units are much lower in price and smaller, but definitely appealing to empty nesters.

In addition to my concerns about density, of equal, if not greater importance, is the impact of the additional traffic. If we assume that many, but not all homes will have 2 cars, a conservative estimate of the number of cars for 59 units could be 90. As much as I love the new Oak Street bridge (and kudos to the village for that), there is definitely more traffic on County Line Road since its completion. Imagine 90 cars entering and leaving onto County Line just south of 55th street each day, adding to the already increased traffic flow.

I would urge the Plan Commission to require the developer to reduce the density, and to increase the open space.

Thank you,

Edith Johnston

ncd 11/11/14 Attachment 2

Robert McGinnis

From: Jim Weil <jweil712@yahoo.com>
Sent: Friday, November 11, 2016 7:55 AM
To: Robert McGinnis
Cc: Chan Yu; Christine Bruton
Subject: Re: Hinsdale Meadows

I still support the redevelopment of the 55th street project. Town homes are a good use of this space. Even if it draws some school age kids, that's not unreasonable.

Only approving 30 or so single family homes is a mistake in my eyes, it just floods the marketplace is a tight price range. There has consistently been a high inventory of homes for sale, why add to the problem.

Lets use the money to pay off our pension liabilities and fix the roads. Extract extra fees for the project and make some trade offs.

The space is an eyesore and the village needs the tax base, it is time to green light a project here. Lets not miss another opportunity (the hospital at 294 and ogden, HUGE, HUGE miss to shore up our tax base on that space).

Jim Weil
215 Justina St
Hinsdale - resident for 18 yrs

Sent from my iPad

On Nov 8, 2016, at 4:44 PM, Robert McGinnis <rmcginnis@villageofhinsdale.org> wrote:

Hello,
The attached letter is being forwarded to you at the request of the applicant for the above-mentioned project.
Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org
<Letter to Interested Residents 11-8-16.pdf>

Robert McGinnis

From: Jeanne Eber <eberjeanne@gmail.com>
Sent: Tuesday, November 08, 2016 5:00 PM
To: Robert McGinnis
Subject: Re: Hinsdale Meadows

Thank you!

I don't know if I can make the meeting, but I am extremely interested in empty nester housing in that location. I do feel however, the price point is too high. Around \$800,000.00 base is more like it, as builder upgrades would push that up to a million. Others I know feel the same. It can be duplexes, attached homes, etc.

Please pass my comments on to the board if they are interested.

Thanks again for the follow up.

Jeanne Eber
630-654-4025

Sent from my iPad

On Nov 8, 2016, at 4:44 PM, Robert McGinnis <rmcginnis@villageofhinsdale.org> wrote:

Hello,

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Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP

Village of Hinsdale

Director of Community Development/

Building Commissioner

Office 630-789-7036

Fax 630-789-7016

rmcginnis@villageofhinsdale.org

<Letter to Interested Residents 11-8-16.pdf>

Robert McGinnis

From: Don Hanley <donh@nellestranslations.com>
Sent: Tuesday, November 08, 2016 5:38 PM
To: Robert McGinnis
Cc: Chan Yu; Christine Bruton
Subject: RE: Hinsdale Meadows

Robert, I did in fact speak with Mr. James some months ago. I was/am interested but two items stand in our way-

- no basement in most of the units
- no fences

The second one is for our dogs that like to romp in our yard and invisible fences don't work for them. I said you can pick a metal fence standard for folks that want them.

When I asked Mr. James about the basement, he said use the second floor. Forest gate has basements. We like basements. I think this is a serious omission for sales and future resale.



FTP Site: <http://dropbox.yousendit.com/nelles>

From: Robert McGinnis [mailto:rmcginnis@villageofhinsdale.org]
Sent: Tuesday, November 8, 2016 4:44 PM
Cc: Chan Yu <cyu@villageofhinsdale.org>; Christine Bruton <cbruton@villageofhinsdale.org>
Subject: Hinsdale Meadows

Hello,

The attached letter is being forwarded to you at the request of the applicant for the above-mentioned project. Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP
Village of Hinsdale
Director of Community Development/
Building Commissioner
Office 630-789-7036
Fax 630-789-7016
rmcginnis@villageofhinsdale.org

Robert McGinnis

From: FRED LAUERMAN <fredlauerman@comcast.net>
Sent: Wednesday, November 09, 2016 7:18 AM
To: Robert McGinnis
Subject: Re: Hinsdale Meadows

Dear Mr. McGinnis,

Thanks you for sending letter along.

We a currently out of town concluding some family business, returning tomorrow.

This is to let you know that we have been closing following the on going discussions with the trustees. From our point of view, we would be most interested in the duplex units, and would encourage the trustees to give the developer the flexibility to construct more duplex units if there is demand and the community is attracting the empty nesters as the developer forecasts.

We are still very interested in considering the purchase of a unit.

On November 8, 2016 at 4:44 PM Robert McGinnis <rmcginnis@villageofhinsdale.org> wrote:

Hello,

The attached letter is being forwarded to you at the request of the applicant for the above-mentioned project.

Should you have any questions, please feel free to contact me directly.

Regards,

Robert McGinnis, MCP

Village of Hinsdale

Director of Community Development/

Building Commissioner

Robert McGinnis

From: harold bogigian <bogigia@yahoo.com>
Sent: Tuesday, November 08, 2016 7:22 PM
To: Robert McGinnis
Subject: Hinsdale Meadows Development

Thanks for sending on the letter from the developer. I have been a Hinsdale resident for 46-years and had interest in the previous planned development there. I am 92 now, still in my single family home, and plan to stay as long as my health permits. I continue supporting that development and feel it is a win win for the village. I was very disappointed the previous plan was rejected.

Harold Bogigian

To the Hinsdale Plan Commission.

1.8.2016

I would like to submit a response to a question or issue raised during the initial project presentation and discussion made last month.

The question and concern raised had to do with the inclusion and incorporation of habitable basement spaces, either in walkout, day light or traditional basements.

The concern as I perceived it was led by the supposition that any of these forms of lower level spaces would ultimately provide for the use of bed rooms, or additional sleeping quarters. Therefore, to minimize and restrict the number of habitants, total occupants, the elimination of all lower level spaces would guard against this.

It was suggested that concrete slabs on grade would be preferable.

As a registered architect, practicing in our Village of Hinsdale since 1983, I if find this approach and alternate thinking draconian, un-necessary, and both a confiscation and an imposed penalty.

Allow me to illuminate several of the reason for my reaction.

- Concrete slabs on grade are tremendously uncomfortable. They are physically hard on the human body. SOG's (slabs on grade) make terribly inefficient thermal envelopes, offering very, very poor thermal environments and conditioned space retention.
- SOG's are inflexible with regards to services, plumbing, heating (HVAC), and electrical. The repair, replacement and servicing of each are considerably more expensive and in the case of plumbing problems may go undetected of years.
- In those preferable topographical configurations that lend themselves to walk outs English gardens and daylight lower levels, the forced grading that would become required will be counter to the natural flow of the land.
- If the real goal is to limit, restrict or mitigate bed rooms in the lower levels then let's address that issue as such.
- There are already codes in place that forbid the introduction of lower level habitable sleeping rooms. The required Light and Ventilation mandates specific percentages of a rooms area be met in both light and vent, and the window sill of a bedroom may not be more than 2'6" above a finished floor.
- Covenants, codes and building permits are the appropriate tools and safeguards to restrict such uses. Do not throw the baby out with the bath water!
- Lower level uses such as recreation areas, shop, crafts, hobby, studio, storage, quiet areas, and overall social, home and family amenities are enormously valuable and worthwhile. Restricting these will significantly diminish the economic values of these homes
- By reference, all of the original Golf View homes built in the 50's by US homes were SOG's and were considered cheap homes.
- It is my strongest possible, professional recommendation that restrictive covenants be employed and not an ill-conceived blanket ban on basements. In my humble opinion this truly would be an terrible design solution!





MEMORANDUM

DATE: December 2, 2016

TO: Brad Bloom, Assistant Village Manager/Director of Public Safety

FROM: Suzanne Ostrovsky, Management Analyst
Sammy Hanzel, Interim Recreation Coordinator

CC: Heather Bereckis, Interim Manager of Parks & Recreation

RE: Dog Park Development at Katherine Legge Memorial Park

Executive Summary

The Hinsdale Meadows planned development, proposed for the parcel at 55th Street and County Line Road adjacent to Katherine Legge Memorial Park (KLM), is currently under review by the Plan Commission. The developer has proposed the addition of a fenced dog park at KLM. Currently, KLM has limited hours where dogs are allowed to be off-leash north of the creek that runs through the park.

Staff has conducted a review of the Village's current practices, as well as a survey of municipalities and park districts with dog parks within their park systems. There are a number of concerns that were raised through this review, the most significant of which is the administrative burden to manage the park once it is created. Additionally, a fenced dog park does not seem to offer an amenity that is significantly different or superior to current practices.

Based on staff's preliminary findings, the benefits of the developer's proposal for a fenced dog park do not provide a discernible benefit from our current use that would justify the ongoing costs and staffing challenges associated with maintenance of the park. It is also worthwhile to note that anecdotal evidence suggests that Village residents account for a small percentage of the users bringing dogs into KLM; therefore, the Village would be maintaining the dog park largely for the benefit of non-residents.

Current Practice

Currently, dogs are allowed in the north end of KLM during limited hours, depending on the time of the year. By Village code (Title 5, Chapter 7-7), dogs "must be on a leash or, if not on a leash, the dog must both: 1) be within reasonable physical proximity to and within sight of its owner at all times, and 2) come to its owner and heel immediately upon voice command of its owner."

The intent of a dog park would be to eliminate off-leash dog hours at KLM and replace this with a membership-only, fenced-in dog area. A fenced dog park has the potential to create a safer environment for dogs, dog owners, and park users. However, the Village would likely receive



MEMORANDUM

pushback from dog owners accustomed to leash-free hours in the park's natural area, and there are significant administrative issues to consider before moving forward.

Below you will find information that staff has gathered on the rules, regulations, and best practices for developing a dog park; the expected costs and time frame of development; and statistics on dog parks in neighboring communities. Staff had conversations with a number of neighboring communities with existing dog parks, as well as various Cook and DuPage County agencies. Staff also collected information from publications by outside agencies, including the American Kennel Club and the Animal Legal & Historical Center.

Rules and Regulations for Dog Park Development

Currently there are no specific, formal federal, state, or county regulations in place for the construction of fenced-in dog parks. However, they must comply with drainage ordinances, Americans with Disabilities Act (ADA) requirements, and the Clean Water Act, and they must take into consideration the ordinances and health standards set in place by the Cook County Animal and Rabies Control, outlined in their guide book (see section below).

The following is a compilation of "best practice" standards for dog park development. These are standards recommended by agencies such as the American Kennel Club (AKC), Chicago Park District, and Animal Legal & Historical Center (Michigan State College of Law):

- At least 1 acre of space
 - Recommended designated "small dog" area of .5 acres
- Fencing should be contiguous and at least 4-6 feet high
 - "No climb" equestrian fence is recommended to keep out unwanted trespassers and prevent escaping dogs
 - Recommended that fenced area be round to avoid situations where a dog may be trapped by another dog in a corner
- Double gated entry to avoid escaping dogs and to assist with wheelchair access
 - Recommended there be a separate entrance and exit to avoid confrontations between dogs
- Grassy area mowed regularly, or synthetic material such as athletic turf or canine grass (100% permeable woven material)
- Shaded and open areas, benches and tables, and water fountain for dogs and owners
- Buffer zone between dog park and other park uses, such as courts, athletic fields, playgrounds
- Signage with park rules and regulations, notice of risks, and park hours
- Input from stakeholders such as neighboring residencies, veterinarians, animal shelters, and waste management authorities
- Nearby parking areas
- Maintenance plan in place prior to development



MEMORANDUM

Health Standards as Determined by Cook County Animal and Rabies Control

- Water line for drinking fountain
- No wood chips—they absorb bacteria from animal waste which can be detrimental to the dogs' health
- No poisonous vegetation
- Written proof of an examination within the last year for the following:
 - Rabies vaccination in compliance with Illinois Animal Control Act (510 ILCS 5)
 - Vaccinations including Distemper, Hepatitis, Para Influenza, Parvovirus, Bordetella, Leptospirosis
 - Fecal Test for internal parasites

Estimated Cost and Time Frame for Development

The costs and time frame of developing a dog park are largely dependent on whether the site already meets basic regulations, as well as the agency's budget. Three major cost savers when building a dog park are (1) if there is already adequate parking in place, (2) if water drainage is already to current standards, and (3) you plan on using natural surface.

One of the biggest costs to dog parks is ongoing maintenance; therefore, it is important to take this into account when planning the initial build. For example, while fencing may be the most costly expense of development, it is recommended to put in a high-quality fence during the initial build to avoid maintenance issues in the future. Typically, annual membership fees are used to offset the costs of routine maintenance. We have requested and are awaiting rough estimates from Peerless Fence, Midwest Fence, and Suburban Fencing.

Development costs can vary widely based on the site chosen, the materials being used, and the size of the planned facility. The Chicago Park District estimates the average cost of a dog park to be \$150,000. Meadow Dog Park, within the Cook County Forest Preserve, was built for a cost of \$200,000 and is three acres in size. The Park District of Oak Park built an 11,000 sq. ft. park for \$207,000 and included a crushed granite surface. The four-acre Mayslake Dog Park in Oak Brook (part of the DuPage County Forest Preserve) was built in 1999 and cost \$50,000.

When speaking with a representative at the Park District of Oak Park, he offered cost estimates for various dog park amenities. A water fountain for both human and dog use is about \$10,000. Benches cost approximately \$800 each. A crushed granite surface for an 11,000sq ft. area cost \$36,000.

The timeline for construction is also dependent upon the site selected. A site with appropriate drainage that does not require grading or significant tree removals is the best option, since that would cut back both the time and expense of construction. Additionally, if natural grass was used instead of a synthetic surface, this would decrease the timeline. The Park District of Oak Park representative estimated two months for bidding and construction based on the description of the size and land staff suggested at KLM.



MEMORANDUM

In terms of a location for a dog park within KLM, staff would recommend the area just east of County Line Road, immediately to the south of the entrance to the park, as shown on the attached map. This area is relatively flat, seems to have adequate drainage, and is separate from the other park uses. The site is approximately one acre in size.

Ultimately, to have a better understanding of the costs and time frame of dog park construction, The Village would need to better assess the state of the land that would be allocated at KLM, and quotes would need to be gathered by local companies that could provide the service of installing and constructing the fencing and any other amenities.

Common Dog Park Rules for Membership

The following is a list of common rules set in place by park districts and other agencies, and/or suggested by organizations like AKC or the Animal Legal & Historical Center, for dog park members to abide by:

- Owners are legally responsible for their dogs and any injuries caused by their dogs
- Owners must remain with and watch their dogs at all times
- Dogs must be leashed prior to and upon leaving the park
- Owners must immediately clean up after dogs
- Dogs with a known history of aggression are prohibited
- Dogs must be current with all vaccinations, dewormed, and submit fecal test results, all with proof from their veterinarian
- Must have dog park permit with you at all times
- Dog handler must be at least 16 years old
- Children under the age of 12 must be accompanied by an adult, 18 years or older
- Puppies under 4 months old, female dogs in heat, and sick dogs are prohibited
- No spike, choke, electric, or prong collars allowed in the park
- Glass containers and human or dog food are prohibited
- Toys are permitted at your own risk
- Dog bites shall immediately be reported to local police or animal control officer
- Cooperation between dog owners is expected

MEMORANDUM

Existing Dog Parks in Cook County

| Dog Park | Park Size | Cost for Dog Park Membership | Amenities | Other Info |
|---|--|--|--|--|
| Hoffman Estates Bo's Run & Freedom Run Dog Park | Freedom Run--4 acres Bo's Run--2 acres | \$74/\$109 for both parks Add'l dog \$25/\$30 \$49/\$69 for one park Add'l dog \$15/20 | small dog park area agility equipment dog water service entrance holding areas waste disposal bags picnic tables swipe card entry | |
| Oak Park Maple Park Dog Park | 12,000 square feet | 1st dog---\$45 Add'l dog \$5 | crushed granite surface canine water station Benches swipe card entry | |
| Oak Brook Mayslake Dog Area (technically DuPage) | 4 acres .5 acres dedicated to small dogs | \$40/\$150 for first dog \$8/\$25 for add'l dog Day admittance: \$8/\$20 | Benches Mini shelters swipe card entry | Cost \$50,000 but was built in 1999 |
| Miller Meadow in Forest Park Cook County Forest Preserve | 3 acres | \$55 Cook County Residents \$110 for Non-Residents (includes access to other Forest Preserve dog parks) | shelters swipe card entry | Initial cost ~\$200,000 From 2010-2014, CC Forest Preserve generated \$187,847 in revenue from their 3 dog parks |

Other Considerations

Dog parks require a significant amount of both ongoing maintenance and ongoing administrative effort. The Parks Maintenance division of the Public Services department would likely be tasked with maintenance of the dog park, including stocking bags and emptying containers used for dog waste. Maintenance considerations also include annual costs to refresh the groundcover materials in the dog park (crushed limestone, etc.) and repair any damages done to the fencing.

The administrative burden is a significant concern, since administrative staff would be required to assist in the registration and licensing process. Dog park entry would likely be governed by a card swipe and/or FOB system, which would require staff time to manage, as well as a monthly/annual fee to maintain.

Consideration should also be given to the enforcement of both the permit-only use and other issues that may arise, such as an increase in dog bite incidents. Research indicates that municipalities with dog parks often have a police officer assigned to handle dog bite cases in



MEMORANDUM

order to give some continuity to these issues and better track their frequency. The Police Department would also be heavily involved in monitoring the dog park to ensure that the animals/owners using the park are registered and licensed. Other issues may also arise that would require police involvement. For example, staff has noted in conversations with outside parties that altercations have occurred between dog owners due to animal interactions, and problem animals have been cited/banned due to repeat biting incidents.

Staff reached out to the Village's insurance provider, IRMA, to ask if there is any existing risk management guidance for communities with dog parks. While IRMA does not have any municipal members with dog parks, they did provide a reference to the Skokie Park District (SPD). The SPD's risk pool, PDRMA, has approved the Skokie dog park guidelines, which closely follow the recommendations above. Staff contacted the SPD's risk manager, who stated that the majority of issues the SPD faces are dog owner-related. These issues sometimes take a significant amount of time to manage. Problems cited include the following:

- Enforcement to stop non-members from using the park, which does not have a controlled entry and runs on an honor system
- Fights between dog owners
- People trying to ban breeds (for example, stating that it was a pit bull fighting when this was not the case)
- People trying to ban specific dogs/owners, but with no evidence (e.g., a police report or Park District knowledge) of the dog being aggressive to support the claim
- Peoples' opinions of what defines aggression---play behavior vs. actual dog aggression
- People claiming that non-members are entering and causing issues, but with no proof of lack of membership to support the claim

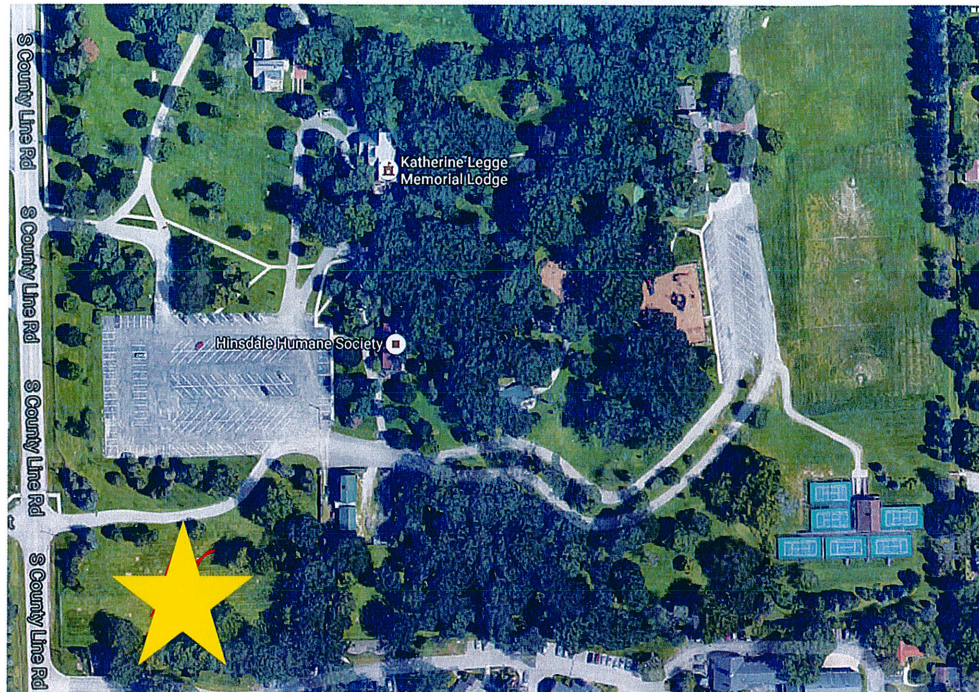
All of these issues should be closely considered before recommending to move forward with the addition of a dog park at KLM.

In Summary

There are many administrative, maintenance, and development considerations to take into account when making a decision on allowing Hinsdale Meadows to develop a dog park to Katherine Legge Memorial Park. In order to make an educated decision on the costs and benefits, more research and thought would need to be considered on the topic. For example, which Village departments would take on the responsibilities of managing and maintaining the dog park; the potential liability issues for the Village; the current condition of the proposed site at KLM, and the cost and time frame of construction.

MEMORANDUM

Proposed Dog Park Location Within KLM:



Fenced-in Area Example (approximately 1 acre in size):

