AGENDA Village Of Hinsdale Plan Commission Wednesday, September 14, 2016 Memorial Hall, Memorial Building 7:30 PM

(Tentative & Subject to Change)

1. Minutes - Minutes of July 13, 2016

2. Findings and Recommendations

- a. Case A-12-2016 107 S. Vine St. Psychological Resources Exterior Appearance and Site Plan for a Wheelchair Elevator in the Rear Yard of an O-1 Specialty Office District.
- b. Case A-14-2016 5721 S. Garfield Ave. Mr. Philip Miscimarra Exterior Appearance Review for a Dormer Addition at Sutton Place townhome development in the R-5 Multiple Family Residential District.
- 3. Sign Permit Review
 - a. Case A-21-2016 410 and 414 Chestnut St. Mani & Pedi Nails and Spa 1 Wall Sign Re-face (410 Chestnut St.) and 1 Wall Sign Adjustment to approved Wall Sign (414 Chestnut St.)
- 4. Scheduling of Public Hearing <u>No discussion will take place except to determine a</u> <u>time and date of hearing.</u>
 - 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. This item is for scheduling for a public hearing.

5. Exterior Appearance and Site Plan Review

- **a.** Case A-22-2016 22 E. First St. Nabuki Restaurant. Exterior Appearance Review for a Replacement of Existing Entry in Breezeway.
- b. Case A-15-2016 120 E. Ogden Ave. Hinsdale Management Corp. <u>APPLICATION FORMALLY WITHDRAWN BY THE APPLICANT (08/29/16).</u>

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: <u>www.villageofhinsdale.org</u>

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION July 13, 2016 MEMORIAL HALL 7:30 P.M.

<u>Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, July 13, 2016, in</u> <u>Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.</u>

PRESENT:	Chairman Cashman, Commissioner Ryan, Commissioner Peterson, Commissioner Fiascone, Commissioner Unell, Commissioner McMahon and Commissioner Crnovich
ABSENT:	Commissioner Krillenberger
ALSO PRESENT: Kathleen Gargano, Village Manager, Robb McGinnis, Director of Community Development, and Chan Yu. Village Planner	

Community Development, and Chan Yu, Village Planner Applicant Representatives for Case: A-10-2016, A-12-16 and A-14-2016

Approval of Minutes

Chairman Cashman asked the Plan Commission (PC) for any revisions or comments from the May 11, 2016, meeting. With none, Chairman Cashman asked for a motion to approve the minutes. Commissioner McMahon motioned and Commissioner Peterson seconded. The motion passed unanimously (7 Ayes and 1 absent).

Exterior Appearance and Site Plan Review

Case A-15-2016 – 120 E. Ogden Ave. – Hinsdale Management Corp. – Site Plan Review for a new secondary parking lot access driveway (O-2 Limited Office District) into Fuller Rd. (R-4 Single Family Residential District). This is a Public Meeting item.

Chairman Cashman summarized the latest information between the Village and applicant, in regards to resolving the issue, and informed the public meeting that the application will be continued at the September 14, 2016, PC meeting. Chairman Cashman explained the PC will not be discussing the item, however, recognized the audience and offered to listen to the comments by the public.

Jennifer L., 628 N. York Rd., apologized to the audience about the application being continued for the September meeting. She explained that they found out late Friday and by then, their post cards have already been sent out. She wishes that anyone present to please put the meeting on their calendars and watch for updates, to offer intelligent feedback to the Village, on how it will impact residents on Fuller Road.

Andrew L., expressed gratitude for the feedback from the Village, and happy to be part of the review process. He explained however, he wished the application would have moved forward and declined in its current form for the record.

Michael C., 117 Fuller Rd., explained one of his neighbors Greg Peters wasn't able to attend tonight, but he monitored the traffic that came in and out of the building (at 120 E. Ogden Ave.) for four days, from 7 AM to 9 AM and in the afternoon from 4 PM to 6 PM. Michael summarized Greg's findings and found that the majority of traffic traveled east bound on Ogden Ave., and made a right turn onto York Rd. Michael also referenced 30 years ago, Koplin applied for this when he bought the property. He recalled the residents at the time also organized in opposition and the Village opposed the driveway application.

Chairman Cashman reiterated that the PC truly values the citizens input, and encouraged the public to come back in September.

Neil T., 111 Fuller Rd., is a newer resident, and explained that they bought the new home largely because they have children. It's not a cal-de-sac but it is a dead end street. He expressed how beautiful the street and Village is. He explained that he views the application as an investor, a parent and a surgeon. He believes Ogden is a dangerously busy street and Ogden and York is a busy corner. It astonishes him that there is no "no turn on red" sign when turning east onto Ogden from York. He explained all the various potential dangers of additional traffic in the area should the driveway be constructed. He believes approving this application would set a dangerous precedence. Moreover, he would like to explore a way to bring forth an ordinance to prevent a parking lot from applying to emptying out onto a residential street.

Darious N., 100 Fuller Rd., explained as a new resident, the home was purchased because it is on a quiet residential street. One of his biggest concerns is for the children of the neighborhood, including his soon to be born child. There are commuters already using his driveway to turn around in the cul-de-sac. He suspects the tenants and additional traffic will increase this issue from the new office driveway. He also mentioned a school is only three blocks away and additional traffic is not good. He summarized that he is opposed to the application and hopes the PC understands why.

Jordan P., 118 Fuller Rd., would like to echo Darious's concerns in regards to traffic. She mentioned speeding cars on the street after finding out of the dead end. She explained that she walks to work at Whole Food and sees how fast the traffic is already in the area. Allowing for more cars through the driveway will only increase the dangerous area. The cars she noted, already ignores stop signs and speed limit signage in the neighborhood.

Kelly S., 115 Fuller Rd., she explained that she is a seven year resident who purchased the home because it is on a quiet residential street. She expressed her concern for her children and the neighborhood children who are at an age where they can play unsupervised at all times. This driveway would also change the feel of the neighborhood. There is also concern that the commuters using the driveway will not look both ways and expect children while exiting. Property value will decrease from the new driveway. She also asked if there could be a neighborhood representative that could be more involved with the Village and applicant.

Lyn W., pointed out that this application was denied about 30 years ago as Mike referenced. She also asked if there could be a neighborhood representative that could be more involved with the Village.

Chairman Cashman answered that would be Chan, the Village Planner. At this point, the PC knows as much as the public does he explained, and the application is being continued.

Lyn W., also explained that there is high speed and traffic congestion already, and for the PC to consider this.

Todd A., 114 Fuller Rd., indicated that he just moved back from LaGrange primarily for his children to be able to attend the school system. His family moved into the neighborhood for the safety, security, sensibility, schooling and serenity. He pointed out that the office currently has two curb cuts onto Ogden, and that they do not need a third one onto a residential street. This application is not OK and it was not OK back in circa 1985.

Bob K., 608 N. County Line Rd., explained that N. County Line and Fuller are major arterials already. Moreover, he explained that this driveway will add additional traffic, which will cause a butterfly affect and impact other traffic points that already back up into the residential streets. There are already numerous traffic incidents at the intersection he stated.

Rob S., 229 Fuller Rd., explains the street floods when there is heavy rain, and should be considered. There is already enough traffic in the area. Also, this resident's home features a living room near the front of the house, and will be more affected by additional traffic onto the street. In addition, he will not allow his kids to play in the front yard due to the increase in dangerous traffic. This resident also explained that the driveway will push additional cars south on York.

Meg P., 412 Fuller Rd., she explained that she grew up in Hinsdale and moved back 10 years ago. She recalled Fuller Rd. as a nice and quiet road. However, over the last 3 to 5 years, the traffic has increased. There is already enough speeding traffic in the area, and believes this driveway will make it worse since people will figure out a shortcut to access the highway. She also wished this application could have been denied today versus being continued at a later date.

Cindy K., 407 Fuller Rd., this resident explained that she is a teacher and referenced that the neighborhood sidewalks were installed in 1988. With this new driveway, her primary concern will be the danger for the kids, pets and residents to use it. She also suggested that the street is in bad shape, and that the Elm and Fuller Rd. intersection needs a stop sign.

Debra B., 802 Franklin, This resident indicated that she would like an earlier notice for the meetings, especially if the applicant chooses to continue it on another date. She explained that

a lot of residents changed their schedules around for this meeting, so she hopes the applicant can give the residents a chance to also have the flexibility for a potential date change.

Chairman Cashman told the audience or anyone watching the meeting at home to please send emails to the PC. He explained that they review the emails and it's another way to communicate with the PC.

Mike M., 543 N. County Line Rd., this resident explained this proposed driveway will make traffic worse in the area.

Todd A., 114 Fuller Rd., asked if the Village or resident(s) can propose an ordinance to prevent an application like this from being submitted. He believes approval for this would set a dangerous precedence over protecting the residential neighborhoods.

Chairman Cashman recommended that he ask the Chan that question.

Chan, explained with respect to due process, the applicant owns the land, the land is zoned O-2 and can apply for a driveway, and that the driveway plan the applicant submitted meets the Code- and has the right to apply for it. In regards to how citizens can stop the approval of the application, he explained you/they are doing the right thing right now; and that's by showing up at the meetings to voice your concerns/opposition.

Todd A., 114 Fuller Rd., asked how we can prevent this application from coming back before the Village.

Robb McGinnis, Director of Community Development, replied that you could reach out to himself or Chan, and that we could potentially bring this forward as a staff driven text amendment to the Code.

Kathleen Gargano, Village Manager, introduced herself and reviewed that she had spoken with Mr. London last weekend, and that the Village is aware of the concerns of the neighbors. She expressed that she is glad to be in attendance tonight to hear the thoughtful comments by the residents. She also indicated that the Village will follow up with the traffic concerns brought up to the Police Department. She will review her notes with Chief Simpson the next day. Ms. Gargano pointed out that it's not uncommon for resident groups to request a review of the neighborhood traffic flows. She indicated that the Village will look into the desire of the residents to prohibit this type of application in the future. All general public meetings have a summary reported to the Village Board. To that end, all of the concerns and comments will be communicated to the Village Board. The PC is a recommending body to the Board, and has been aware of the materials and petition, and understands the concerns. The applicant is not present because the item is being continued. She reviewed that she talked to Mr. London about the applicant continuing this in response to the residential concerns, while considering

for the safety for their tenants. Lastly, Ms. Gargano reiterated that the Village understands and hears the concerns by the residents. But at the same time, the applicant, has the ability to apply before the PC, and is working on a solution, other than the present application, which is clearly opposed by the participants of the current public meeting.

A question was raised in regards to stopping the application.

Kathleen Gargano, Village Manager, replied there's many ways to stop the application. The applicant can withdraw it, the PC can recommend for denial to the Board and the Board can concur with the PC. The Board is the ultimate authority.

A question was asked if the public has access to the Board.

Kathleen replied yes, everyone does, and that the petition and application materials have been shared, and the Board has been apprised of the situation.

A concern was raised from a resident that the continuation might be a way for the application to be somehow approved. He'd like this comment to be noticed and for the next meeting date to be noticed (August 9, 2016).

Kathleen replied that the Village is committed in working with the neighbors and hopeful for the commenter will understand the continuance is not an attempt to approve it.

A question was asked how long the applicant needs to wait to re-apply.

Robb McGinnis, Director of Community Development, replied two years is the duration. He also explained the difference between a public meeting and public hearing and the notification reason for the public meeting since it's within 250 feet from a residential lot.

Chan explained that the notification process will need to be continued with certified mailing, signage at the subject property and newspaper notification (Note: it should be clarified that this is NOT necessary as long as the continuance date is established for the next meeting).

More discussion about process ensued.

Chairman Cashman brought up that it's common for the PC to focus a lot of the time on applications that affect transition zones, between commercial and residential districts, and that the PC is respectful for the residents as a priority. He also reminded everyone to attend the next meeting and send emails to the PC.

Chairman Cashman asked for a motion to formally continue this item for the September PC meeting.

Commissioner McMahon motioned to approve. Commissioner Fiascone seconded. The motion passed unanimously (7 Ayes and 1 absent).

Sign Permit Review

Case A-10-2016 – 49 S. Washington Street – Reflexion Spa – 1 Wall Sign with a Height Modification Request (13.25' vs. 13' above grade)

Chairman Cashman reviewed the next item on the agenda as a sign application from Reflexion Spa. He next asked the applicant to please introduce himself and the request.

Mr. Michael Kovar, the sign representative presented the wall sign modification request to allow a wall sign 3" over the maximum height per the Code.

Chairman Cashman indicated the bay window does pose a unique situation for the building since the maximum height (in this case) is set by the bottom of the second story window.

Chairman Cashman asked for any questions by the PC.

Commissioner Crnovich asked if the building owner plans to install more signs for the tenants upstairs.

Mr. Kovar explained that the building owner will apply for them separately if so.

Commissioner Crnovich mentioned that it'd be nice for all future signage to be on the same level.

Mr. Kovar indicated that he'd like to keep all the signage consistent in terms of material.

Chan asked if the sign is still non-illuminated.

Mr. Kovar replied correct.

With no other questions, Chairman Cashman asked for a motion to approve the sign application as submitted, with the height modification.

Commissioner McMahon motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously (7 Ayes and 1 absent).

Exterior Appearance and Site Plan Review

Case A-12-2016 – 107 S. Vine St. – Psychological Resources – Exterior Appearance and Site Plan for a Wheelchair Elevator in the Rear Yard of an O-1 Specialty Office District. This is a Public Meeting item.

Chairman Cashman reviewed the next item on the agenda as an exterior appearance review by Psychological Resources. He next asked the applicant to please introduce himself and the request.

Dennis Parsons, project architect, presented the proposed exterior elevator to the PC. The key points are the new elevator will feature the same colors and materials as the current house. The height of the elevator enclosure will be less than the building itself, as small as possible and proportionate to the current building.

Dennis Batchos, Owner of Psychological Resources, clarified that this is not to generate additional revenue. His wife has patients currently unable to walk and needs this to remain patients of the office. They want to take care of their current patients.

Commissioner Ryan asked for clarification of the location of the elevator.

Dennis Parsons and Batchos explained that it's on the east side by the back stairs are. It's approximately a 5' by 5' square going straight up.

Commissioner Fiascone asked if the area is currently landscape/greenscape.

Dennis Parsons replied no, it's a paved area already.

Chairman Cashman asked for any additional questions by the PC and for any comments by the audience. With none, he asked for a motion to approve the exterior appearance and site plan as submitted.

Commissioner McMahon motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously (7 Ayes and 1 absent).

Case A-14-2016 – 5721 S. Garfield Ave. – Mr. Philip Miscimarra – Exterior Appearance Review for a Dormer Addition at Sutton Place townhome development in the R-5 Multiple Family Residential District. This is a Public Meeting item.

Chairman Cashman reviewed the next item on the agenda as an exterior appearance review as a dormer addition in the Sutton Place development. He next asked the applicant to please introduce himself and the request.

The homeowner, Mr. Philip Miscimarra presented the proposed dormer addition to the PC in a finished 3rd floor attic, with no current windows. The proposed dormer will face the interior of the development, opposite and no visible from the street (Garfield Ave.). There are similar dormers already in the development. He also explained that the Sutton Place homeowners association has already approved his plan. Mr. Miscimarra reiterated Chan's memo and pointed out that the dormer will not be taller or project further than the building envelope. The design will also match the current home in terms of quality and finish.

Chairman Cashman asked for any questions by the PC and for any comments by the audience. With none, he asked for a motion to approve the exterior appearance and site plan as submitted.

Commissioner Ryan asked for clarification of the approval by the association and asked if there are other townhomes with similar dormers like the proposed.

Mr. Philip Miscimarra responded there are three or four other homes with existing attic dormers and that he made sure his location will not be too close to the next one over. He also clarified yes, the association has already approved for this dormer plan.

Chairman Cashman also mentioned about existing dormers on the other side of the common area.

Chairman Cashman asked for any questions by the PC and for any comments by the audience. With none, he asked for a motion to approve the exterior appearance application as submitted.

Commissioner Unell motioned to approve. Commissioner Ryan seconded. The motion passed unanimously (7 Ayes and 1 absent).

Other Business

Chairman Cashman announced the PC will not have a meeting in August and will meet again at the next regularly scheduled September PC meeting date. The meeting was adjourned at 8:49 p.m.

Respectfully Submitted,

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Chan Yu, Village Planner

HINSDALE PLAN COMMISSION

RE: Case A-12-2016 – Applicant: Dennis Batchos, owner of Hinsdale Psychological Resources at 107 S. Vine Street

Request: Exterior Appearance and Site Plan Review for a new Exterior Wheelchair Lift to the building in the O-1 Specialty Office District.

DATE OF PLAN COMMISSION REVIEW:	July 13, 2016
DATE OF BOARD OF TRUSTEES 1 ST READING:	August 9, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The Plan Commission (PC) heard testimony from the applicant and project architect, for the plan to construct a new wheelchair lift to assist ADA clients access the first and second floor of the office building. The wheelchair lift will be installed in the rear of the structure with clapboard siding and roof shingles to match the existing color, material and style of the building. The height of the elevator shaft enclosure is less than the existing roofline.
- The elevator will project from the rear building face 4'-6", with a new rear yard setback of 48'-4" from the rear lot line. The back of the building faces the parking lot and the rear lot line borders undeveloped O-1 Specialty Office District land. The elevator will be located in the south east corner of the building.
- 3. The project will have minimal impact to the building coverage (38 SF difference) and floor area ratio with a one-percent increase; the rear yard setback and exterior wall projection distances are both Zoning Code compliant.
- 4. There were no comments during the public meeting session at the July13, 2016, PC meeting. The public meeting notice requirements have been followed per section 11-604(E), since the nonresidential project property is within 250 feet from a single-family zoning district.
- 5. A Plan Commissioner asked if the proposed area is currently green space. The applicant responded that it is currently paved blacktop. The PC had no additional questions for the applicant.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and one (1) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plan and site plan as submitted.

THE HINSDALE PLAN COMMISSION

By:

Chairman

Dated this ______ day of ______, 2016.

HINSDALE PLAN COMMISSION

RE: Case A-14-2016 – Applicant: Phillip Miscimarra, owner of 5721 S. Garfield Avenue

Request: Exterior Appearance for a Dormer Addition at Sutton Place townhome development in the R-5 Multiple Family Residential District.

DATE OF PLAN COMMISSION REVIEW: July 13, 2016

DATE OF BOARD OF TRUSTEES 1ST READING: September 6, 2016

FINDINGS AND RECOMMENDATION

I. FINDINGS

- 1. The Plan Commission (PC) heard testimony from the homeowner, for the plan to construct a new dormer addition for his finished attic. It would face the interior of the townhome development (East) and not be visible from Garfield Avenue. He referenced other homes in the development with similar dormer structures, and explained that the dormer was already approved by the Association's Board.
- 2. The proposed dormer will not be taller than the existing roof of the townhome. It will not project further than the existing façade of the building. The dormer will match the existing quality and finishes of the townhome development.
- 3. A Plan Commissioner asked if there are other townhomes with a similar dormer addition in the development. The applicant explained yes, there are three or four existing dormers in the development. One is his next door neighbor, and his architect was careful to keep a distance from it to avoid crowding. The PC had no additional questions for the applicant. There were no comments from the public at the meeting.
- 4. On August 17, 2016, the architect (Caprio Prisby Architectural Design) and the homeowner had a meeting with the Community Development Director, Deputy Building Commissioner and Village Planner to review the square footage data for the dormer addition, and the definition of a building story and how it may affect the floor area ratio (FAR). On August 18, 2016, the architect confirmed to staff, that per Zoning Code Section 12-206, the attic and dormer addition is not counted as a story, and thus will not affect the FAR (attached).

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan, the Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," and one (1) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plan as submitted.

THE HINSDALE PLAN COMMISSION

Ву: ____

Chairman

Dated this ______ day of ______, 2016.

Chan Yu

From:	Rita Kuan <rkuan@caprioprisby.com></rkuan@caprioprisby.com>	
Sent:	Thursday, August 18, 2016 9:54 AM	
То:	Chan Yu	
Cc:	Timothy Ryan; Robert McGinnis; Philip A. Miscimarra; Vincenzo Caprio; Jim Prisby	
Subject:	[SPAM] 5721 South Garfield: Attic dormer addition	

Good morning Chan,

Per our discussion yesterday, I ran the s.f. numbers for the dormer addition at 5721 South Garfield. According to my calculations the existing and new attic s.f. over 7'-0" in height falls under 1/3 of the s.f. of the second floor below. Per Section 12-206 of the Zoning Code for the definition of 'Story' in all districts other than single-family districts, the attic is not counted as a story.

Here are the numbers:

- Existing Second Floor s.f. = 755.8 s.f.
- Allowable Attic (over 7'-0" to meet the < 1/3 requirement) = 251.93 s.f.
- Actual Attic (existing and new over 7'-0") = 244.55 s.f.

I will prepare overlay plans to resubmit with the remaining permit review comments, but wanted to get the numbers to you right away for your reference.

Thanks,

Rita J. Kuan

Caprioprisby architectural design, P.C. ARBOR POINTE ARTISAN HOMES, LLC www.caprioprisby.com www.arborpointehomes.com

106 South Washington Street Hinsdale, Illinois 60521 p: 630.323.7554 x103 m: 773.398.3930



MEMORANDUM

DATE:	September 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:	410 and 414 Chestnut Street – May Fourteenth LLC (Mani & Pedi Salon) Wall Sign Reface at 410 and Adjustment to Approved Wall Sign at 414 Chestnut St

Summary

The Village of Hinsdale has received an application from May Fourteenth LLC, DBA Mani & Pedi requesting approval to reface an existing wall sign at 410 Chestnut Street and adjust a previously approved wall sign at 414 Chestnut Street. The proposed wall signs have the same appearance; however, the text will change from "Nail Salon Mani & Pedi" to "Mani & Pedi Nails & Spa".

Request and Analysis

Mani & Pedi is a current business in Hinsdale, located at 410 Chestnut Street. The applicant planned to relocate into the building next to it at 414 Chestnut Street. However, the business has decided to operate at both locations. 410 Chestnut currently has a 6.9 square foot (SF) awning sign and 8.3 SF wall sign. The applicant is applying to utilize the existing panel and reface the signage, retaining its current signage area. 410 Chestnut is a multi-tenant building in the B-3 General Business District and permitted two signs per user and a gross surface area of 25 SF. The existing awning and proposed wall sign combine to 15.2 SF. The wall sign features two colors, is non-illuminated and Code compliant.

414 Chestnut Street is located immediately west from 410 Chestnut Street. It is a single tenant building with 74 feet of frontage, and per the Code, also permitted two signs per user but with a maximum gross surface area of 1 SF per foot of building frontage. On January 5, 2016, the Chairman of the Plan Commission administratively approved the requested Code compliant awning and wall sign (Attachment 2). However, the applicant is requesting to change the text and size of the wall sign from 7.5 SF to 8.34 SF. Of note, the applicant has decided not to install the awning sign and the approved wall sign from January 5, 2016, was never installed. The proposed wall sign still features two colors, is non-illuminated and Code compliant.

410 and 414 Chestnut Street are located in the B-3 General Business District and borders the B-3 District to the east and west, O-2 Limited Office District to the north and R-4 Single Family Residential District to the south.



MEMORANDUM

Process

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

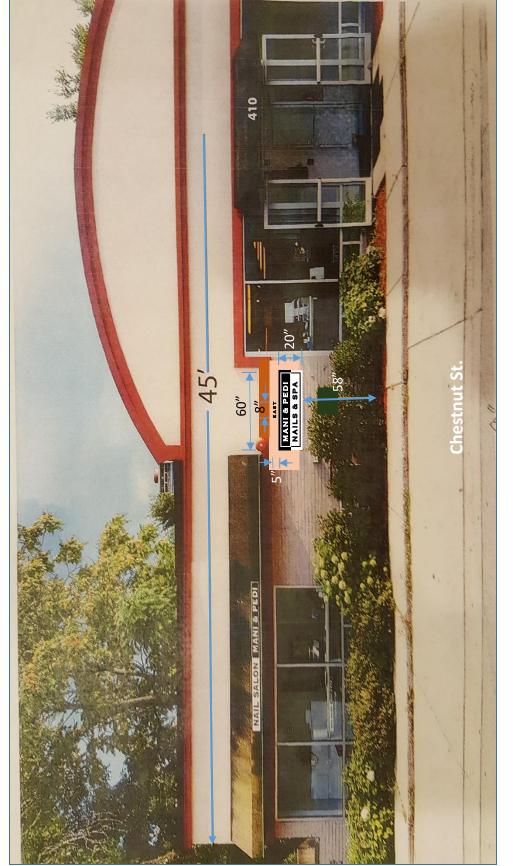
Attachments:

- Attachment 1 Sign Applications for 410 and 414 Chestnut Street
- Attachment 2 Previously Approved Sign (Administratively Approved 01.19.16)
- Attachment 3 Zoning Map and Project Locations
- Attachment 4 Aerial Photo of 410 and 414 Chestnut Street



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor	
Name: May Fourteenth UC Address: 410 Chestonit St	Name: <u>Sign a Yama.</u> Address: 100-5E, Roosevelt Rd.	
City/Zip: <u>Himsdale</u> , IL 60521	City/Zip: Villa Park 60181	
Phone/Fax: (630) 715 17310	Phone/Fax: (630) 359 1 59-9	
E-Mail: jp1. may fourteentre abcglobal .net	E-Mail: Oak prook @ Signarama, Com	
Contact Name:	Contact Name:	
ADDRESS OF SIGN LOCATION: 410 Chest	to tak the d D x1 CCs i	
ZONING DISTRICT. Please Select One		
SIGN TYPE: Please Select One Aduminum	m Panel with Dellerg *Illumination cannot exceed 50 foot-	
ILLUMINATION Please Select One Not App.	*illumination cannot exceed 50 foot- plicable candles as defined in Section 9-106(E)(b)	
Sign Information:	Site Information:	
Overall Size (Square Feet): $9_{3}34$ ($5' \times \frac{12}{2}'$	(_) Lot/Street Frontage:	
Overall Height from Grade: 4.83 Ft.	Building/Tenant Frontage:	
Proposed Colors (Maximum of Three Colors):	Existing Sign Information:	
1 Black	Business Name: May Fourteenth LLC	
e <u>White</u>	Size of Sign: (1, 8, 3 for Parel. Square Feet (15,2)	
8	Business Name:	
	Size of Sign: Square Feet	
I berehv acknowledge that I have read this application	n and the attached instruction sheet and state that it is correct	
and agree to comply with all Village of Hinsdale Ordin		
19th 22	9/03/2016	
Signature of Applicant Da	Date	
Enin	9/03/2016 Date 9/03/2016	
Signature of Building Owner Da	Date	
FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE		
Total square footage: x \$4.00 =	= <u>0</u> (Minimum \$75.00)	
Plan Commission Approval Date: Administrative Approval Date:		
	1	



New Wall Panel with Direction Letters (Total Area: 8.62 sft):

Size: 5'W x 1-2/3'H x 1/6'D for a panel with letters ("MANI & PEDI NAILS & SPA"), 8.34 sft area 2/3'W x 5/12'H x 1/6'D for direction letters ("EAST") on top of the panel, 0.28 sft area Height from grade: 4-5/6' (58")

Font: Copper plate gothic bold

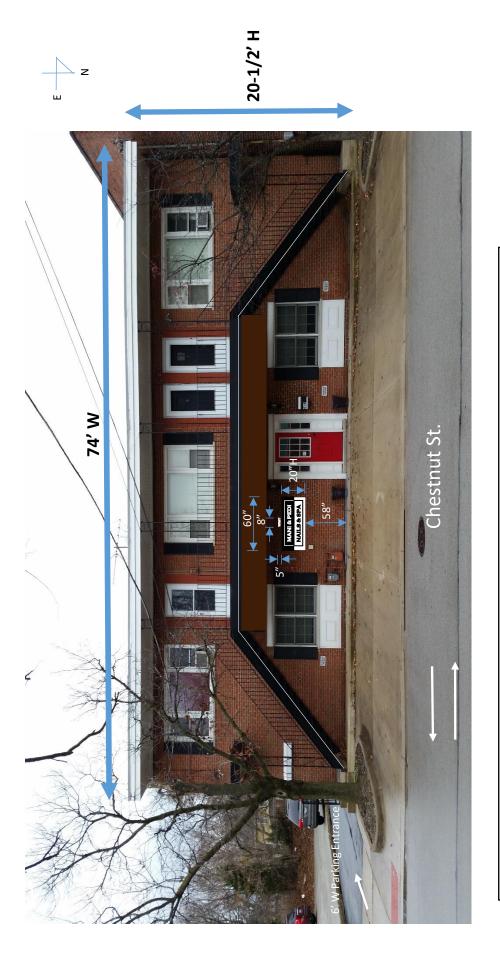
Material: Aluminum for panel and metal for letters Color: Black and White

Light: No use (No illumination)



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor	
Name: May Fourteenth LLC Address: <u>410 Chestmant st.</u> City/Zip: <u>Himsdale</u> , <u>ZL 605-1</u> Phone/Fax: (670) <u>715 1 7310</u> E-Mail: <u>jp1. mayfourteenth</u> @ Shzglobal. met Contact Name: <u>Jesuck</u> Ritk	Name: <u>Sign a tama</u> Address: <u>100-5 E Roose velt Rd.</u> City/Zip: <u>Villa Park / 60181</u> Phone/Fax: <u>(630) 359 1 5929</u> E-Mail: <u>cakbrook@signarasma.com</u> Contact Name: <u>Jest</u>	
ADDRESS OF SIGN LOCATION: A/A Chesternet St., Hirzsdale, ZL 60521 ZONING DISTRICT: Please Select One SIGN TYPE: Please Select One Aluminum Panel with letters "Illumination cannot exceed 50 foot- ILLUMINATION Please Select One Not applicable candles as defined in Section 9-106(E)(b)		
Sign Information: Overall Size (Square Feet): <u>8.34</u> (<u>5'x 1.5</u> Overall Height from Grade: <u>4.83</u> Ft. Proposed Colors (Maximum of Three Colors): <u>Plack</u> <u>Chite</u> <u>Chite</u>	Site Information: Lot/Street Frontage: Building/Tenant Frontage: Existing Sign Information: Business Name: Size of Sign: Square Feet Business Name: Size of Sign: Square Feet Size of Sign: Square Feet	
I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances. <u>9/03/2016</u> Signature of Applicant <u>A.7.</u> Signature of Building Owner Date FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE		
Total square footage: x \$4.00 = Plan Commission Approval Date: A	= 0 (Minimum \$75.00) Administrative Approval Date:	





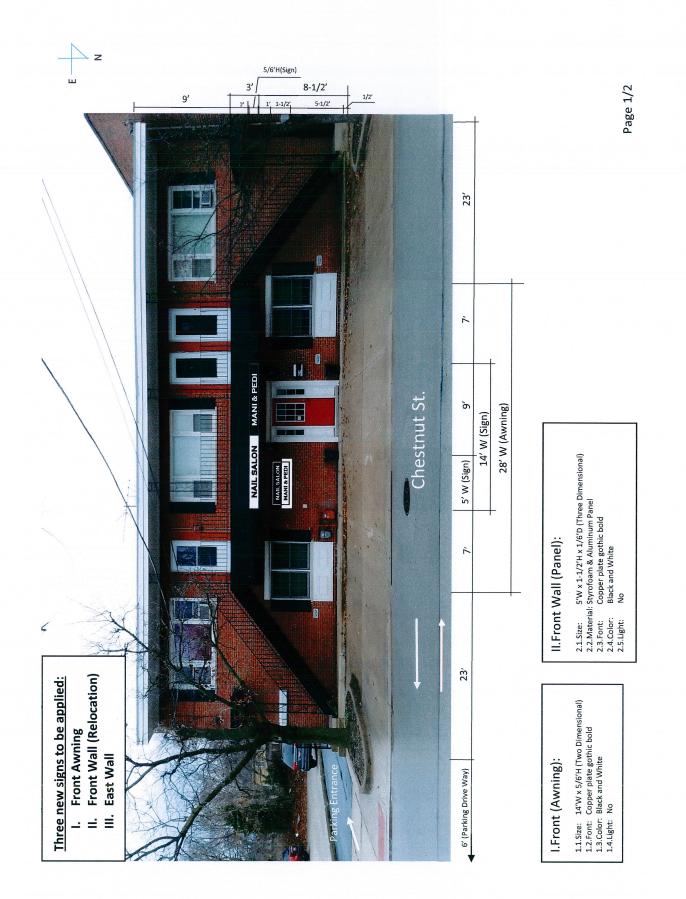
Ł

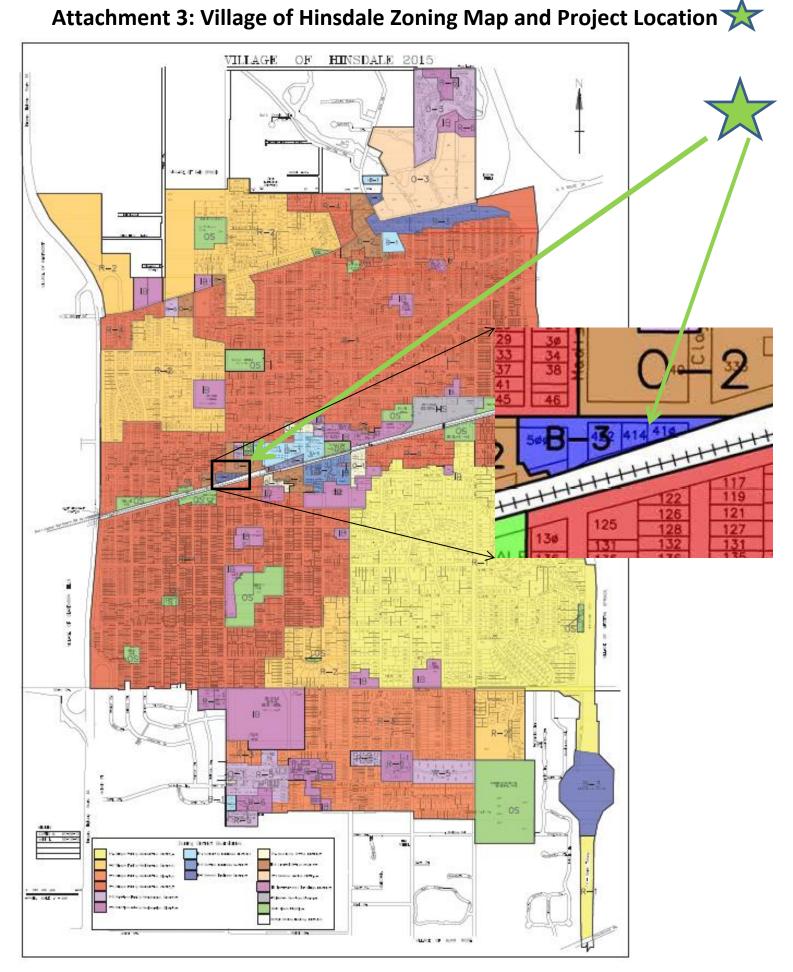
VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

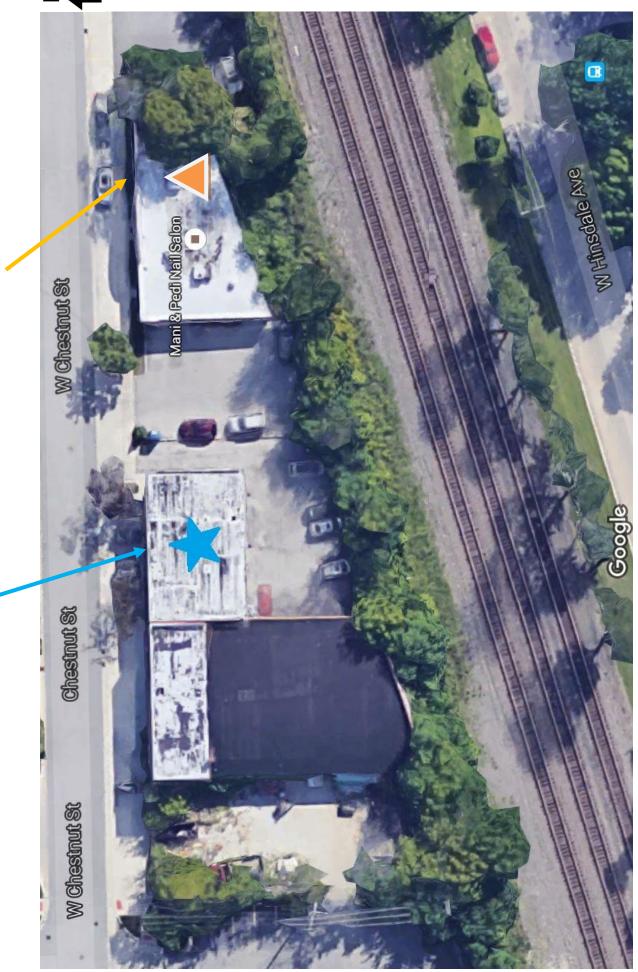
RECEIVED

NOV 1 9 2015

Applicant	Contractor	
Name: May Trounteenth LLC	Name: Thatcher Oaks Inc.	
Address: 414 Chestmut St.	Address: 718 Industrial Dr.	
City/Zip: Himsdale 60521	City/Zip: Elmhurst 60126	
Phone/Fax: (630) 715-7310 7350	Phone/Fax: (630) \$33-5700 / 833-5795	
E-Mail: JPL . HAYFOURTEENTH SBCGLOBAL . NET	E-Mail: Kevin @thatcheroaks.com	
Contact Name: Jesuck Paik	Contact Name: Kevin Eltoft	
ADDRESS OF SIGN LOCATION: 414 Chee	trut St., Hinsdale, IL 60521	
ZONING DISTRICT: Please Select One		
SIGN TYPE: Please Select One		
ILLUMINATION Please Select One		
Sign Information: 11.67 \$\$ (14'w x % H)	Site Information:	
Sign Information: " 0 7.50 ft (14 w × 76 H) Front WHO 7.50 ft (5'w × 1±'H) Overall Size (Square Feet) 32.50 ft ($5'w \times 6\pm'H$) East	Lot/Street Frontage:	
Overall Height from Grade: 08205082 Ft.	Building/Tenant Frontage:	
Proposed Colors (Maximum of Three Colors):	Existing Sign Information: No existing Signing	
• Black	Business Name:	
e white	Size of Sign: Square Feet	
8	Business Name:	
	Size of Sign: Square Feet	
I hereby acknowledge that I have read this application and		
and agree to comply with all Village of Hinsdale Ordinance		
	11/19/2015	
Signature of Applicant Date	is log to the	
p7 Decen	11/17/2015	
Signature of Building Owner Date		
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE		
Total square footage: 0 x \$4.00 = 0	(Minimum \$75.00)	
Plan Commission Approval Date: Administrative Approval Date:		







Attachment 4: Aerial Photo of 414 Chestnut Street and 410 Chestnut Street

Z



MEMORANDUM

DATE:	September 14, 2016
то:	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 55 th St. and County Line Rd. – Hinsdale Meadows Planned Development Scheduling of Public Hearing
	Request 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 purpose of this Agenda item is to <u>schedule a future public hearing</u> 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). On September 14, 2016, no discussion is to take place except to determine the time and date of the public hearing.

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 <u>Detailed Plan</u> 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.

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.

The purpose of the application at the September 14, 2016, PC meeting is to <u>schedule</u> a future public hearing to consider the application packet.

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.

Attachments:

Attachment 1 – Hinsdale Meadows Development Concept Plan Review Package (August 9, 2016)

- Attachment 2 Sample Timeline of Public Approval Process (Revised for 09/06/16 BOT Meeting 2nd Reading)
- Attachment 3 Proposed Text Amendment Language for Section 3-106: Special Uses
- Attachment 4 August 9, 2016, BOT Special Meeting Minutes

PLANNED DEVELOPMENT PROPOSAL

FOR Hinsdale Meadows

DEVELOPMENT CONCEPT PLAN REVIEW PACKAGE

August 2016

Presented to The Village of Hinsdale





HINSDALE MEADOWS VENTURE, LLC

August 2, 2016

Village of Hinsdale Trustees Kathleen Gargano, Village Manager Rob McGinnis, Director of Community Development Chan Yu, Village Planner Village of Hinsdale 19 East Chicago Avenue Hinsdale, IL 60521

Re: Hinsdale Meadows

Dear Village of Hinsdale Trustees and Staff,

We are pleased to submit the required documentation in support of our request to amend the current single family Sedgwick community from thirty-six (36) conventional single family homes, to a 59-unit Planned Development (PD), including twenty-seven (27) age-targeted single family homes, two (2) traditional single family homes and thirty (30) duplex homes. As part of our effort to relaunch this community and establish a new direction, we plan to re-name the community as **Hinsdale Meadows**.

The proposed plan for Hinsdale Meadows has been designed to provide a collection of age-targeted luxury residences in recognition of the substantial and growing demand for this type of housing. As noted in *Builder Magazine:*

- "There are 67 million 55+ homeowners."

- "55% of homeowners who plan to move one more time is an impressive 27 million".

- "19 million plan to buy a home and nearly 8 million expect to move within the next four years."

- "The number 1-ranking influence of purchasing a new home given eight-choices, "Need for a change in home layout ranks highest, clearly a hybrid of need and desire"

The new plan has been configured to utilize the existing road configuration and infrastructure with some minor modifications to the utility services. In addition, the two unfinished homes on the site will be demolished, and the third, on lot 1, will be sold as part of the PD. A second traditional single family home will be built on lot 2.

Our firm has spent decades designing and developing planned developments that offer "maintenancefree" housing, and this submittal includes photographs of several completed communities, including **Hibbard Gardens**, in Northfield, IL. This development was awarded the 2015 Gold Key Award for the best overall community from the Homebuilders Association of Greater Chicago. Each of the homes overlooks a detention pond and offers first floor master bedrooms with two additional guest bedrooms on the second floor, with bonus space over the garages.

HINSDALE MEADOWS VENTURE, LLC

We are excited about the opportunity to offer a collection of new housing options for the residents of Hinsdale, where owners can continue to enjoy established relationships with friends and family, while living in a home that offers single level living, free from the responsibilities of landscape maintenance snow removal, and the other burdens of a traditional larger single family residence.

We appreciate the Village's consideration and look forward to appearing before the Plan Commission to explain in greater detail our plans for **Hinsdale Meadows**.

Sincerely yours,

HINSDALE MEADOWS VENTURE, LLC By Hinsdale Meadows Partners, LLC, Managing Member

Edward R. James Member

Cc: Jerry James Michael Balas

2550 Waukegan Road, Suite 220 | Glenview, IL 60025 | ph: 847-724-8200 fax: 847-724-8185 | www.erjames.com

Attachment 1

Hinsdale Meadows

Submission to Plan Commission for PD

Index

- Section 1
- Applications
- A. Plan Commission Application
 - a. Gross Floor Area and FAR Calculations
 - b. Building and Lot Coverage Calculations
- B. Zoning Code Text Amendment Application and Suggested Text Amendment Language
- C. Planned Development Criteria
- D. Special Use Permit Criteria
- E. Application for Certificate of Zoning

Section 2

Property Background Information

- A. Aerial Photo
- B. Photographs of Site
 - a. Existing Storm Water Detention Pond
 - b. Home to Remain on Lot 1
 - c. Homes to be removed
- C. Existing Plat of Subdivision
- *three full-size copies provided separately

- D. Title Policy
- E. Property Tax Information
- Section 3 Site Plan
- Section 4 Building Elevations and Floorplans

Section 5 Traffic Memo

Section 6 Additional Exhibits

- A. Tracy Cross Letter
- B. Similar Projects to Sedgwick
- C. Photo of Open Storage Area Above Garage



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Hinsdale Meadows Venture, LLC

Address: 2550 Waukegan Road

City/Zip: Glenview, IL 60025

Phone/Fax: (847) 724 8200 / 847 724 8185

E-Mail: erj@erjames.com or mgb@erjames.com

Owner

Name: Hinsdale Meadows Venture, LLC

Address: 2550 Waukegan Road

City/Zip: Glenview, IL 60025

Phone/Fax: (847) 724 8200 /847 724 8155

E-Mail: erj@erjames.com or jsj@erjames.com

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

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)	None
2)	
3)	·

Attachment 1

Attachment to Plan Commission Application General Information

Land Planner

Terry Smith, BSB Design, Inc 1540 East Dundee Road, Suite 310 Palatine, IL 60074 Phone: 847 705 2200 E mail: <u>TSmith@BSBDesign.com</u>

Architect

Jeff Mulcrone, BSB Design 1540 East Dundee Rd. Palatine, IL 60074 Phone: 847 705 2200 E mail: JMulchrone@BSBdesign.com

Engineer

Brett Duffy, SpaceCo, Inc. 9575 W. Higgins Road, Suite 700 Rosemont, IL 60018 Phone: 847 696 4060 E mail: <u>bduffy@spacecoinc.com</u>

Attorney

Hal Francke, Meltzer, Purtill & Steele LLC 1515 East Woodfield Road, Suite 250 Schaumburg, IL 60173 Phone: 847 330 6068 Mobile: 847 814 8489 E mail: hfrancke@mpslaw.com

Tax Impact Consultants

Scott Goldstein, Teska Associates, Inc. 627 Grove Street Evanston, IL 60201 Phone: 847 869 2015 Ext. 9724 E mail: SGoldstein@TeskaAssociates.Com

Traffic Consultants

Luay Aboona, Kenig, Lingren, O'Hara, Aboona, Inc. 9575 West Higgins Road, Suite 400 Rosemont, IL 60018 Phone: 847 518 9990 Mobile: 847 571 4331 E mail: laboona@kloainc.com

II. SITE INFORMATION

Address of subject property: <u>S. E. Corner of County Road and 55th Stree</u>	See attached for pin numbers of all 36 lots	
Property identification number (P.I.N. or tax number):		
Brief description of proposed project: This is a 24.5 acre parcel that has been a	subdivided into 36 single family lots. See attached for pin numbers or each lot.	
We are proposing a Planned Unit Development with a total of 59 homes, 29 single family, 27	are age targeted and 2 are traditional SF, and 30 duplex homes	
General description or characteristics of the site: Located at the SE corner of County Line Rd. and 55th. street, the site is		
generally flat, with little elevation change, except for a portion in the center and on the east sid	de where the detention pond was built several years ago. The	
property drains to the east, and south east. All roads and utilities are installed		
Existing zoning and land use: <u>R-2</u>		
Surrounding zoning and existing land uses:		
North: 55th. Street and R-1 Residential north of 55th. Sout	h: Hospital Campus, Special use, KLM Park. & R-5	
East: Residential - single family homes, not in Hinsdale Wes	County Line Road & R-3 Residential west of County Line	
Proposed zoning and land use: Planned Unit Development		

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

- Site Plan Approval 11-604
- Design Review Permit 11-605E
- □ Exterior Appearance 11-606E
- Special Use Permit 11-602E Special Use Requested:
- Map and Text Amendments 11-601E Amendment Requested: <u>Text</u> Section 3-106
- Planned Development 11-603E
- Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: S. E. Corner of County Line and 55th Street

The following table is based on the R-1 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development			
		Single Family Duplex (Duet)			
Minimum Lot Area (s.f.)	20,000	SF10,000 MF 15,000			
Minimum Lot Depth	125	125' 125'			
Minimum Lot Width	100'	56' Lot 32 see map 85'			
Building Height	30'	25' 25'			
Number of Stories	3 floors	2 2			
Front Yard Setback	35'	30' 30'			
Corner Side Yard Setback	35'	30 ' 30'			
Interior Side Yard Setback	10'	8' 9'			
Rear Yard Setback	25'	25' 25'			
Maximum Floor Area Ratio (F.A.R.)*	.20 (2,000 Sq. ft.)	See attached			
Maximum Total Building Coverage*	25%	See Attached			
Maximum Total Lot Coverage*	50 %	See attached			
Parking Requirements	NA	NA			
Parking front yard setback	NA	NA			
Parking corner side yard setback	NA	NA			
Parking interior side yard setback	NA	NA			
Parking rear yard setback	NA	NA			
Loading Requirements	NA	NA			
Accessory Structure Information	NA	NA			

* 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: The PUD has four options for SF homes, ranging from 2,645 to 3,220. The Duplex home are 2,464 and 2,657. We expect

the purchasers to choose the type of home that bests suits them in both type and size. The attached schedule of home sizes, and options shows the total size a home could be, but any suggestion of

of a FAR would be a guess. If the FAR was based on the largest home on every lot, we could assume the FAR would be exceeded, but such an assumption is only that. See attached for more info.

Hinsdale Meadows

Overview of Calculations for Floor Area, FAR, and Building and Lot Coverage

The attached sheets present data and analysis for the FAR and Lot Coverage Calculations. The data for lot area and floor area were provided by BSB Design (the project architect and project planner), based on the current preliminary plans. The data is shown on a lot-by-lot basis for each model type.

From this data, the maximum FAR and coverage data for each lot is also shown. Based on the different model types that could be built on each lot, a calculation of an average FAR and lot coverage for each lot provides additional information and perspective regarding the planned development. The calculations for each lot are also shown on a combined basis for the planned development as a whole.

The planned development, as a whole, has an FAR of 0.33, factoring in the common area (including the pocket parks, central common space and perimeter spaces) to be owned by the HOA. The Bulk Standards in the Zoning Code Section 3-110, allows the FAR for lots between 10,000 and 20,000 square feet to range between 0.30 and 0.36. The allowable FAR for lots greater than 20,000 square feet is a maximum of 0.30. Since the lots are clustered, and there are some individual lots with FAR ratios that exceed the range of 0.30-0.36, however when including the common open space, the maximum combined FAR for the planned development falls within the range of the maximum allowable FAR for lot sizes between 10,000 to 20,000 square feet.

The total Building Coverage is below the maximum allowable of 0.25 as shown in the Bulk Standards. Note that the building footprint data shown on the attached sheet for each lot does not include the area of patios and service walks. As noted above, some individual lots will have a higher building coverage ratio than the 0.25, however the maximum combined Building Coverage for the development will not exceed the maximum allowable Coverage allowable under the Code provisions.

With respect to the combined total Lot Coverage, it is less than the maximum of 0.5 shown in the Bulk Standards.

)	~						
		Walkout		100 No.	Gross Floor A	reas by Model	Type, includi	ng Garages, Op	Gross Floor Areas by Model Type, including Garages, Optional Upgrades, and Walkout Basements	, and Walkou	t Basements	Combined	Gross Floor Areas by Lot	reas by Lot	Floor Area Ratio by Lot	y Lot
Lot Number	Home Type	Basement	Lot Area	Traditional SF	New Haven SF	Ridgefield SF	Torrington	Woodbridge SF	Average Size Cluster SF	Duet Home A	Duet Home B	Duet Home GFA	Based on Maximum GFA	Based on Average GFA	B Based on Maximum GFA	Based on Average GFA
1	Traditional SF	z	20,052	6,010	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,010	6,010	0.30	0.30
2	Traditional SF	z	20,111	6,022	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6,022	6,022	0.30	0:30
ŝ	Cluster SF	z	20,878	N/A	3,638	4,442	4,477	4,642	4,300	N/A	N/A	N/A	4,642	4,300	0.22	0.21
4 1	Cluster SF	z	13,999	A/N	3,638	N/A	4,477	A/N	4,058	A/A	A/A	A/A	4,477	4,058	0.32	0.29
ה ע	Clusteron	zz	18.087	A/M A/M	3,638	4,447	4,477	4.647	4,300	A/N	A/N	A/N	4,477 4 647	4 300	0.32 0.76	67'D
~	Cluster SF	z	13,106	N/A	3,638	N/A	4,477	N/A	4,058	N/A	N/A	N/A	4,477	4,058	0.34	0.31
80	Cluster SF - New Haven	z	10,061	N/A	3,638	N/A	N/A	N/A	3,638	N/A	N/A	N/A	3,638	3,638	0.36	0.36
6	Cluster SF	z	10,080	N/A	3,638	N/A	4,477	N/A	4,058	N/A	N/A	N/A	4,477	4,058	0.44	0.40
9	Cluster SF	z	10,005	N/A	3,638	N/A	4,477	N/A	4,058	N/A	N/A	N/A	4,477	4,058	0.45	0.41
= :	Cluster SF	z	10,031	N/N	3,638	N/A	4,477	N/N	4,058	N/A	N/A	N/A	4,477	4,058	0.45	0.40
2 2	Cluster SH Cluster St	zz	10,745	N/N	3,538 3,638	A/N	4,4//	A/N	4,US8 4.186	N/A	N/A	N/A	4,4//	4,058	0.42	0.38
14	Cluster SF	zz	10.170	N/A	3,638	4,442	4,477	A/N	4,186	A/N	A/N	A/N	4,477	4,186	0.43 0.44	0.41 0.41
5	Duet Homes	z	17,102	N/A	N/A	N/A	N/A	N/A	N/A	3,277	3,088	6,365	6,365	6,365	0.37	0.37
16	Duet Homes	z	15,724	N/A	N/A	N/A	N/A	N/A	N/A	3,277	3,088	6,365	6,365	6,365	0.40	0.40
17	Duet Homes	Z	21,993	N/A	N/A	N/A	N/A	N/A	N/A	3,277	3,088	6,365	6,365	6,365	0.29	0.29
18	Duet Homes	z :	16,380	N/A	N/A	N/A	N/A	N/N	N/A	3,277	3,088	6,365	6,365	6,365	0.39	0.39
19	Duet Homes	Z 2	15,993 11 065	N/A	N/A 2 6 2 8	A/N	N/A	A/N	N/A	3,277	3,088	6,365 N/A	6,365	6,365	0.40	0.40
8 5	Cluster SF	zz	205,11	N/A	3,638	4,442 N/A	4,477	A/N	4,185	N/A	N/A	N/N	4,4//	4,186 A D58	0.37	0.35
1 22	Cluster SF	: z	10,289	N/A	3,638	N/A	4,477	N/A	4,058	N/A	N/A	A/N	4.477	4.058	0.44	0.40
53	Cluster SF	X	10,289	N/A	4,638	N/A	5,657	N/A	5,147	N/A	N/A	N/A	5,657	5,147	0.55	0.50
24	Cluster SF		10,289	N/A	4,638	N/A	5,657	N/A	5,147	N/A	N/A	N/A	5,657	5,147	0.55	0.50
25	Cluster SF	۲	10,289	N/A	4,638	N/A	5,657	N/A	5,147	N/A	N/A	N/A	5,657	5,147	0.55	0.50
56	Cluster SF	X	10,289	N/N	4,638	N/N	5,657	N/A	5,147	N/A	N/A	N/A	5,657	5,147	0.55	0.50
27	Cluster SF	Υ.	11,755	A/N	4,638	5,443	5,657	N/A	5,246	N/A	N/A	N/A	5,657	5,246	0.48	0.45
28 92	Cluster SF Cluster SE	`	13,177	N/A	4,638 A 638	5,443 N/A	5,657	N/A	5,246 5 117	N/A	N/A	N/A	5,657	5,246	0.43	0.40
5 G	Cluster of		14.033	A/N	4,030	N/A	759,2	A/N	5,147	N/A	N/A	N/N	/ 50,5	5,147 5 147	0.56	0.51
8 15	Cluster SF - New Haven	X	12,353	N/A	4,638	N/A	N/A	N/A	4,638	N/A	N/A	A/N	4.638	0,14/ 4.638	0.40	0.37
32	Cluster SF	×	19,734	N/A	4,638	N/A	5,657	N/A	5,147	N/A	N/A	N/A	5,657	5,147	0.29	0.26
33	Cluster SF - New Haven	Z	12,376	N/A	3,638	N/A	N/A	N/A	3,638	N/A	N/A	N/A	3,638	3,638	0.29	0.29
34	Cluster SF	Z	10,579	N/A	3,638	N/A	4,477	N/A	4,058	N/A	N/A	N/A	4,477	4,058	0.42	0.38
35	Duet Homes	z	20,247	N/A	N/A	N/A	N/A	N/A	N/A	3,277	3,088	6,365	6,365	6,365	0.31	0.31
36	Duet Homes	× ^	24,242	N/A	A/A	N/A	N/A	A/N	N/A	4,092	3,767	7,859	7,859	7,859	0.32	0.32
88	Duet Homes		18,497	N/A	A/N	A/N	A/N	N/A	A/N	4,092	3.767	7.859	7,859	7.859	0.52 0.42	0.52
39	Duet Homes	Z	22,655	N/A	N/A	N/A	N/A	N/A	N/A	3,277	3,088	6,365	6,365	6,365	0.28	0.28
40	Duet Homes	z	15,127	N/A	N/A	N/A	N/A	N/A	N/A	3,277	3,088	6,365	6,365	6,365	0.42	0.42
4 (Duet Homes	z:	15,023	N/A	N/A	A/A	N/A	N/A	N/A	3,277	3,088	6,365	6,365	6,365	0.42	0.42
4 4 4	Duet Homes	zz	15.408	A/N	N/A	A/N	A/N	A/N	A/N	3.277	3,088 3.088	6,365 6,365	0,305 6 365	205,0 365	0.36	0.36
44	Duet Homes	z	17,795	N/A	N/A	N/A	N/A	N/A	N/A	3,277	3,088	6,365	6,365	6,365	0.36	0.36
	Subtotals - Lot Areas Only		638,453										242,295	232,153	0.38	0.36
	Plus: Common Area Space		1										0	0		
	Total Area excluding ROW & Detention	& Detention	744,166										242,295	232,153	0.33	0.31
										Current Maxii	mum Gross Fl	oor Area for 36-ui	Current Maximum Gross Floor Area for 36-unit Sedgwick Subdivision	ion:	Bulk Standards per Zoning Code Sec. 3-110:	Code Sec. 3-110:
A										Total Lot Area	Total Lot Area per Existing R-2 Plat	R-2 Plat	759.112		Max FAR for lots >20k of	0.30
tta															Max FAR range for lots	
ch										20% FAR Allo	wance per Zor	20% FAR Allowance per Zoning Code 3-110	151,822		>10k sf and <= to 20k sf	0.30 to 0.36
m										Plus: 2,000 st	f per lot per Zo	Plus: 2,000 sf per lot per Zoning Code 3-110	72,000			
ent										Total Current	Total Current GFA, Existing R-2 Plat	R-2 Plat	223,822	223,822		
: 1											1	1				
										Proposed Ma	Proposed Max/Avg Floor Area for PU	rea tor PD	242,295	232,153		
										Proposed Flor	Proposed Floor Area Increase	Se	18,473	8,331		
										Proposed % II	Proposed % Increase - Floor Area	r Area	8.25%	3.72%		

REVISED SCHEDULE 8-3-16 - OMITS DRIVEWAYS AND WALKS FROM THE CA	ALCULATIONS
-----------------------------------------------------------------	-------------

attachter hand the band the	understand mass frage mass fr					Service	[]	Driveway	Traditional	New Haven		tprint Coversign to Torrington W	oodbridge	Average Sire	Combined	ounding	Coverage (1)	Lot Cov	
is creasing i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i <t< th=""><th>- battermary - The Apple - batter - batter</th><th></th><th></th><th></th><th></th><th>Walks</th><th></th><th>SF</th><th>SF</th><th>SF</th><th>SF</th><th>SF</th><th>SF</th><th>Cluster SF</th><th></th><th></th><th></th><th></th><th></th></t<>	- battermary - The Apple - batter					Walks		SF	SF	SF	SF	SF	SF	Cluster SF					
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interesting		- 1		N	20.979						1 670	2.041	09h C	2 816	N/A				
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Size	Size	4		Ň	13,999				N/A	2,554		2,941 N//	A		N/A				
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35 Duet Komes N 20,247 332 348 1,950 N/A N/A <t< td=""><td>35 Duet Homes N 20,247 332 348 1,950 N/A <t< td=""><td></td><td></td><td>N</td><td>10,579</td><td></td><td></td><td></td><td>N/A</td><td></td><td>MA</td><td></td><td>щA</td><td></td><td>N/A</td><td></td><td></td><td></td><td>3</td></t<></td></t<>	35 Duet Homes N 20,247 332 348 1,950 N/A N/A <t< td=""><td></td><td></td><td>N</td><td>10,579</td><td></td><td></td><td></td><td>N/A</td><td></td><td>MA</td><td></td><td>щA</td><td></td><td>N/A</td><td></td><td></td><td></td><td>3</td></t<>			N	10,579				N/A		MA		щA		N/A				3
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37 Duet Homes Y 15,150 32 348 1,166 N/A N/A <th< td=""><td>37 Duet Hemes Y 15,150 332 348 1,166 N/A <t< td=""><td></td><td></td><td>1</td><td>29,242</td><td></td><td></td><td></td><td>N/A</td><td>N/A</td><td>WA.</td><td>N/M</td><td>MA.</td><td>W/A</td><td></td><td></td><td></td><td></td><td>6</td></t<></td></th<>	37 Duet Hemes Y 15,150 332 348 1,166 N/A N/A <t< td=""><td></td><td></td><td>1</td><td>29,242</td><td></td><td></td><td></td><td>N/A</td><td>N/A</td><td>WA.</td><td>N/M</td><td>MA.</td><td>W/A</td><td></td><td></td><td></td><td></td><td>6</td></t<>			1	29,242				N/A	N/A	WA.	N/M	MA.	W/A					6
38 Duet Homes V 18,497 174 348 1,840 N/A N/A <t< td=""><td>38 Duet Homes Y 124,497 174 346 1,840 N/A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A <t< td=""><td></td><td></td><td>Y</td><td>15,150</td><td>332</td><td>348</td><td>1,165</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>5,102</td><td>5,10</td><td>2 5,102</td><td>6,948</td><td></td></t<></td></t<>	38 Duet Homes Y 124,497 174 346 1,840 N/A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A A <t< td=""><td></td><td></td><td>Y</td><td>15,150</td><td>332</td><td>348</td><td>1,165</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>5,102</td><td>5,10</td><td>2 5,102</td><td>6,948</td><td></td></t<>			Y	15,150	332	348	1,165	N/A	N/A	N/A	N/A	N/A	N/A	5,102	5,10	2 5,102	6,948	
Let Coverage 0.01 0.02 0.10 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.23 0.36 40 Duet Homes N 15,127 174 348 1,890 N/A N/A N/A N/A N/A N/A N/A N/A 0.23 0.24 0.29 0.44 10 Duet Homes N 15,023 1.74 348 1,520 N/A N/A N/A N/A N/A 0.28 0.29 0.44 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 </td <td>Let Coverage 0.01 0.02 0.10 </td> <td></td> <td>Lot Coverage</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>11/2</td> <td></td> <td></td> <td></td> <td>0.34</td> <td>0.34</td> <td></td> <td></td>	Let Coverage 0.01 0.02 0.10		Lot Coverage									11/2				0.34	0.34		
39 Dugt Homes N 22,655 174 348 2,145 N/A N/A <t< td=""><td>39 Dugt Homes N 22,655 174 348 2,145 N/A A,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292</td><td></td><td></td><td>Y </td><td>18,497</td><td></td><td></td><td></td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>NA</td><td>N/A</td><td></td><td></td><td></td><td></td><td>6</td></t<>	39 Dugt Homes N 22,655 174 348 2,145 N/A A,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292 4,292			Y	18,497				N/A	N/A	N/A	N/A	NA	N/A					6
Lot Coverage 0.01 0.02 0.09 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.11 40 Duet Homes N 15,127 174 348 1,800 N/A A A A A A A A A A A A A A <td>Lot Coverage 0.01 0.02 0.09 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.12 0.22 0.23 0.23 0.23 0.21 0.11 0.11 0.12 0.12 0.12 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13</td> <td></td> <td></td> <td>N</td> <td>22,655</td> <td></td> <td></td> <td></td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> <td>6</td>	Lot Coverage 0.01 0.02 0.09 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.19 0.12 0.22 0.23 0.23 0.23 0.21 0.11 0.11 0.12 0.12 0.12 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13 0.13			N	22,655				N/A	N/A	N/A	N/A	N/A	N/A					6
Lot Coverage 0.01 0.02 0.12 0.02 0.22 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.44 41 Dust Homes N 17,670 174 348 1,950 N/A 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.23 0.24	Lot Coverage 0.01 0.02 0.12 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.28 0.29 0.23 0.29 0.23 0.29 0.23 0.29 0.23 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.24 0.29 0.29 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24		Lot Coverage			0.01		0.09							0.19	0.19	0.19	0.31	
41 Duet, Homes. Lat Coverage N 15,023 174 348 1,620 N/A N/A<	41 Duet, Homes. Lat Coverage N 15,023 174 348 1,620 N/A N/A<			N	15,127				N/A	N/A	N/A	N/A	N/A	N/A					6
Lat Coverage 0.01 0.02 0.11 0.02 0.11 0.02 0.11 0.02 0.11 0.02 0.11 0.02 0.11 0.01 0.02 0.11 0.01 0.02 0.11 0.01 0.02 0.11 0.01 0.02 0.11 0.01 0.02 0.11 0.01 0.02 0.11 0.01 0.02 0.11 0.01 0.02 0.11 0.01 0.02 0.11 0.02 0.13 0.02 0.02 0.02 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03 0.03	Lat Coverage 0.01 0.02 0.11			N	15,023				N/A	N/A	N/A	N/A	N/A	N/A					5
Lot Coverage 0.01 0.02 0.11 0.02 0.24 0.24 0.24 0.38 43 Ount Hommes N 15,408 332 348 1,225 N/A	Lot Coverage 0.01 0.02 0.11 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.24 0.23 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33		Lat Coverage			0.01	0.02	0.11							0.29	0.29	0.29	0.43	
43 Duet Hames N 15,408 332 348 1,225 N/A N/A <t< td=""><td>43 Duet Homes N 15,408 332 348 1,225 N/A <t< td=""><td></td><td></td><td>N</td><td>17,670</td><td></td><td></td><td></td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td></td><td></td><td></td><td></td><td>6</td></t<></td></t<>	43 Duet Homes N 15,408 332 348 1,225 N/A N/A <t< td=""><td></td><td></td><td>N</td><td>17,670</td><td></td><td></td><td></td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td></td><td></td><td></td><td></td><td>6</td></t<>			N	17,670				N/A	N/A	N/A	N/A	N/A	N/A					6
Lat Coverage 0.02 0.02 0.08 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.45 44 Duct Overage 0.02 0.02 0.07 N/A	Lat Coverage 0.02 0.02 0.02 0.08 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.33 0.29 0.29			N	15,408				N/A	N/A	N/A	N/A	N/A	N/A					
Lot Coverage 0.02 0.02 0.07 0.29 0.29 0.29 0.40 K Walks 1,600 N/A N/A N/A N/A N/A N/A 0 1,600 1,600 1,600 1,600 1,600 0 1,600 1,600 1,600 1,600 0 1,600 0 1,600 1,600 0 1,600 1,600 0 1,600 0 1,600 1,600 0 1,600 0 1,600 0 1,600 0 1,600 0 1,600 0 1,600 0 1,600 1,600 0 1,600 0 1,600 1,600 1,600 1 0,20 0,01 1,600 1,600 1 0,20 0,01 1,600 1,600 1 0,20 0,20 0,20 0,20 0,20 0,20 0,20 0,20 0,20 0,20 0,21 0,21 0,21 0,21 0,21 0,21 0,21 0,21 0,21 0,2	Lot Coverage 0.02 0.02 0.07 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29 0.29	1	Lot Coverage			0.02	0.02	0.08							0.33	0.33	0.33	0.45	
K Walks 1,600 N/A N/A N/A N/A N/A N/A N/A O 0 1,600 Total Areas 638,453 46,674 6,608 73,622 68,424 153,574 148,654 218,024 19,374 148,654 218,024 19,374 148,654 218,024 19,374 148,654 218,024 19,374 148,654 218,024 19,374 148,654 218,024 19,344 0,34 0,34 0,34 0,34 0,34 0,34 0,34 0,34 0,34 0,22 0,22 0,22 0,34 0,34 0,34 0,34 0,34 0,34 0,34 0,34 0,34 0,34 0,31 0,22 0,22 0,31 0,31 0,31 0,31 0,31 0,31 0,34 0,31 0,31 0,31 0,31 0,31 0,31 0,31 0,31 0,31 0,31 0,31 0,31 0,31 0,31 0,31 0,32 0,22 0,23 0,23	K Walks 1,600 N/A N/A </td <td></td> <td></td> <td>N</td> <td>17,795</td> <td></td> <td></td> <td></td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> <td></td>			N	17,795				N/A	N/A	N/A	N/A	N/A	N/A					
Total Areas 638,453 46,674 6,608 73,622 68,424 153,574 148,654 218,024 19 Lot Coverage 0.07 0.01 0.01 0.12 0.11 0.24 0.23 0.34 ubiotals 369,447 20,920 6,608 73,612 0 85,150 80,230 115,226 10 ubiotals 269,006 25,754 0 0.02 0.00 0.23 0.22 0.31 lex Subtotals 269,006 25,754 0 0 68,424 68,424 102,798 9.43 lex Lot Coverage 0.00 0.00 0.25 0.25 0.25 0.38	Total Areas 638,453 45,674 6,608 73,622 68,424 153,574 148,654 21 Lot Coverage 0.07 0.01 0.01 0.12 0.11 0.24 0.23 21 ubtotals 369,447 20,920 6,608 73,612 0 85,150 80,230 11 ot Coverage 0.06 0.02 0.00 0.20 0.00 0.23 0.22 11		LUC LOVEROGE			0.02	0.02		N/A	N/A	N/A	N/A	N/A	N/A					1
ubtotals 359,447 20,920 0,6608 73,622 0 85,150 80,230 0,22 0,22 0,22 0,22 0,22 0,22 0,22	ubtotals 369,447 20,920 6,608 73,622 0 85,150 80,230 11 ot Coverage 0.00 0.00 0.00 0.00 0.23 0.22 11				638,453			46,674	6,608					73,622	68,424	153,574	148,654	218,024	195,
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(1) Note that the building coverage areas shown abow also include pattos and service walks.
(2) Oriveway earon areas are in the RDW and are not counted towards individual to coverage.

Bulk Standards per Zoning Code Sec. 3-110:

Max Building Coverage 0.25 Max Lot Coverage

0.50

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CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

Α.

- 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 kink 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.

 \mathcal{Q} 2016 IAVe have read the above certification, understand it, and agree On the dav to abide by its conditions

MAN

Signature of applicant or authorized agent

16.

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 <u>27+</u> day of 2016

Notan

Official Seal Sheryl Zentner Notary Public State of Illinois My Commission Expires 11/10/2019

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, _____, 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 .

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

By:	
Name:	
Address:	

To Be Completed When Notice Given

Subscribed and sworn to before me

This _____, ____, ____,

By: _____ Notary Public



COMMUNITY DEVELOPMENT DEPARTMENT ZONING CODE TEXT AND MAP **AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Map Amendment () Text Amendment () Is this a:

Address of the subject property S. E. Corner of County Line Rd and 55th. Street

REVIEW CRITERIA

Description of the proposed request: Create a Planned Unit Development of 59 age targeted homes; 29 Single family detached and 30 duplex homes to fill a need in Hinsdale for this product type.

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.

Establishes a rational pattern of land uses and encourages the most appropriate use of individual parcels of land in the village. Encourages compatibility between land uses. Avoids or lessens the hazards of flooding and storm water accumulation and run-off. Enhances taxable value.

2. The existing uses and zoning classifications for properties in the vicinity of the subject property.

West- County Line Road & SF homes zoned R-3 west side of the road; North-55th. St. & R-1, SF homes; East- SF homes not in Hinsdale; South- hospital, KLM Park & R-5 zoning district.

3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

There have been no significant changes of land use on the adjacent properties since we purchased the property in 2002.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

R-2 requires lots not less than 20,000 sq. ft. The market has a sufficient supply of large SF homes. There is a need for empty nester housing in Hinsdale of the type we are proposing. The land value increases when there is a demand and the proposed land use fills a need.

5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

Eliminates the necessity for Hinsdale residents to leave Hinsdale for a change in lifestyle. Reduces traffic from the proposed type of homes and traffic to and from Hinsdale after moving out of the Village. Maintains established living and social patterns, shopping, close to family &, friends.

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

No negative impacts. The positive would be a public sidewalk connection to KLM park.

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

No loss of value to adjacent properties. Single family homes are across the streets property lines from each other.

8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The adjacent properties are fully developed and uses established.

9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

There is no R-2 zoning south of 55th Street except the subject parcel and the land hospital occupies, as a special use. The subject property is more suited to the proposed plan than the current R-2 zoning.

10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

Ingress and egress and the existing road configuration would not change. A traffic study will be provided and we expect it to show the same or fewer average daily trips during peak traffic times compared to the existing zoning.

11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

The utilities are installed and will only need modification where lot lines have changed to provide for smaller single family and duplex homes.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The property was purchased in 2002 by the current owner and was zoned R-2 for 36 large single family homes. One single family home was completed on lot 1 and the home was rented until recently. We do not know of any proposed development of the surrounding properties.

13. The community need for the proposed amendment and for the uses and development it would allow.

The creation of empty nester homes with first floor bedrooms is lacking in Hinsdale. This was supported at the open meeting and all letters and e mails following the meeting. WE

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

Our experience provides no negatives by creating a PUD for age targeted homes. We have completed many communities that include traditional and age targeted homes and duplex homes without any negative impact on any of the product types. Forcing Hinsdale residents to move out of town, which has been the case for years, is a negative. Families who start in Hinsdale should have the option to remain in Hinsdale when the time is ready. This concept fills a need, which has not yet been satisfied.

Sec. 3-106:Special Uses:

Except as specifically limited in the following paragraphs, the following use may be permitted in any single- family residential district subject to the issuance of a special use permit as provided in section <u>11-602</u> of this code and subject to the additional standards hereinafter set forth:

A. Public utility stations, subject to the following additional standards:

- 1. Structure Appearance And Screening: All buildings and structures either shall have exteriors which give the appearance of a structure permitted in the district where located or shall comply with the buffer and landscape requirements applicable to nondwelling uses abutting a residential use pursuant to subsection <u>9-</u>107H of this code.
- Safety Fencing: All such uses shall be fenced where any hazard to the safety of human or animal life is present.
- 3. Service And Storage Prohibited: No service or storage yard or building shall be permitted except as permitted for other uses in the district. (1991 Code)

B. Planned Developments, Subject to the following additional standard:

1. The minimum lot area for a Planned Development shall be 20 acres.



PLANNED DEVELOPMENT CRITERIA

Community Development Department

*Must be accompanied by completed Plan Commission Application

Address of proposed request: S.E. Corner of County Line Road and 55th Street

Proposed Planned Development request: 29 SF Homes,2 Traditional,27 Age Targeted, 30 Duplex

REVIEW CRITERIA:

Section 11-603 of the Hinsdale Zoning Code regulates Planned developments. The Board of Trustees, in accordance with the procedures and standards set out in Section 11-603 and by ordinance duly adopted, may grant special use permits authorizing the development of planned developments, but only in the districts where such developments are listed as an authorized special use. Planned developments are included in the Zoning Code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses. In particular, however, the planned development technique is intended to allow the relaxation of otherwise applicable substantive requirements based on procedural protections providing for detailed review of individual proposals for significant developments. This special regulatory technique is included in the Code in recognition of the fact that traditional bulk, space, and yard regulations of substantially developed and stable areas may impose inappropriate pre-regulations and rigidities upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

1. Special use permit standards. No special use permit for a planned development shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Subsection 11-602E of the Zoning Code.

The proposed Planned Development, PD, will require a text amendment to Zoning Code Section 3-106 Special Uses, to allow a Planned Development in all single-family residential districts, 20 acres or over, subject to the issuance of special use permit.

- 2. Additional standards for all planned developments. No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:
 - a. Unified ownership required. One owner, Hinsdale Meadows Venture LLC
 - b. Minimum area. Property includes 24.5 acres; larger than the required min. 20 Acres
 - c. Covenants and restrictions to be enforceable by village. Yes, if the HOA fails to act.
 - d. Public open space and contributions. Two parks as part of PD. \$720K pd. to Park District.

e. Common open space.

Amount, location, and use.

Park at corner of 55th and County Line Road; intersection of entrance roads from 55th and County Line. Public sidewalk connection to KLM Park. See attached site plan.

Preservation.

The detention pond and or wetland area will be part of the documentation of the Homeowners Association, HOA and maintained by the HOA as part of their assessment.

Ownership and maintenance.

All homes in the PD will be part of the HOA and the documents will be recorded and all obligations will run with the land.

Property owners' association.

By-laws, declaration and all other covenants will be recorded and in force prior to any sale of land. Insurance and other expenses of the HOA will be shared by owners.

f. Landscaping and perimeter treatment.

Perimeter landscaping will be enhanced. All homes and open spaces to be landscaped.

g. Building and spacing.

Building and spacing shall conform to the approved plan and minimum standards as outlined in other submitted documents

h. Private streets.

The streets are public and there are no private streets in the proposed PD. The streets are already installed with the exception of any necessary repairs and final surface.

i. Sidewalks.

The side walks are installed. The sidewalk will have a connection to KLM Park for the residents of the PD and Hinsdale residents to use.

j. Utilities.

The utility lines are all underground and installed. Some of the lines will need to be adjusted to serve the homes in the PD.

Additional standards for specific planned developments.

N/A

List all waivers being requested as part of the planned development.

Front and rear yard set back from 35' to 30'. Lot width for Single family home (s). Interior side yard setback from 10' to 8' & 9'. FAR, and lot coverage, see attached information. Single family lots 10,000 sq. ft. and duplex lots, combined 15,000 sq. ft.



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request:	S.E. Corner of County Line and 55th Street. 24.5 acres
Address of proposed request.	

Proposed Special Use request: PD of 59 homes; 2 traditional & 27 age targeted SF & 30 Duplex

Is this a Special Use for a Planned Development? ONo • Yes (If so this submittal also requires a <u>completed</u> Planned Development Application)

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to guestions if needed.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

The plan will provide homes for active adults in Hinsdale for which there is a shortage. Our homes will accommodate those seeking a life-style change and desire to stay in Hinsdale. A text amendment to Section 3-106 will be required and is part of the overall request for this PD.

 No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

There will be no undue adverse impact on the surrounding properties. The proposed residential use abuts residential uses on the north, west and east(not in the village), and RLM Hospital and KLM Park on the south. The property is bounded on west and north by the arterial streets, County Line Rd. We are proposing detached SF homes along the perimeter, (except for one home) matching the surrounding uses.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations

The proposed PD respects the residential use of the properties on the west, north and east sides and abuts the parking lots serving the hospital and KLM park on the south. Ingress and egress to the site will remain as it is now.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

The public facilities are installed and will be modified to serve the PD as required. The streets and sidewalks will remain as previously installed. The facilities available to the site are adequate to serve the proposed PD.

5. *No Traffic Congestion*. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

A traffic report is included in the request for approval of the PD. The PD as described will not add, but have less impact by an estimated 134 trips per day, compared to the present zoning allows.

 No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

The property is virtually vacant and no destruction of significant structures will take place. The two partially completed homes will be demolished. The completed home will remain and be sold as part of the PD.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

As indicated in other documents, submitted with our request for approval of the PD, any requests for waivers are limited to facilitate the type and design of the homes being offered in the PD.

8. Special standards for specified special uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

9. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission shall consider the following:

Public benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

The proposed PD serves a need in Hinsdale that is currently not being provided. This was made clear in the open meeting held by the Trustees and follow-up letters and e-mails from those who could not attend the meeting. Allowing Hinsdale residents to remain in town as they pass through a life-style change is important to the character and fabric of what has given Hinsdale its outstanding reputation. As stated in the public meeting, forcing Hinsdale residents to move from the Village because of a lack of this type of housing is unfortunate and not in the best interest of Hinsdale, short and long term.

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

To our knowledge there are no other sites of 20 acres or more that offer the location and convenience to services such as the present location. The arterial roads on two sides, hospital and park on one side and residential on the east, the majority of which will be separated by the existing detention pond are all unique in making this the perfect location for the proposed PD.

Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

The immediate adjacent arterial roads on the west and north sides are screened by mature vegetation planted some 10 years ago by the same developer proposing this PD. It will be enhanced where necessary to screen the proposed homes from the surrounding uses. The property to the south includes the parking lots for the hospital immediately adjacent to the mutual property line and KLM Park. The landscaping proposed for this area will screen, to the extent possible, the parking lot from our residential area. The majority of the property to the east is already buffered by vegetation and the detention pond already in place. See aerial photo of the site taken in July 2016.

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT 19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

2 - 2 - 1 - 2

Application for Certificate of Zoning Compliance

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

Applicant's name:	Hinsdale Meadows Venture, LLC			
Owner's name (if different):	Same			
Property address:	S. E. Corner of County Li	ne Rd. and 55th. Street, Hinsdal		
Property legal description:	[attach to this form]			
Present zoning classification: R-2, Single Family Residential				
Square footage of property:	24.5 Acres			
Lot area per dwelling:				
Lot dimensions:	X			
Current use of property:	Zoned for 36 Single Fami	ly homes		
Proposed use:	Single-family detached dwelling			
Approval sought:	 Building Permit Special Use Permit Site Plan Design Review Other: 	☐ Variation ☑ Planned Development ☐ Exterior Appearance		

Brief description of request and proposal:

Create a 59 unit PUD of Age Targeted homes: 29 SF detached and 30 Duplex homes See attached.

Plans & Specifications:	: [submit with this form]	
	Provided:	Required by Code:
Yards:		
front: interior side(s)	/	/

Provided:

Required by Code:

corner side rear		
Setbacks (businesses and offices):		
front:		
interior side(s) corner side	—' `` —'— /	
rear		
others: Ogden Ave. Center:	//	
York Rd. Center:	= 10	
Forest Preserve:	\longrightarrow $N = Z N / H$	
Building heights:		
principal building(s): accessory building(s):		
	X	
Maximum Elevations:		
principal building(s): accessory building(s):		
Dwelling unit size(s):		
Total building coverage:		
Total lot coverage:		
Floor area ratio:		
Accessory building(s):	none	
Spacing between buildings; [depict on attached plans]		
principal building(s): accessory building(s):		
Number of off-street parking spaces required: Number of loading spaces required:		

Statement of applicant:

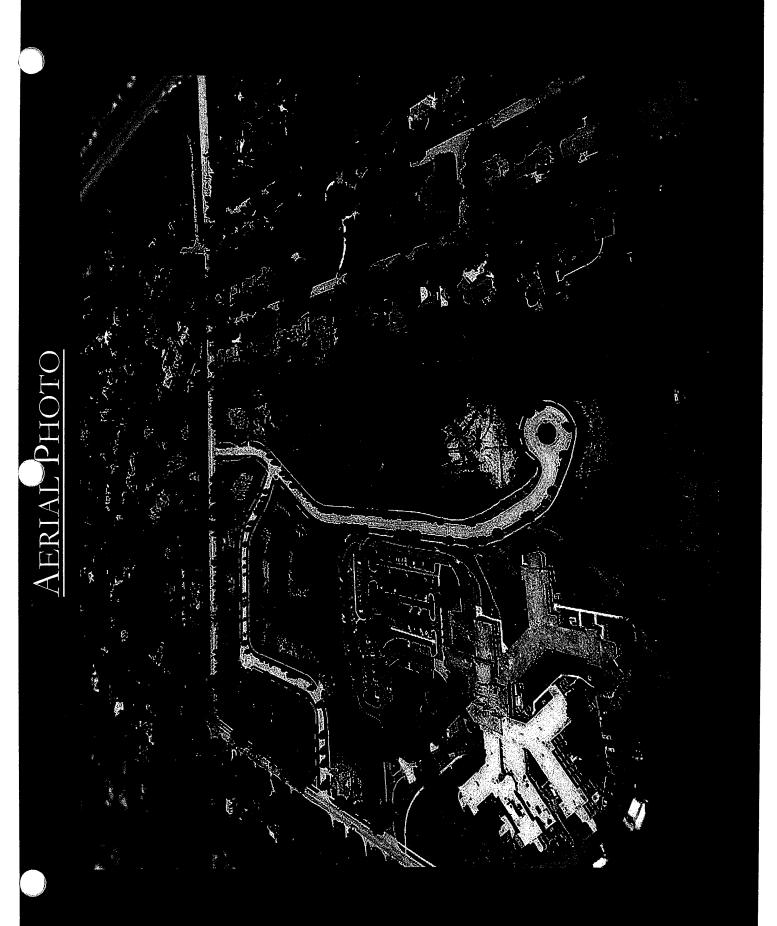
I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.

By: A A A A A Applicant's signature Hinsdale Meadows Venture, LLC

Applicant's printed name

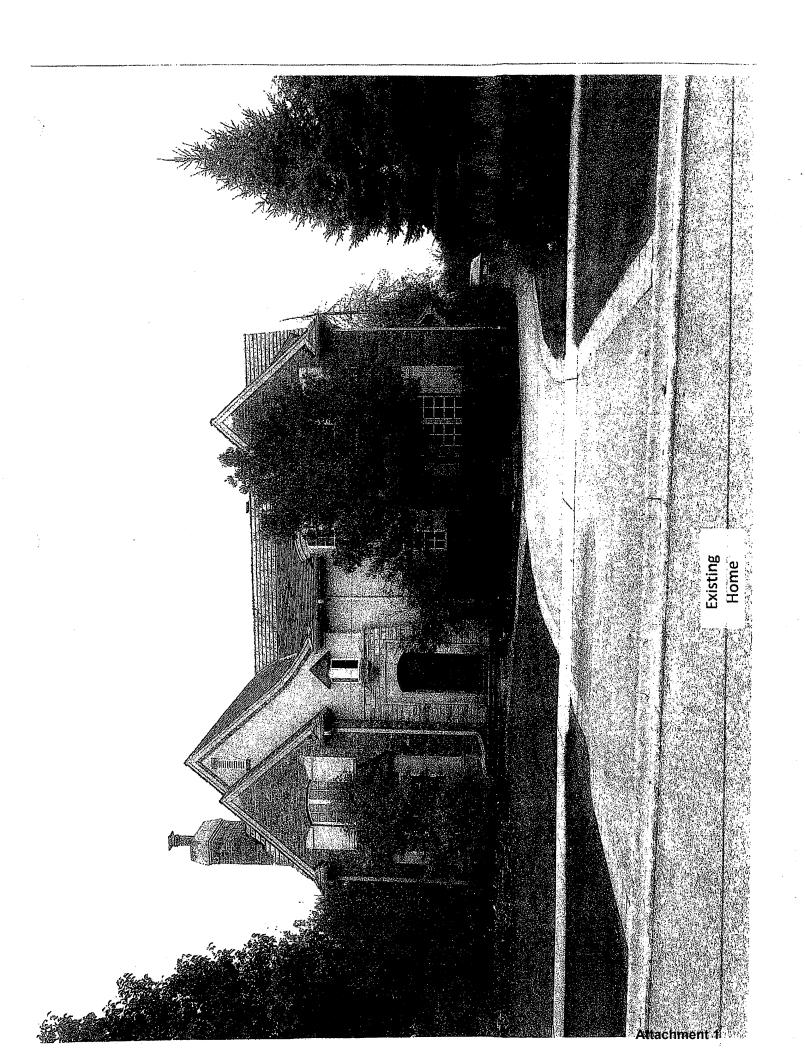
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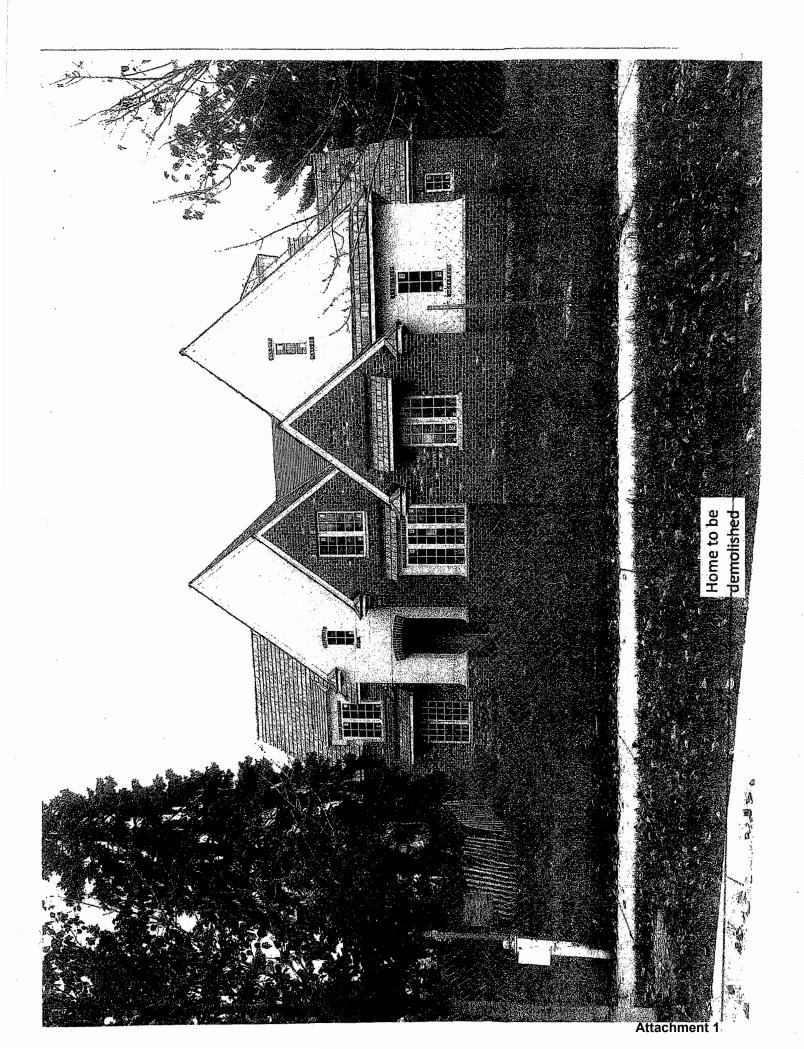
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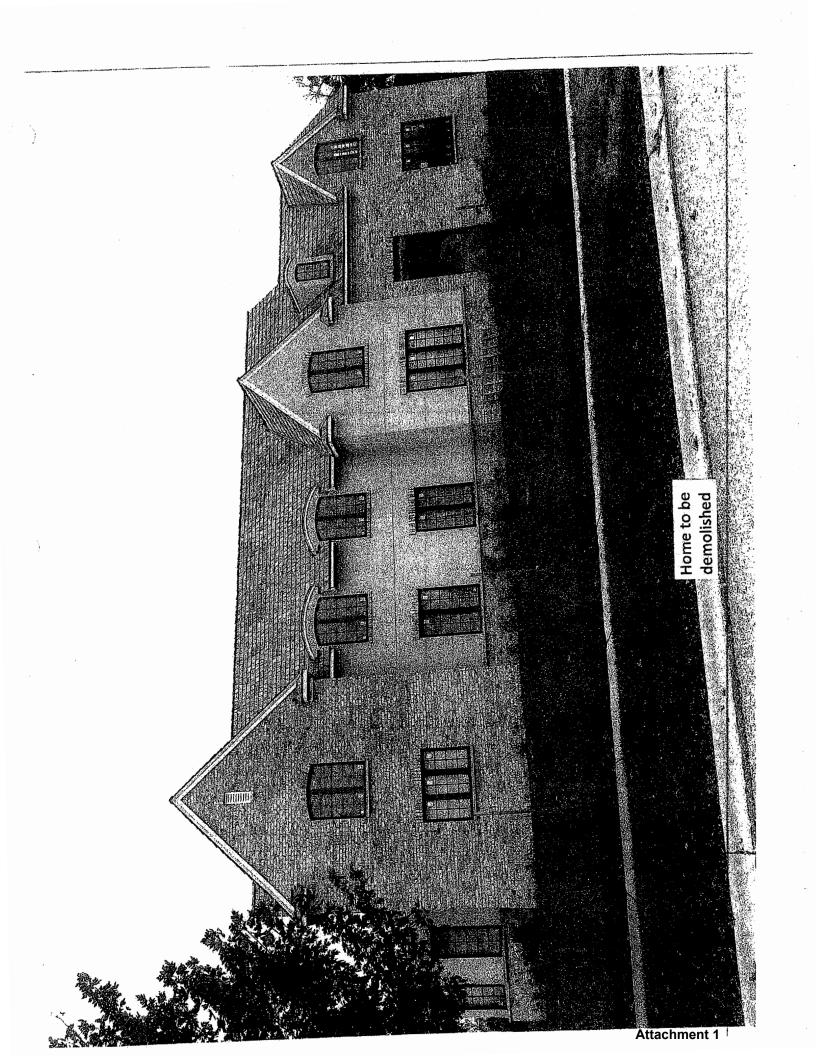


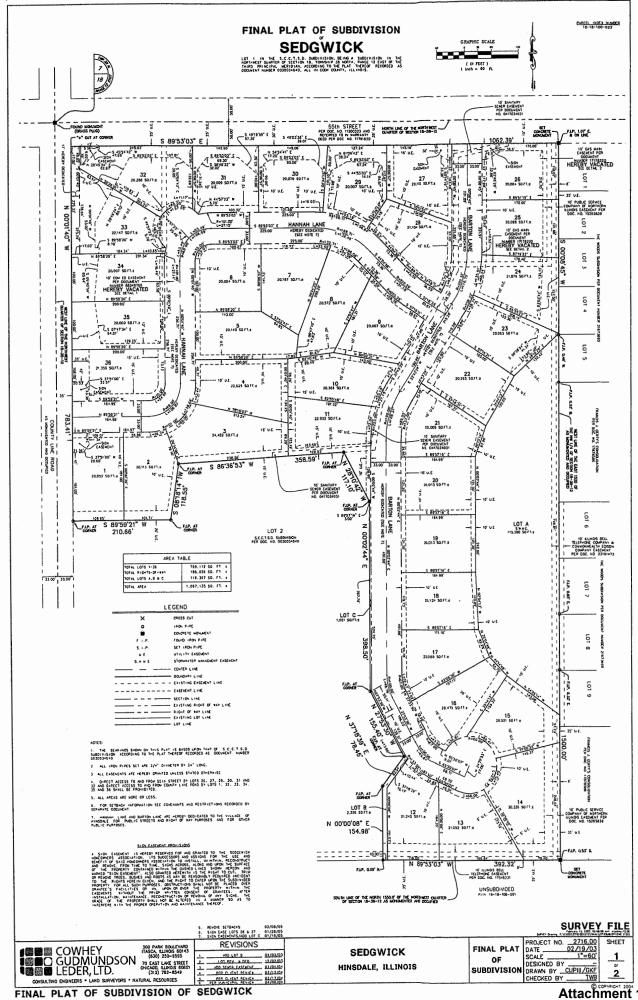


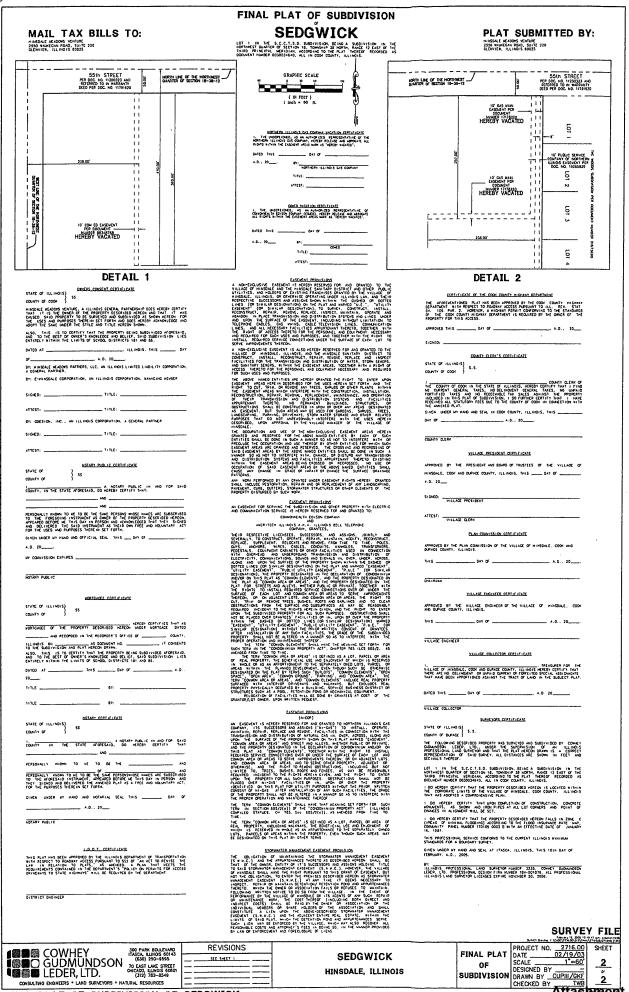












FINAL PLAT OF SUBDIVISION OF SEDGWICK

THU 14:25 FAX 312 984 7700 MWE CHICAGO 09/29/05 2002 CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY (1992)-SCHEDULE A FOLICY NO. : 1401 008032002 D1 Recording Date BL DATE OF POLICY: PRO FORMA POLICY NUS AMOUNT OF INSURANCE: \$15,250,000.00 10-28 D-1. NAME OF INSURED: THE SUBLIBBAN COOK COUNTY TUBERCULOSIS SANITARIUM DISTRICT, A BODY POLITIC AND CORPORATE PRO FORMA TITLE FINDING- HINSDALE MEADOWS VENTURE THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A 2. FEE SIMPLE, UNLESS OTHERWISE NOTED. 3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: THE INSURED. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED AND ASSIGNMENTS: NONE AND THE MORTGAGES OR TRUST DEEDS; IF ANY, SHOWN IN SCHEDULE B HEREOF. **HMV00076** THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED. OPOLA192 JF 10/28/02 11:58:23

CHICAGO TITLE INSURANCE COMPANY – OWNER'S POLICY (1992)– SCHEDULE A (CONTINUED)

POLICY NO .: 1401 008032002 D1

. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

THU 14:25 FAX 312 984 7700 * MWE CHICAGO

9/29/05

THE NORTH 1550 FEET OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART FALLING IN THE EAST 1520 FEET OF THE NORTH 1550 FEET OF THE NORTHWEST 1/4 OF SECTION 18 AFORESAID) AND ALSO EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS:

TRACT 1: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 1550.0 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18, AND 33.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, THENCE SOUTH 89 DEGREES 52 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 1550.0 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 665.83 FEBT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 154.92; FEET, THENCE NORTH 37 DEGREES 18 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 78.55 FEET; THENCE NORTH 27 DEGREES 54 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 155.43 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 398.55 FEET. THENCE NORTH 28 DEGREES 08 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 117.07 FEET: THENCE SOUTH 86 DEGREES 36 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 358.59 FEET: THENCE SOUTH 08 DEGREES 18 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 118.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 210.77 FEET TO THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH OO DEGREES OI MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF COUNTY LINE ROAD FOR A DISTANCE OF 716.52 FEET TO THE PLACE OF BEGINNING, AND

TRACT 2: THAT PART OF COUNTY LINE ROAD LYING WEST OF AND ADJOINING TRACT 1 AFORESAID.

ALL IN COOK COUNTY, ILLINOIS.



THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

09/29/05 THU 14:26 FAX 312 984 7700 • MWE CHICAGO CHICAGO TITLE INSURANCE COMPANY ─ OWNER'S POLICY (1992) - . SCHEDULE B

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<u></u>	1401_008032002_b1
POLI SIGN ASSI	VITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS CCY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF NATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN STANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE PANY.
	EXCEPTIONS FROM COVERAGE
(ANE	S POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S PRES OR EXPENSES) BY REASON OF FOLLOWING EXCEPTIONS:
GENE	RAL EXCEPTIONS:
(1)	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
(2)	ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
(3)	EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
(4)	ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
(5)	TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
SPEC	CIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.
and a second	
A	
•	1. TAXES FOR THE YEAR (S) 2002 2002 TAXES ARE NOT YET DUE OR PAYABLE.
	la. Note: 2001 first installment was due March 01, 2002 Note: 2001 final installment not vet due or payable
	PERM TAX# PCL YEAR IST INST STAT 2ND INST STAT 18-18-100-022-8001 1 OF 5 2001 NCT BILLED NOT BILLED
	THIS TAX NUMBER PART OF PARCEL IN QUESTION AND OTHER PROPERTY.
	18-18-100-022-8002 2 OF 5 2001 \$1,547.18 PAID \$1,546.32 PAID
	THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION
	18-18-100-022-8003 3 OF 5 2001 \$2,061.85 PAID \$2,060.66 PAID This tax number appects part of parcel in Question.
	18-18-100-022-8004 4 OF 5 2001 \$937.89 PAID \$937.41 PAID
	THIS TAX NUMBER AFFECTS PART OF PARCEL IN QUESTION.
	18-18-100-022-8005 5 OF 5 2001 \$2,713.84 PAID \$2,712.31 PAID This Tax number affects part of parcel in question.
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
C	7. PERPETUAL EASEMENT FOR USE FOR HIGHWAY PURPOSES GRANTED TO THE PUBLIC BY D. A. RAYMOND AND DOROTHEA P. RAYMOND OVER THE NORTH 50 FEET OF LAND CREATED IN
OLB192	HMV00078 JF 10/28/02 11:58:28
	<b>FIVLVUUU/8</b> JF 10/28/02 11:58:28

OP

# OWNER'S POLICY (1992)-

**GHICAGO TITLE INSURANCE COMPANY** 

MWE CHICAGO

THU 14:26 FAX 312 984 7700

09/29/05

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2

#### SCHEDULE B

1401 008032002 D1

2005

# EXCEPTIONS FROM COVERAGE (CONTINUED)

PLAT RECORDED FEBRUARY 16, 1933 AS DOCUMENT 11200 323 AND REFERRED TO IN WARRANTY DEED DATED MARCH 16, 1936 AND RECORDED APRIL 13, 1936 AS DOCUMENT 11791620 FROM DONALD A. RAYMOND AND DOROTHEA P. RAYMOND, HIS WIFE, TO RECONSTRUCTION FINANCE CORPORATION, A CORPORATION OF THE UNITED STATES OF AMERICA.

- 8. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. (AFFECTS THOSE PORTIONS OF THE LAND FALLING WITHIN COUNTYLINE ROAD AND 55TH STREET)
- 9. EASEMENT OVER A STRIP OF LAND 10 FEET OF EVEN WIDTH, THE CENTER LINE OF WHICH IS PARALLEL WITH AND THIRTEEN FEET OF THE LAND FOR THE PURPOSE THE CONSTRUCT, OPERATE AND MAINTAIN ITS TELEPHONE LINES CONSISTING OF CONDUITS, WIRES, CABLES AND NECESSARY EQUIPMENT AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY RECORDED MAY 22, 1959 AS DOCUMENT 17546231, ALONG THE SOUTHERLY LINE OF THE LAND AS SHOWN ON SURVEY PREPARED BY COWHEY GUDMUNDSON LEDER, LTD. DATED JUNE 19, 2002 AS PROJECT NO. 2716.00.
  - LICENSE MADE BY AND BETWEEN THE SUBURBAN COOK COUNTY TUBERCULOSIS SANITARIUM DISTRICT, A BODY POLITIC AND CORPORATE AND NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS FOR THE PURPOSES, IN, UPON, UNDER, ALONG AND ACROSS A STRIP OF LAND 10 FEET WIDE AS CREATED BY INSTRUMENT RECORDED APRIL 11, 1959 AS DOCUMENT 17178220.
- 11. UTILITY EASEMENT IN FAVOR OF COMMONWEALTH EDISON CO. CONTAINED IN GRANT RECORDED AUGUST 3, 1988 AS DOCUMENT NO. 88348768.

AFFECTS THE EAST 10 FEET OF THE WEST 238 FEET OF THE SOUTH 360 FEET OF THE NORTH 410 FEET OF THE PROPERTY AS SHOWN ON SURVEY PREPARED BY COWNEY GUDMUNDSON LEDER, LTD. DATED JUNE 19, 2002 AS PROJECT NO. 2716.00.

12. TERMS, PROVISIONS AND CONDITIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED OCTOBER 9, 1998 AS DOCUMENT 98911902

13 / LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE RECORDED JANUARY 23, 2002 AS DOCUMENT 0020091255

AD 14. EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 17178220, AFFECTING THE EASTERLY 10 FEET OF THE LAND AND THAT PORTION OF THE EASTERLY 236 FEET AS SHOWN ON SURVEY PREPARED BY COWNEY GUDMINDSON LEDER, LTD. DATED JUNE 19, 2002 AS PROJECT NO. 2716.00.

AE 15. EASEMENT IN FAVOR OF PUBLIC UTILITIES, AND ITS/THEIR RESPECTIVE SUCCESSORS

JF

10/28/02

**HMV00079** 

11:58:28

OPOLB292

# CHICAGO TITLE INSURANCE COMPANY

MWE CHICAGO

09/29/05 THU 14:27 FAX 312 984 7700

OPOLB292

# SCHEDULE B

1401 008032002 D1

2006

# EXCEPTIONS FROM COVERAGE (CONTINUED)

AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL BOUTPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 15265839, AFFECTING THE EASTERLY 10 FEET OF THE LAND AND THAT PORTION OF THE EASTERLY 236 FEET AS SHOWN ON SAID DOCUMENT AND AS SHOWN ON SURVEY PREPARED BY COWHEY GDDMUNDSON LEDER, LTD. DATED JUNE 19, 2002 AS PROJECT NO. 2716.00.

- 16. RIGHTS, IF ANY, OF PUBLIC AND QUAST-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY TELEPHONE PEDESTALS, LIGHT POLES, STORM MANHOLES, UNDERGROUND SEWER LINES, FIRE HYDRANTS, SANITARY MANHOLES AND UNDERGROUND SANITARY LINES, TELEPHONE LINES, ELECTRIC VAULTS/PEDESTALS/BOXES, CABLE TV RISERS, AS SHOWN ON SURVEY PREPARED BY COWHEY GUDMUNDSON LEDER, LTD. DATED JUNE 19, 2002 AS PROJECT NO. 2716.00.
- AG 17. ENCROACHMENT OF THE SIDEWALK LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 2.02 TO 2.15 FEET AS SHOWN ON SURVEY PREPARED BY COWHEY GUDMUNDSON LEDER, LTD. DATED JUNE 19, 2002 AS PROJECT NO. 2716.00.
- U 18. TERMS, PROVISIONS AND CONDITIONS OF THE SANITARY SEWER RECIPROCAL AGREEMENT, SANITARY SEWER CONSTRUCTION AGREEMENT, AND WATER MAIN EASEMENT MADE BY AND BETWEEN HINSDALE MEADOWS VENTURE AND SUBURBAN COOK COUNTY TUBERCULOSIS SANITARIUM DISTRICT.

10/28/02 11:58:28

JF.

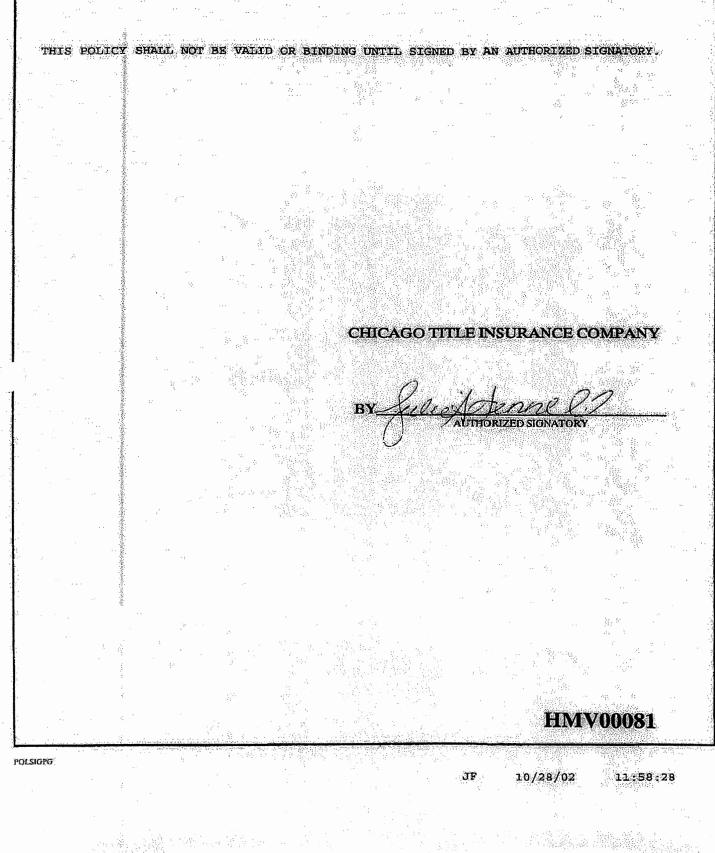
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09/29/05 THU 14:28 FAX 312 984 7700 * • MWE CHICAGO

# CHICAGO TITLE INSURANCE COMPANY

# **POLICY SIGNATURE PAGE**

POLICY NO .: 1401 008032002 D1



MWE CHICAGO

#### ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

#### **ISSUED BY**

#### CHICAGO TITLE INSURANCE COMPANY

#### POLICY MODIFICATION ENDORSEMENT 4

09/29/05 THU 14:28 FAX 312 984 7700

GENERAL EXCEPTION NUMBER (S) 1, 2, 3, 4 AND 5 OF SCHEDULE B OF THIS POLICY ARE HEREBY DELETED.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIPIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

INDIPG JF

Attachment 1

HMV00082

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MWE CHICAGO

#### ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

#### ISSUED BY

#### CHICAGO TITLE INSURANCE COMPANY

OWNER'S COMPREHENSIVE ENDORSEMENT 18

09/29/05 THU 14:28 FAX 312 984 7700 .

THE COMPANY INSURES THE INSURED AGAINST LOSS OR DAMAGE SUSTAINED:

1. IN THE EVENT THAT, AT DATE OF POLICY, UNLESS EXPRESSLY EXCEPTED IN SCHEDULE B: (A) THERE ARE PRESENT VIOLATIONS ON THE LAND OF ANY ENFORCEABLE COVENANTS, CONDITIONS OR RESTRICTIONS, AND ANY EXISTING IMPROVEMENTS ON THE LAND WHICH VIOLATE ANY BUILDING SETBACK LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED OR FILED IN THE PUBLIC RECORDS. (2) ANY INSTRUMENT REFERRED TO IN SCHEDULE B AS CONTAINING COVENANTS, CONDITIONS OR RESTRICTIONS ON THE LAND, IN ADDITION, (1) ESTABLISHES AN EASEMENT ON THE LAND; (11) PROVIDES A LIEN FOR LIQUIDATED DAMAGES; (iii) PROVIDES FOR A PRIVATE CHARGE OR ASSESSMENT; (iv) PROVIDES FOR AN OPTION TO PURCHASE, A RIGHT OF FIRST REFUSAL OR THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT. (3) THERE IS ANY ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, OR ANY ENCROACHMENT ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. (4) THERE IS ANY ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO THAT PORTION OF THE LAND SUBJECT TO ANY BASEMENT EXCEPTED IN SCHEDULE B. (5) THERE ARE ANY NOTICES OF VIOLATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO ENVIRONMENTAL PROTECTION RECORDED OR FILED IN THE PUBLIC RECORDS.

2. BY REASON OF ANY FINAL COURT ORDER OR JUDGMENT REQUIRING THE REMOVAL FROM ANY LAND ADJOINING THE LAND OF ANY ENCROACHMENT EXCEPTED IN SCHEDULE B.

3. BY REASON OF ANY FINAL COURT ORDER OR JUDGMENT DENYING THE RIGHT TO MAINTAIN ANY EXISTING IMPROVEMENTS ON THE LAND BECAUSE OF ANY VIOLATION OF COVENANTS, CONDITIONS OR RESTRICTIONS OR BUILDING SETEACK LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED OR FILED IN THE PUBLIC RECORDS.

WHEREVER IN THIS ENDORSEMENT THE WORDS "COVENANTS, CONDITIONS OR RESTRICTIONS" APPEAR, THEY SHALL NOT BE DEEMED TO REFER TO OR INCLUDE THE TERMS, COVENANTS, CONDITIONS OR LIMITATIONS CONTAINED IN AN INSTRUMENT CREATING A LEASE. AS USED IN PARAGRAPHS 1 AND 3, THE WORDS "COVENANTS, CONDITIONS OR RESTRICTIONS" SHALL NOT BE DEEMED TO REFER TO OR INCLUDE ANY COVENANTS, CONDITIONS OR RESTRICTIONS RELATING TO ENVIRONMENTAL PROTECTION.

NOTHWITHSTANDING PARAGRAPH 1 ABOVE, NO INSURANCE IS PROVIDED REGARDING ENCROACHMENT OF FENCES, BOUNDARY WALLS, SIDEWALKS, DRIVEWAYS, OR OTHER PAVED AREAS ON THE LAND.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL THE TERMS AND PROVISIONS THEREOF AND ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

ENDIPG

JF

# HMV00083

Attachment 1

-MWE CHICAGO

#### ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

#### **ISSUED BY**

#### CHICAGO TITLE INSURANCE COMPANY

LOCATION ENDORSEMENT 6 - CONTIGUITY TO STREET

09/29/05 THU 14:29 FAX 312 984 7700

ENDIPG

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF ANY INACCURACY IN THE FOLLOWING ASSURANCE:

1. THE LAND DESCRIBED IN SCHEDULE A IS CONTIGUOUS TO A PHYSICALLY OPEN STREET KNOWN AS 55TH STREET AND COUNTY LINE ROAD..

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO, EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

**HMV00084** 

Attachment 1

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. MWE CHICAGO

#### ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

#### **ISSUED BY**

#### **CHICAGO TITLE INSURANCE COMPANY**

#### P.I.N ENDORSEMENT IA

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ENDIPG

09/29/05 THU 14:29 FAX 312 984 7700

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF ANY INACCURACIES IN THE FOLLOWING ASSURANCES:

- (1) AT DATE OF POLICY, THE LAND DESCRIBED IN SCHEDULE A, TAKEN AS A TRACT, CONSTITUTES 5 PARCELS FOR REAL ESTATE TAX PURPOSES, EACH OF WHICH PARCELS IS SEPARATE AND APART FROM ANY OTHER LAND; AND
- (2) AT DATE OF POLICY, THE LAND DESCRIBED IN SCHEDULE A IS ASSESSED FOR REAL ESTATE TAX DURPOSES UNDER THE FOLLOWING PERMANENT INDEX NUMBERS, AND EACH OF SAID PERMANENT INDEX NUMBERS AFFECTS ONLY A PORTION OF THE LAND INSURED HEREIN AND NO OTHER LAND:
  - 18-18-100-022-8001; 18-18-100-022-8002; 18-18-100-022-8003; 18-18-100-022-8004; AND 18-18-100-022-8005.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

HMV00085

Attachment 1

, MWE CHICAGO

#### ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

#### ISSUED BY

#### CHICAGO TITLE INSURANCE COMPANY

#### ZONING 3.0 ENDORSEMENT (MODIFIED)

THU 14:30 FAX 312 984 7700

09/29/05

THE COMPANY INSURES THE INSURED AGAINST LOSS OF DAMAGE SUSTAINED IN THE EVENT THAT, AT DATE OF POLICY:

- 1. ACCORDING TO APPLICABLE ZONING ORDINANCES AND AMENDMENTS THERETO, THE LAND IS NOT CLASSIFIED ZONE R-2.
- 2. THE FOLLOWING USE OR USES ARE NOT ALLOWED UNDER THAT CLASSIFICATION: SINGLE FAMILY DETACHED DWELLINGS.

THERE SHALL BE NO LIABILITY UNDER THIS ENDORSEMENT BASED ON:

- (A) LACK OF COMPLIANCE WITH ANY CONDITIONS, RESTRICTIONS OR REQUIREMENTS CONTAINED IN THE ZONING ORDINANCES AND AMENDMENTS THERETO MENTIONED ABOVE, INCLUDING BUT NOT LIMITED TO THE FAILURE TO SECURE NECESSARY CONSENTS OR AUTHORIZATIONS AS A PREREQUISITE TO THE USE OR USES.
- (B) THE INVALIDITY OF THE ORDINANCES AND AMENDMENTS THERETO MENTIONED ABOVE UNTIL AFTER A FINAL DECREE OF A COURT OF COMPETENT JURISDICTION ADJUDICATING THE INVALIDITY, THE EFFECT OF WHICH IS TO PROHIBIT THE USE OR USES.
- (C) THE REFUSAL OF ANY PERSON TO PURCHASE, LEASE OR LEND MONEY ON THE ESTATE OR INTEREST COVERED BY THIS POLICY.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

ENDIPG

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**HMV00086** 

#### 09/29/05 THU 14:30 FAX 312 984 7700 . MWE CHICAGO

#### ENDORSEMENT

#### ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

#### ISSUED BY

#### CHICAGO TITLE INSURANCE COMPANY

#### LOCATION ENDORSEMENT 4 - CONTIGUITY

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INDIPG

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN IN THE EVENT THAT:

THE PARCELS OF LAND DESCRIBED IN SCHEDULE A, TAKEN AS A TRACT, DO NOT CONSTITUTE ONE PARCEL OF LAND.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.



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## ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

#### **ISSUED BY**

#### CHICAGO TITLE INSURANCE COMPANY

#### LOCATION ENDORSEMENT 1

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ENDIPG

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF ANY INACCURACIES IN THE FOLLOWING ASSURANCES:

- 1. THAT THERE IS LOCATED ON SAID LAND DESCRIBED IN SCHEDULE A: 2 1 STORY BRICK HOUSES;
  - 2 2 STORY BRICK HOUSES;

09/29/05 THU 14:31 FAX 312 984 7700 . MWE CHICAGO

- 1 2 STORY BRICK GARAGE; AND
- 1 2 STORY BRICK BUILDING.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

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Attachment 1

MWE CHICAGO

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**HMV00089** 

Attachment 1

#### ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

## **ISSUED BY**

#### CHICAGO TITLE INSURANCE COMPANY

UTILITY FACILITY ENDORSEMENT

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THU 14:31 FAX 312 984 7700

09/29/05

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH SAID INSURED SHALL SUSTAIN IN THE EVENT THAT, AT DATE OF POLICY:

WATER, GAS, ELECTRIC, TELEPHONE, STORM SEWER AND SANITARY SEWER SERVICES ARE NOT AVAILABLE TO THE LAND DESCRIBED IN SCHEDULE A EITHER OVER, UNDER OR UPON PUBLIC RIGHTS OF WAY DIRECTLY ADJACENT TO SAID LAND OR OVER, UNDER OR UPON AN BASEMENT (NOT TERMINABLE BY THE GRANTOR THEREOF OR BY HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS OR ASSIGNS) FOR THE BENEFIT OF SAID LAND THAT CONNECTS TO PUBLIC RIGHTS OF WAY.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

#### ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

#### ISSUED BY

#### CHICAGO TITLE INSURANCE COMPANY

LOCATION ENDORSEMENT 5 - SURVEY

09/29/05 THU 14:32 FAX 312 984 7700 * ... MWE CHICAGO

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN IN THE EVENT THAT:

THE PLAT OF SURVEY MADE BY COWNEY GUDMUNDSON LEDER, LTD, NUMBER 2716.00, DATED JUNE 19, 2002, ALONG WITH THOSE PORTIONS PALLING WITHIN COUNTY LINE ROAD AND 55TH STREET, DO NOT ACCURATELY DEPICT THE LOCATIONS OF THE EXTERIOR BOUNDARIES OF THE LAND DESCRIBED IN SCHEDULE A, DO NOT SHOW THE PROPER DIMENSIONS OF SAID BOUNDARIES, AND DO NOT CORRECTLY REFLECT THE ABSENCE AS OF THE DATE OF SAID SURVEY OF ANY ENCROACHMENTS OR EASEMENTS NOT OTHERWISE EXPRESSLY SET FORTH IN SCHEDULE B.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

ENDIPG JF

HMV00090

Attachment 1

* * MWE CHICAGO

#### ATTACHED TO AND FORMING A PART OF POLICY NUMBER 1401 008032002 D1

#### **ISSUED BY**

#### CHICAGO TITLE INSURANCE COMPANY

#### FORWARD ENDORSEMENT

JF

ENDIPG

THU 14:32 FAX 312 984 7700

THE COMPANY HEREBY AGREES THAT ANY OWNER'S TITLE INSURANCE POLICY ISSUED BY THE COMPANY AFTER ______(DATE OF RECORDING) INSURING A CONVEYANCE FROM THE INSURED WITH REGARD TO THE LAND (OR ANY PORTION THEREOF) DESCRIBED IN SCHEDULE A HEREIN, WILL NOT BE SUBJECT TO ANY ADDITIONAL MATERIAL EXCEPTIONS IN SCHEDULE B OF ANY SUCH POLICY OTHER THAN THOSE SHOWN IN SCHEDULE B HEREIN.

NOTWITHSTANDING EXCLUSION 3 (d), THE COVERAGE AFFORDED BY THIS ENDORSEMENT INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF THE ENTRY OF ANY FINAL COURT ORDER DENVING THE PRIORITY OF THE INSURED'S INTEREST IN THE LAND (OR ANY PROTION THEREOF) DESCRIBED IN SCHEDULE A HEREIN, OVER ENCUMBRANCES, ADVERSE CLAIMS, EASEMENTS, COVENANTS AND RESTRICTIONS CREATED PRIOR TO _______ (DATE OF POLICY), AND NOT PLACED OF RECORD AT THE DATE OF THIS POLICY (UNLESS SUCH MATTERS ARE EXCLUDED FROM COVERAGE BY THE PROVISIONS OF EXCLUSIONS 3 (a), (b), (c), OR (e).

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

# HMV00091

	<b></b>	ADDRESS		-		2014	Actual	Actual 2015	Actual 2015	[	% INCR	1
		HINSDALE, IL		A	Assessed	ACTUAL	2015 1ST	1ST	2nd	TOTAL 2015	OVER	
	LOT#	60521	PIN		Value	AMT DUE.	INST %	Install.	install.	TAXES	2014	
(	001-000	502 Hannah Lane	18-18-109-001-0000	\$	63,629	13,270.91	55%	7,299.00	-	7,299.00	-45.00%	RENTAL UNIT
È	002-000	506 Hannah Lane	18-18-109-002-0000	\$	11,052	2,305.08	55%	1,267.79	-	1,267.79	-45.00%	
3	003-000	510 Hannah Lane	18-18-109-003-0000	\$	13,893	2,897.66	55%	1,593.71	-	1,593.71	-45.00%	
4	004-000	514 Hannah Lane	18-18-109-004-0000	\$	12,559	2,619.39	55%	1,440.66	-	1,440.66	-45.00%	
5	005-000	518 Hannah Lane	18-18-109-005-0000	\$	11,024	2,299.27	55%	1,264.60	-	1,264.60	-45.00%	
6	006-000	522 Hannah Lane	18-18-109-006-0000	\$	10,965	2,286.95	55%	1,257.82	-	1,257.82	-45.00%	
7	007-000	526 Hannah Lane	18-18-109-007-0000	\$	10,940	2,281.74	55%	1,254.96		1,254.96	-45.00%	]
8	008-000	530 Hannah Lane	18-18-109-008-0000	\$	11,411	2,379.93	55%	1,308.96	-	1,308.96	-45.00%	
9	009-000	534 Hannah Lane	18-18-109-009-0000	\$	11,001	2,294.45	55%	1,261.95	-	1,261.95	-45.00%	
10	010-000	5532 Barton Lane	18-18-109-010-0000	\$	11,217	2,339.52	55%	1,286.74	-	1,286.74	-45.00%	
11	011-000	5538 Barton Lane	18-18-109-011-0000	\$	12,739	2,656.97	55%	1,461.33	-	1,461.33	-45.00%	
12	012-000	5648 Barton Lane	18-18-109-012-0000	\$	11,726	2,445.67	55%	1,345.12	-	1,345.12	-45.00%	
13	013-000	5644 Barton Lane	18-18-109-013-0000	\$	11,751	2,450.87	55%	1,347.98	-	1,347.98	-45.00%	
14	014-000	5641 Barton Lane	18-18-109-014-0000	\$	16,006	3,338.32	55%	1,836.08	-	1,836.08	-45.00%	
15	015-000	5633 Barton Lane	18-18-109-015-0000	\$	11,056	2,305.93	55%	1,268.26	-	1,268.26	-45.00%	
16	016-000	5629 Barton Lane	18-18-109-016-0000	\$	11,563	2,411.69	55%	1,326.43	-	1,326.43	-45.00%	
17	017-000	5623 Barton Lane	18-18-109-017-0000	\$	10,924	2,278.37	55%	1,253.10	-	1,253.10	-45.00%	
18	018-000	5615 Barton Lane	18-18-109-018-0000	\$	11,068	2,308.45	55%	1,269.65	-	1,269.65	-45.00%	
19	019-000	5603 Barton Lane	18-18-109-019-0000	\$	11,007	2,295.67	55%	1,262.62	-	1,262.62	-45.00%	
20	020-000	5543 Barton Lane	18-18-109-020-0000	\$	11,007	2,295.67	55%	1,262.62	-	1,262.62	-45.00%	
21	021-000	5539 Barton Lane	18-18-109-021-0000	\$	11,015	2,297.35	55%	1,263.54	-	1,263.54	-45.00%	
22	022-000	5531 Barton Lane	18-18-109-022-0000	\$	11,256	2,347.63	55%	1,291.20	-	1,291.20	-45.00%	
23	023-000	5525 Barton Lane	18-18-109-023-0000	\$	10,696	2,230.85	55%	1,226.97	-	1,226.97	-45.00%	
24	024-000	5519 Barton Lane	18-18-109-024-0000	\$	12,058	2,514.93	55%	1,383.21	-	1,383.21	-45.00%	
25	025-000	5511 Barton Lane	18-18-109-025-0000	\$	16,507	3,442.86	55%	1,893.57	-	1,893.57	-45.00%	
26	026-000	5501 Barton Lane	18-18-109-026-0000	\$	10,879	2,269.04	55%	1,247.97	-	1,247.97	-45.00%	
27	027-000	5500 Barton Lane	18-18-110-001-0000	\$	11,446	2,387.28	55%	1,313.00	-	1,313.00	-45.00%	
28	028-000	535 Hannah Lane	18-18-110-002-0000	\$	21,935	4,574.89	55%	2,516.19	-	2,516.19	-45.00%	1.
29	029-000	531 Hannah Lane	18-18-110-003-0000	\$	11,247	2,345.72	55%	1,290.15	-	1,290.15	-45.00%	
30	030-000	527 Hannah Lane	18-18-110-004-0000	\$	11,311	2,359.11	55%	1,297.51	-	1,297.51	-45.00%	
31	031-000	523 Hannah Lane	18-18-110-005-0000	\$	11,208	2,337.61	55%	1,285.69	-	1,285.69	-45.00%	
32	032-000	519 Hannah Lane	18-18-110-006-0000	\$	14,930	3,113.93	55%	1,712.66	-	1,712.66	-45.00%	
33	033-000	515 Hannah Lane	18-18-110-007-0000	\$	12,384	2,582.89	55%	1,420.59		1,420.59	-45.00%	
?	34-000	509 Hannah Lane	18-18-110-008-0000	\$	11,012	2,296.74	55%	1,263.21	-	1,263.21	-45.00%	
ζ.	J35-000	505 Hannah Lane	18-18-110-009-0000	\$	11,004	2,295.06	55%	1,262.28	-	1,262.28	-45.00%	
36	036-000	501 Hannah Lane	18-18-110-010-0000	\$	11,700	2,440.24	55%	1,342.13	-	1,342.13	-45.00%	
				\$	487,126	101,598.64		55,879.25	-	55,879.25	-45.00%	
				φ	407,120	101,000.04		00,0/ 9.20		55,679.25	-45.00%	

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18-18-109-027-0000	\$ 1
18-18-109-028-0000	\$ 1
18-18-109-029-0000	\$ 1

2015 Estimated Taxes @ 105% of prior	\$ 106,700
Monthly Accrual	\$ 8,890
Calculation of Accrual using Asses Value	\$ 487,126
x 2014 State Equalization Factor	2.7253
x 2014 Local Tax Rate	7.65%
Tax Bill @ 2014 rates	 101598.5103
Tax increase assumed to be 5%	\$ 106,700

\Users\erj\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\UY400F7P\2015 payment data 1st installment.xlsx

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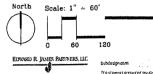
- 44 BUILDINGS (1.8/ACRE)
- 59 UNITS (2.4 DU/ACRE)

OMOL

- 29 Detached Single
   Family Homes (Avg. Lot Size 12,285 SF)
- 30 DUPLEX (DUET) HOMES (AVG. COMBINED 17,920 SF)
- FEE SIMPLE OWNERSHIP
- TWO POCKET PARKS
- SIDEWALK CONNECTION TO
   KATHERINE LEGGE PARK

	111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 111000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 110000 1100000 1100000 1100000 1100000 11000000	59 64 44 433 Ac. 433 Ac. 24 Diu/Ac. 24 Diu/Ac. 22 Diu/Ac. 23 Diu/Ac. 24 Diu/Ac. 24 Diu/Ac. 24 Diu/Ac. 25 Dia 70 Ac. 26 Diu/Ac. 27 Dia 28 Dia 29 Dia 29 Dia 20 Ac. 28 Dia 29 Dia 20 Ac. 20 AC. 2
	11.11111111111111111111111111111111111	County Line Road (Lots 3-7) 75 Scatt Property Line (Road - 7) 10 Scatt Property Line (Road - 70) 10 Total Units Total Units Total Nuo. of Structures Site Arrea Fron Kourter ROW Brite Arrea Site Arrea Density Control Rounder S Port Recurs Density Control Rounder S Port Records

SSTH STREET Detention A STRUIGHT 29 10,005 8/F 12,285 5/F or. SF Units Min. Lot Area Avg. Lot Area Fard from I 1 indiring (disidiar) F (Two Family) U 15,023 SF 17,520 SF Combined Lot Area Combined Lot Area it wand from internal fits ñ 田田 Tart ner Sait rtika er (Laite &-C2) er (Laite 33-115 LARN 12-11B 市場市なり目 t 6ate 37 rarly Line dis Property Line (2004 Yard) dis Property Line (Rear Yard) Total Units Total No. of Structures 10 44 Site Area SP Lot Area Two Family Lot Area ROW Detention/Open Space 8.87 Ac. 8.17 Ac. 4.38 Ac. 7.28 Ac. 24.50 Ac. Sitio Area 2.4 Dulka Density "startures Nambed Trore Require Front Yard to Alize & Purch E Str. Salar 11日日本11日1日





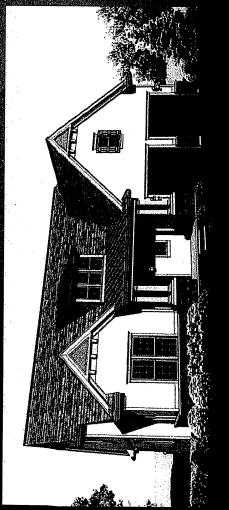
The drawings directioned and Rosebackie of chiracter and Coord instantial poly time two scapes to change based read in an income considerations in a contraction reader standards and MEP design sequences in and plant free physical activity.

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### FOUR INDIVIDUAL PLANS AND ELEVATIONS SINGLE FAMEY HOMES

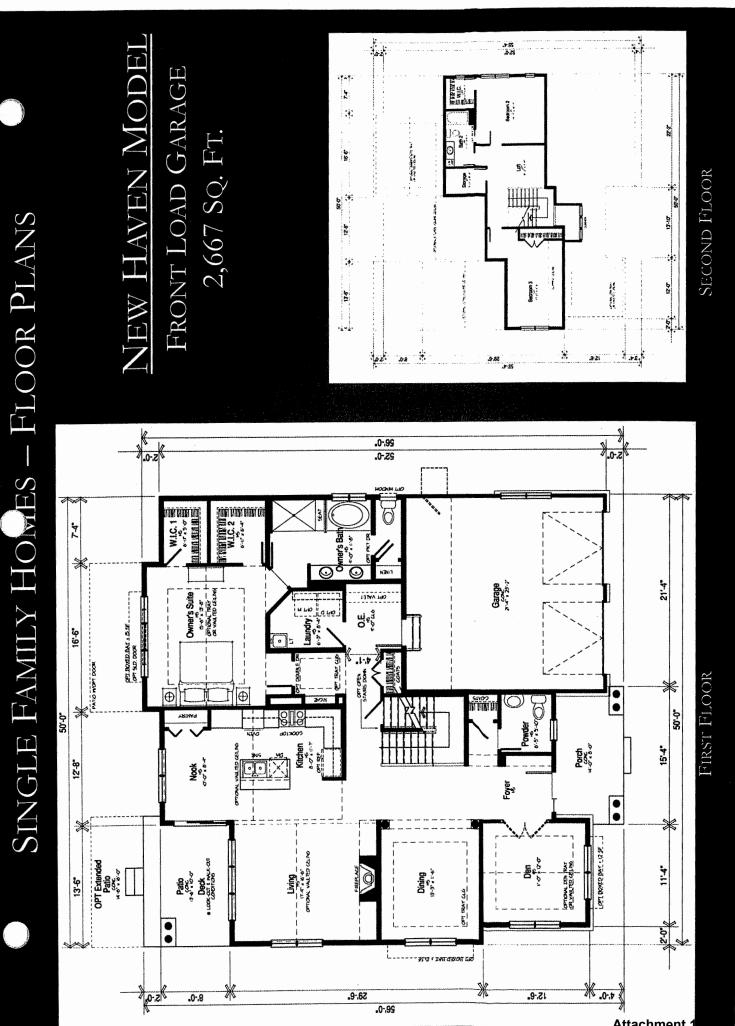


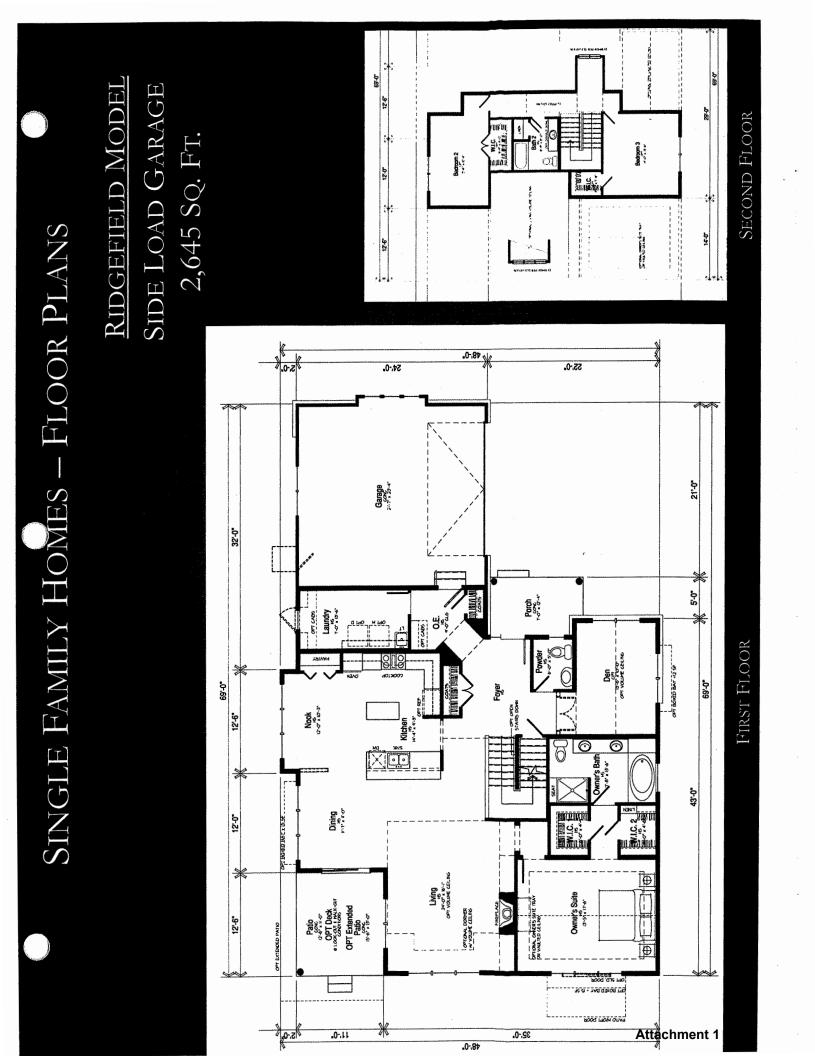
RIDGEFIELD -2,645 SF

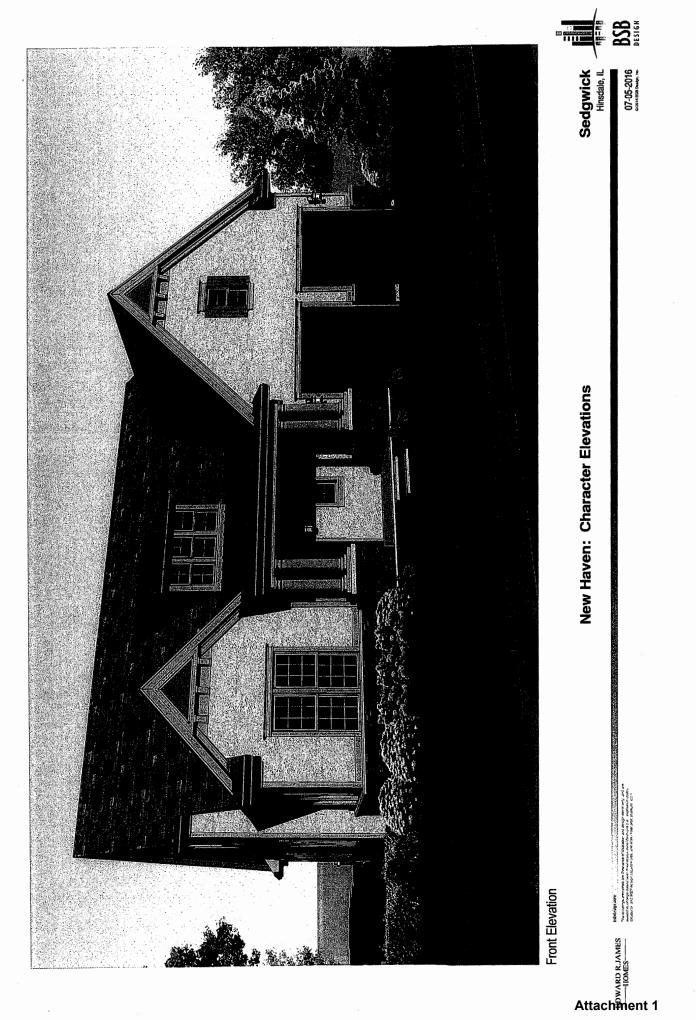


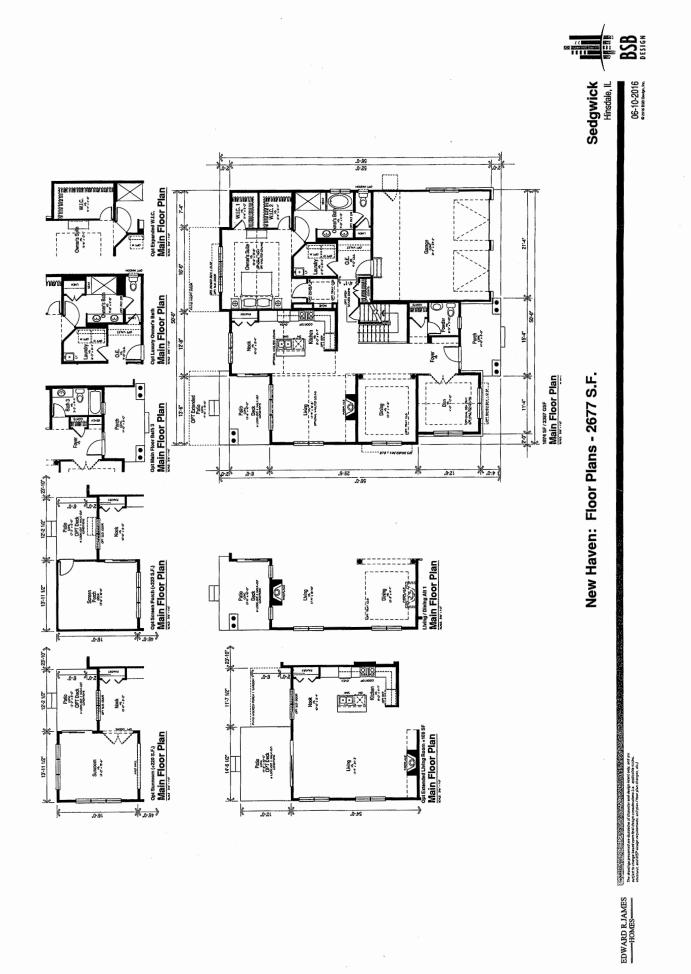
NEW HAVEN -2,667 SF

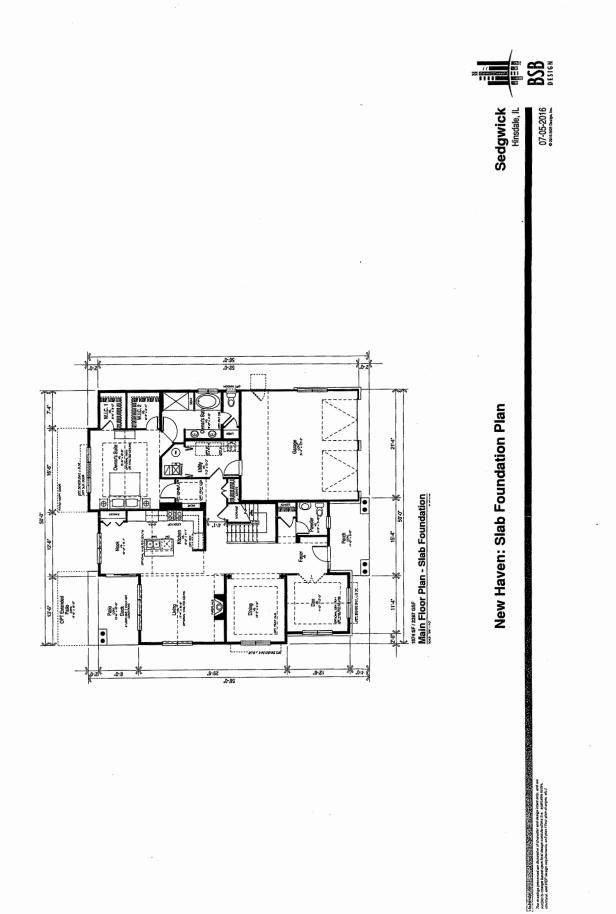
- THREE BEDROOMS: 1ST FLOOR MASTER, TWO GUEST BEDROOMS
- EXTERIOR MATERIALS: STONE & STUCCO
- WINDOW & WALKOUT BASEMENTS IN SELECTED LOCATIONS
- ATTACHED TWO CAR PARKING; FRONT AND SIDE LOAD GARAGES



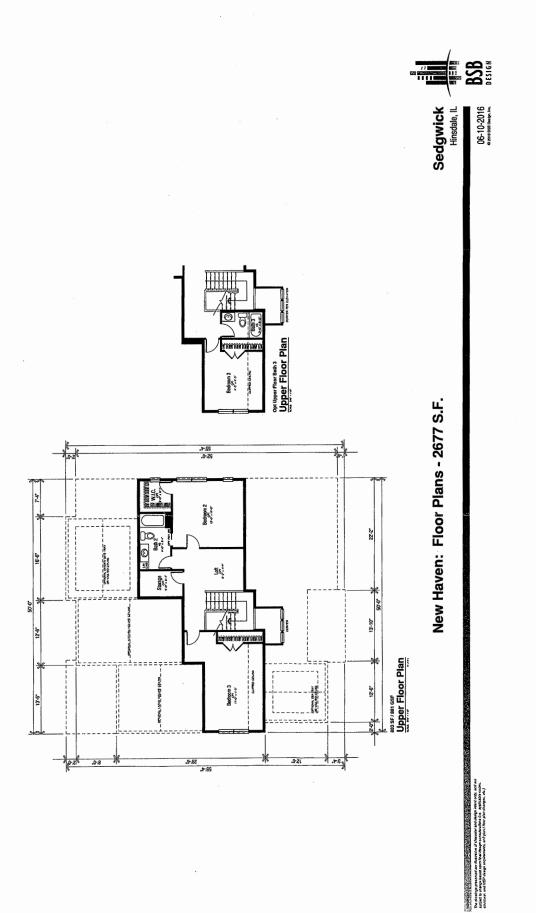


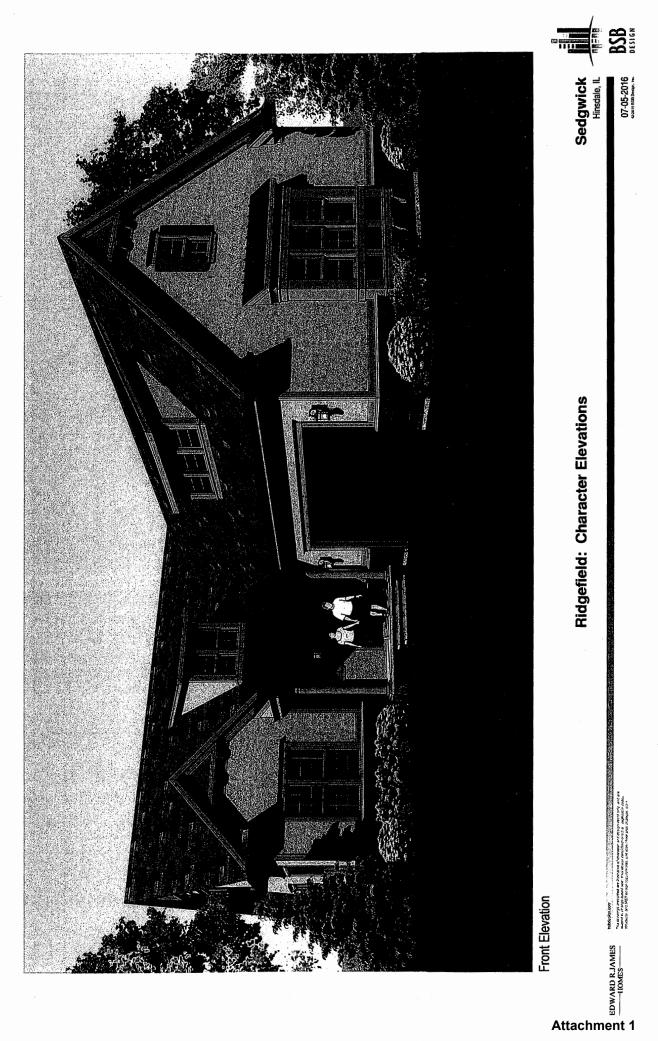


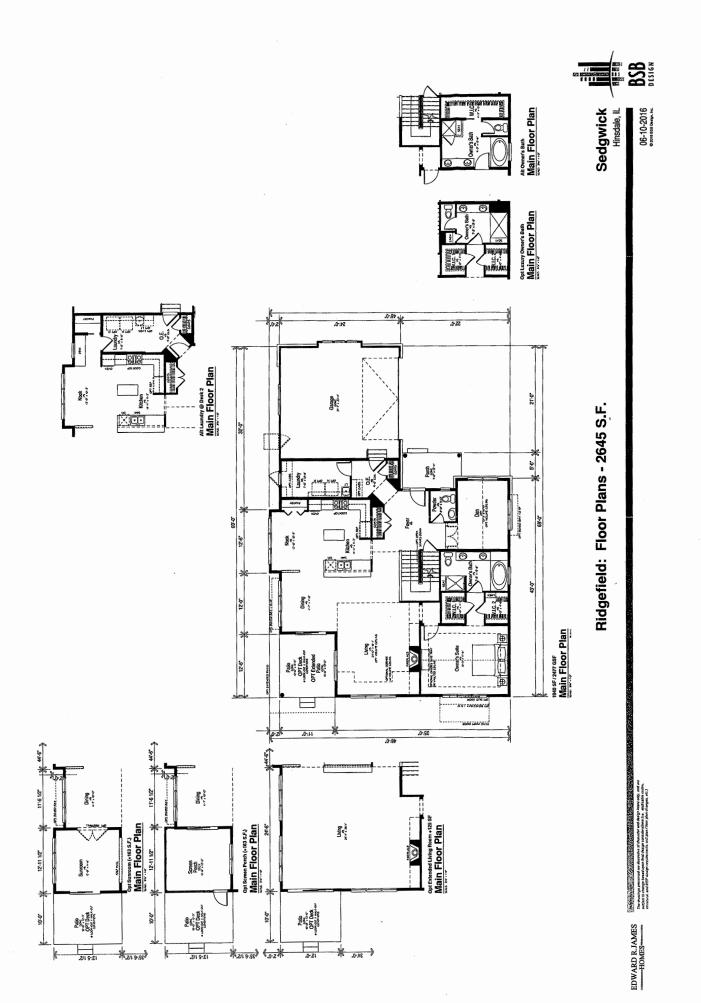


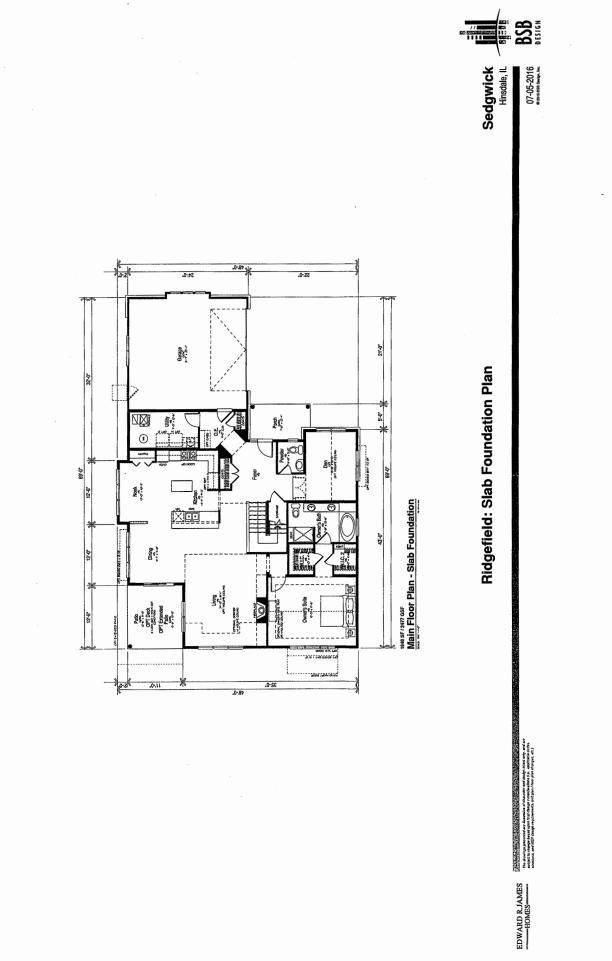


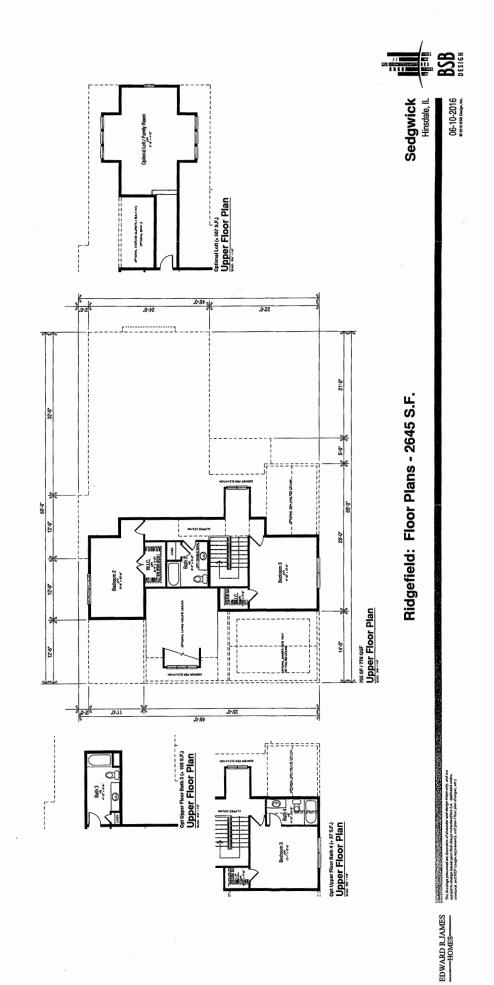
EDWARD R.JAMES











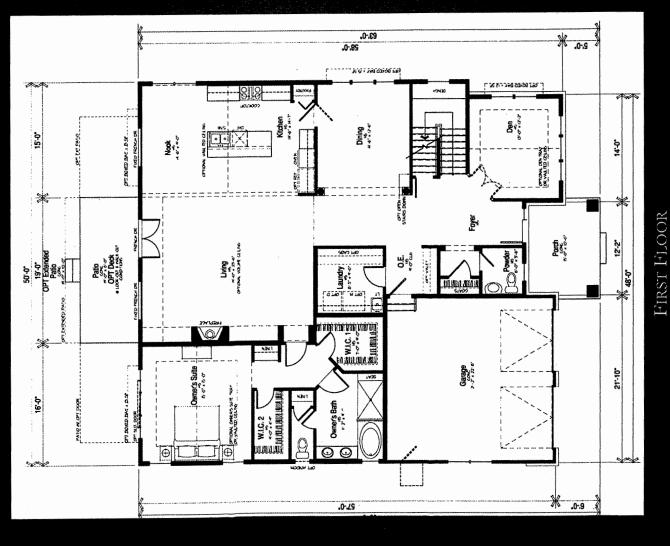
### FOUR INDIVIDUAL PLANS AND ELEVATIONS SINGLE FAMEY HOMES



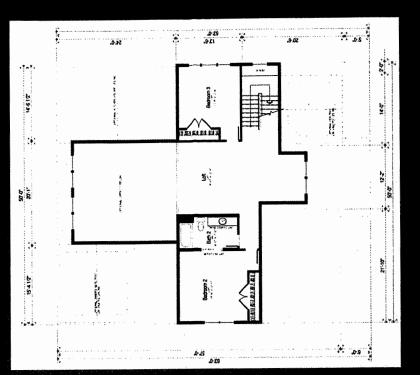
WOODBRIDGE -3,105 SF

- THREE BEDROOMS: 1ST FLOOR
   MASTER, TWO GUEST BEDROOMS
- · EXTERIOR MATERIALS: STONE & STUCCO
- WINDOW & WALKOUT BASEMENTS IN SELECTED LOCATIONS
- ATTACHED TWO CAR PARKING; FRONT AND SIDE LOAD GARAGES

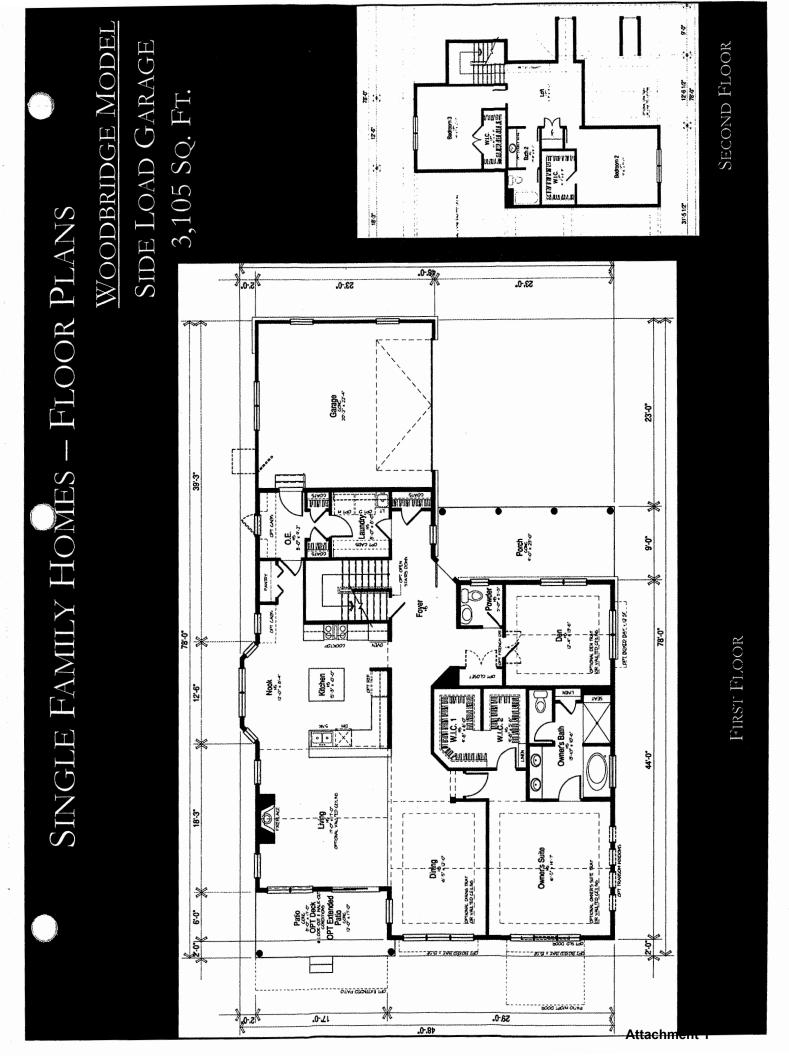
## SINGLE FAMILY HOMES – FLOOR PLANS

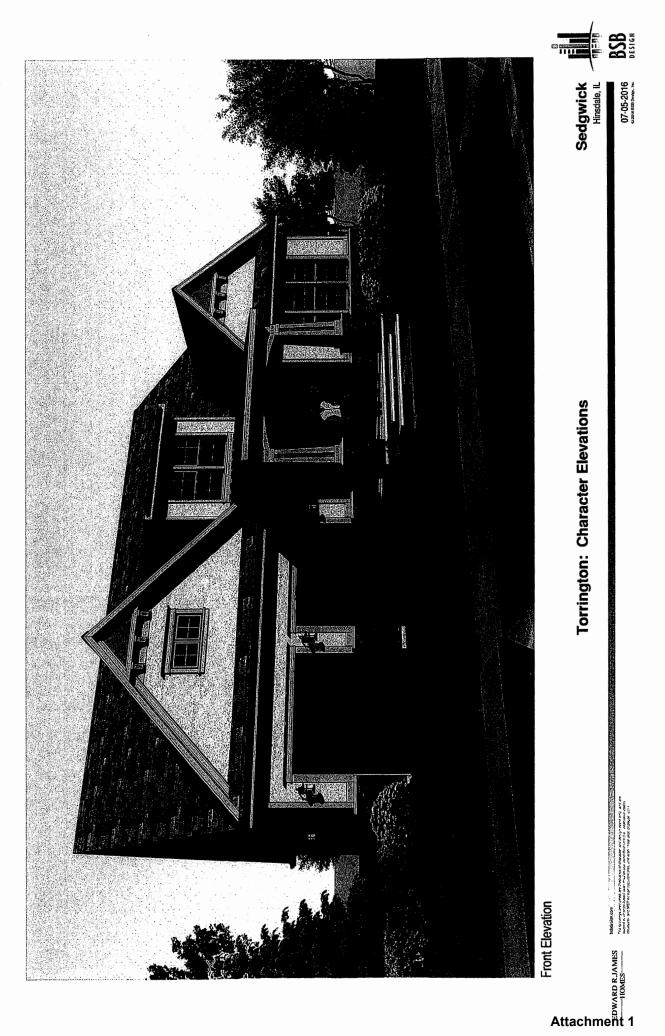


### TORRINGTON MODEL Front Load Garage 3,246 Sq. Ft.

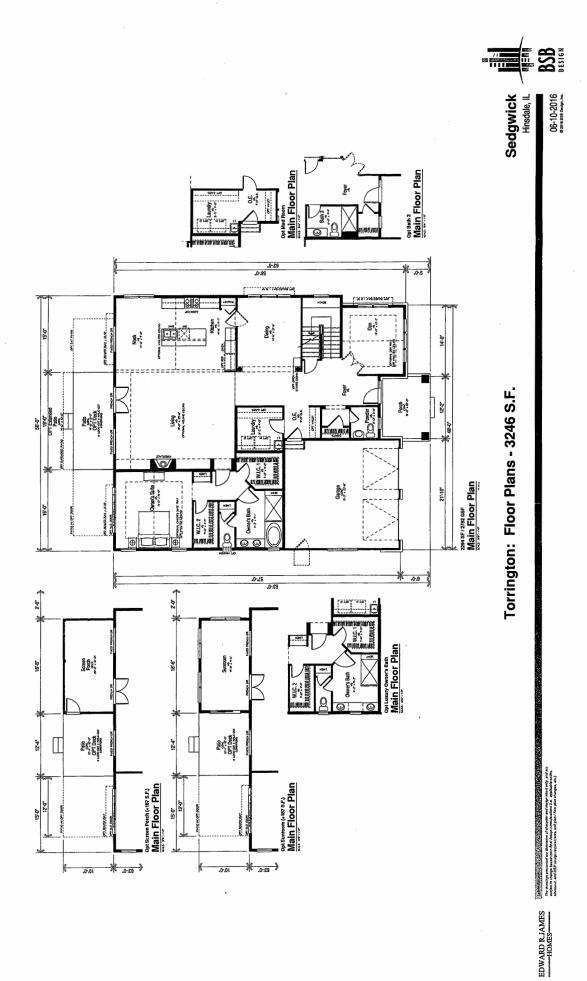


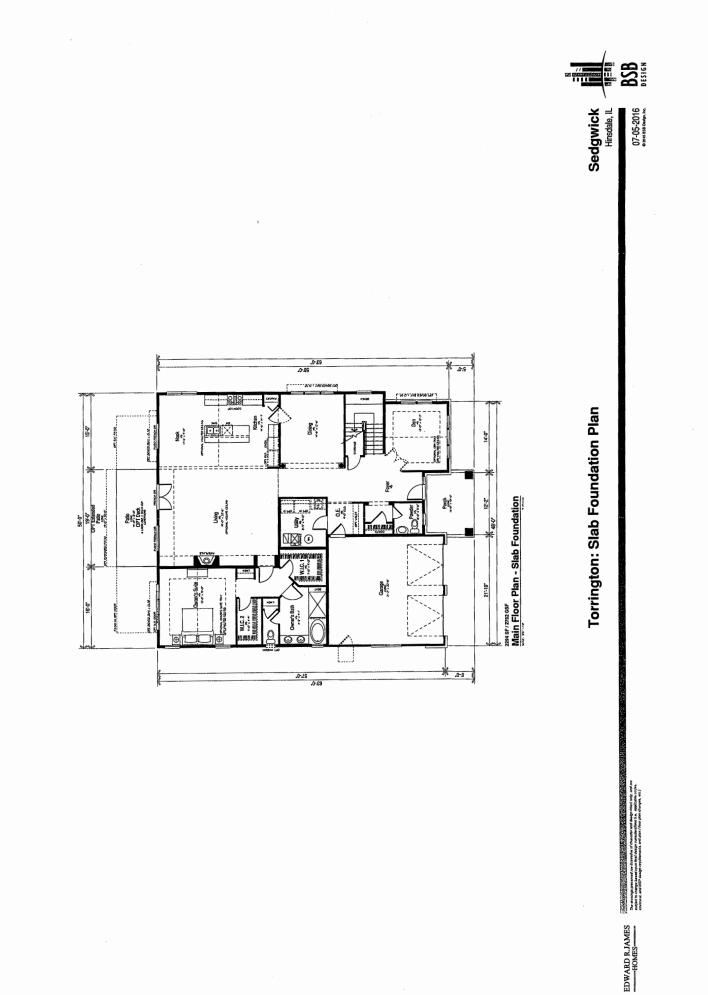
SECOND FLOOR

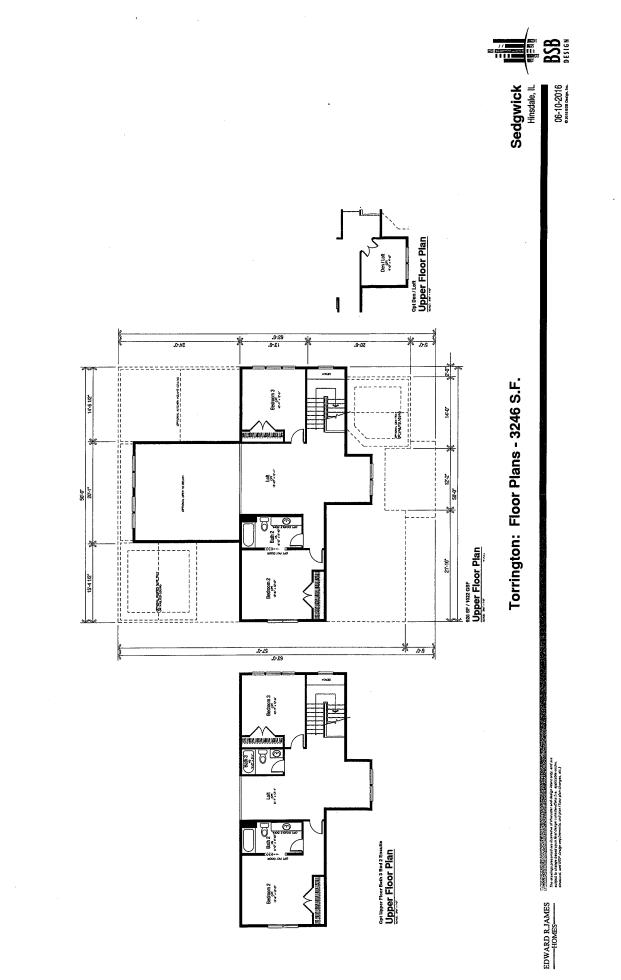


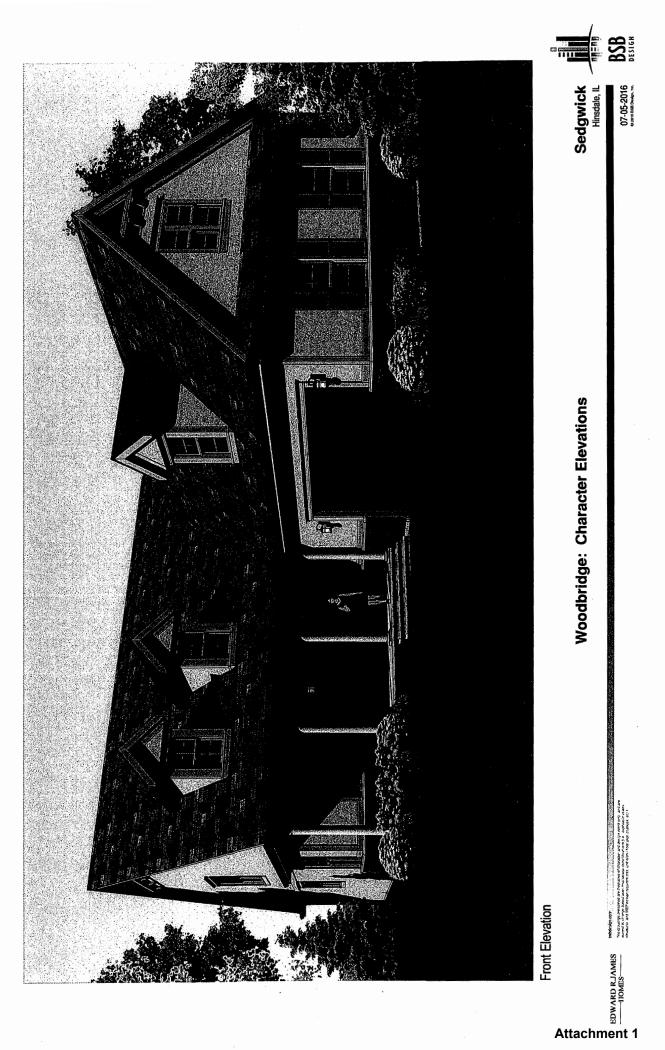


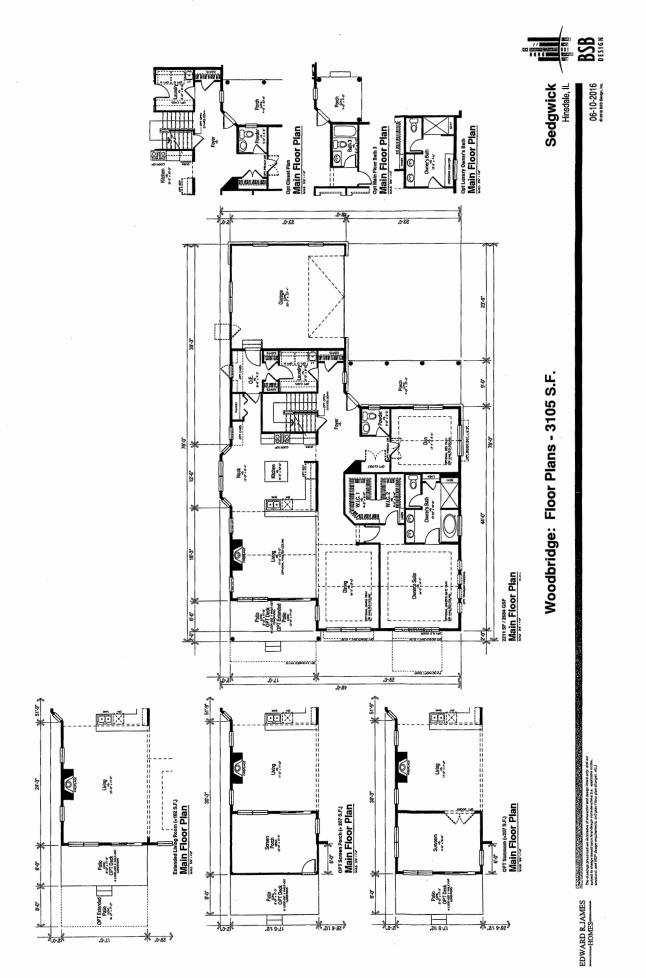
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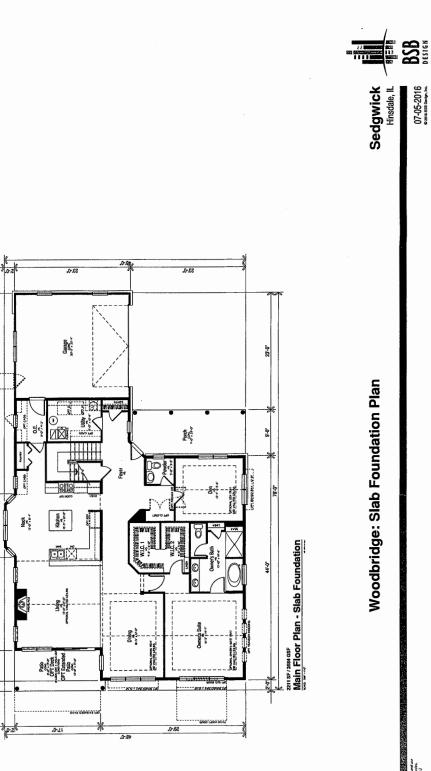












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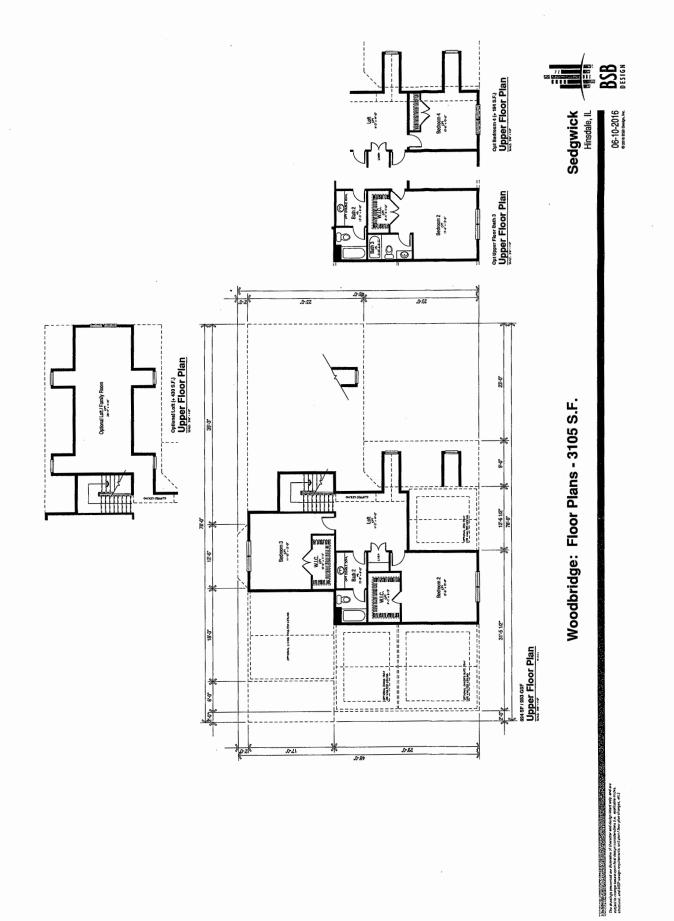
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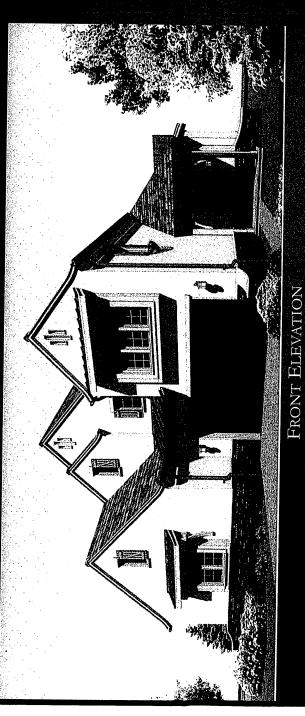
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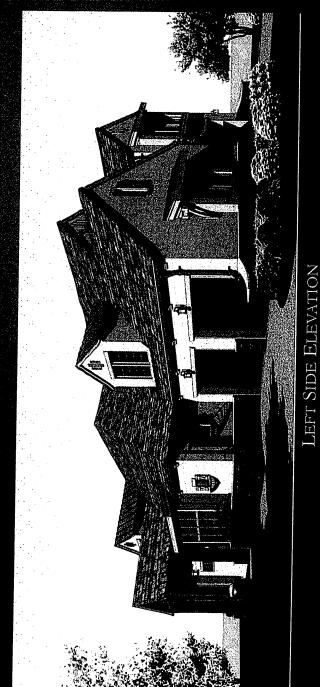
EDWARD R.JAMES



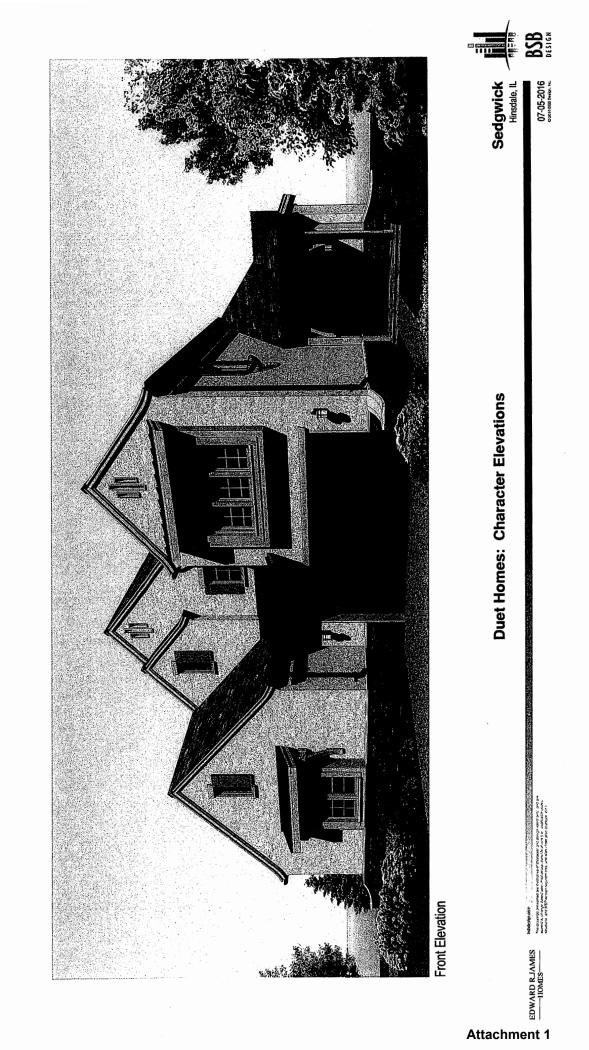
EDWARD R.JAMES

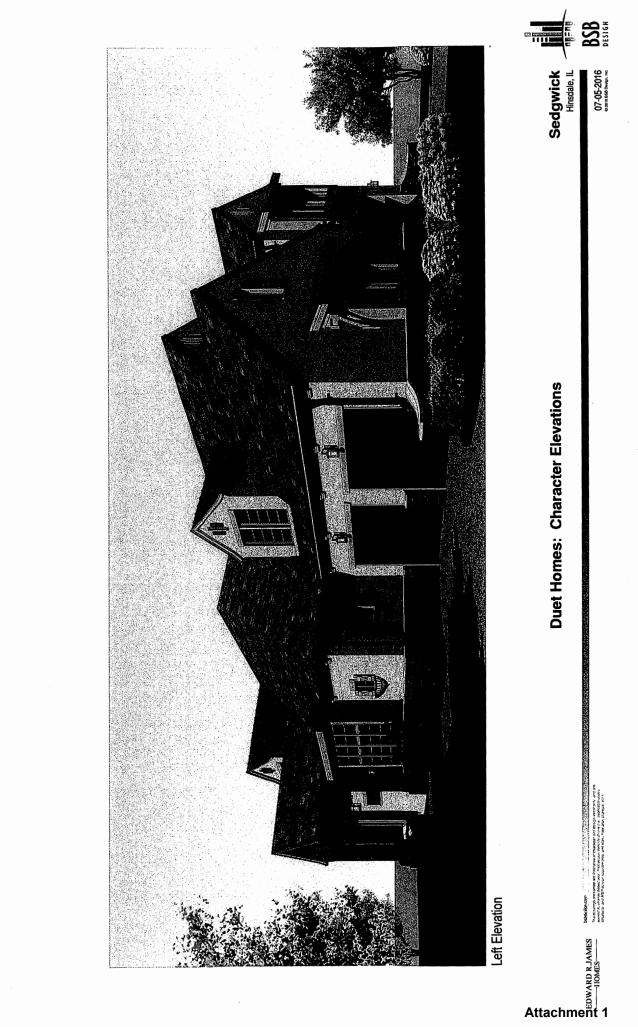
## DUPLEX (DUET) HOMES - ELEVATIONS





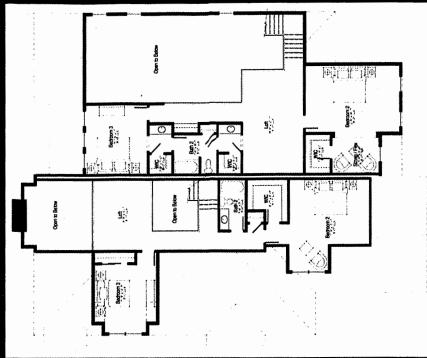
- UNIT SIZES: 2,515 & 2,647 SF
- THREE BEDROOMS: 1ST FLOOR MASTER, TWO GUEST BEDROOMS
- EXTERIOR MATERIALS: STONE & STUCCO
- WINDOW & WALKOUT BASEMENTS IN SELECTED LOCATIONS
- ATTACHED TWO CAR FRONT AND SIDE LOAD GARAGES

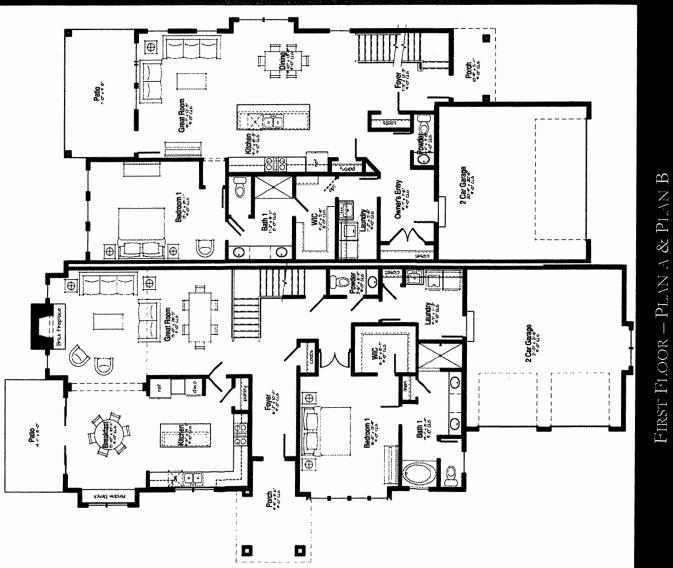




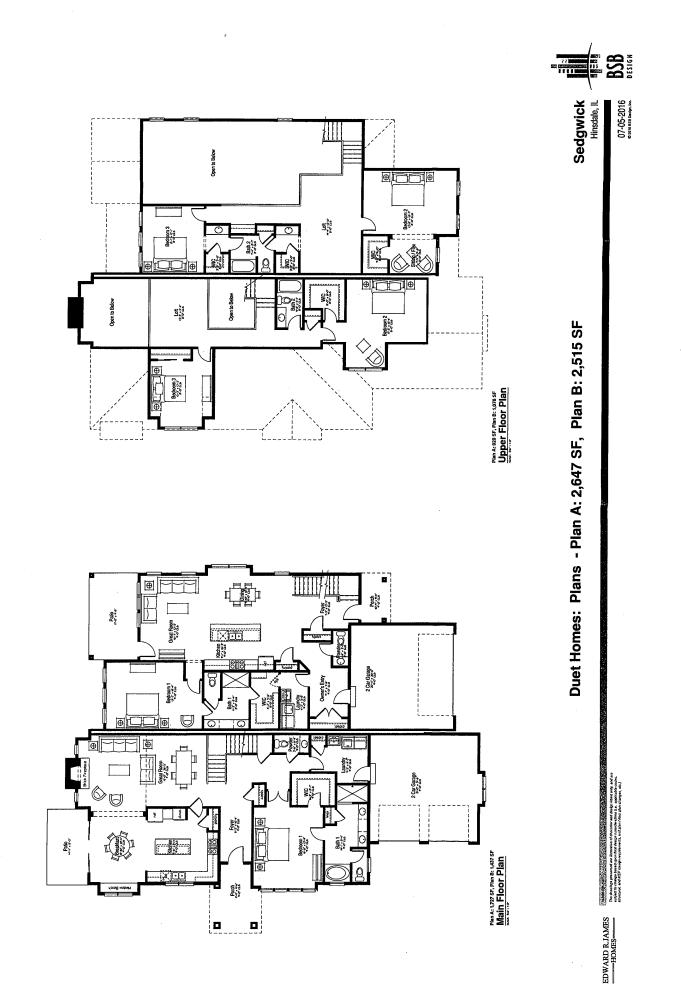
# DUPLEX (DUET) HOMES - FLOOR PLANS







SECOND FLOOR – PLAN A & PLAN B





9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018 p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO:	Mike Balas Edward R. James Homes, LLC				
FROM:	Nicholas J. Butler Consultant				
	Luay R. Aboona, PE Principal				
DATE:	August 1, 2016				
SUBJECT:	Traffic Impact Statement Proposed Residential Development Hinsdale, Illinois				

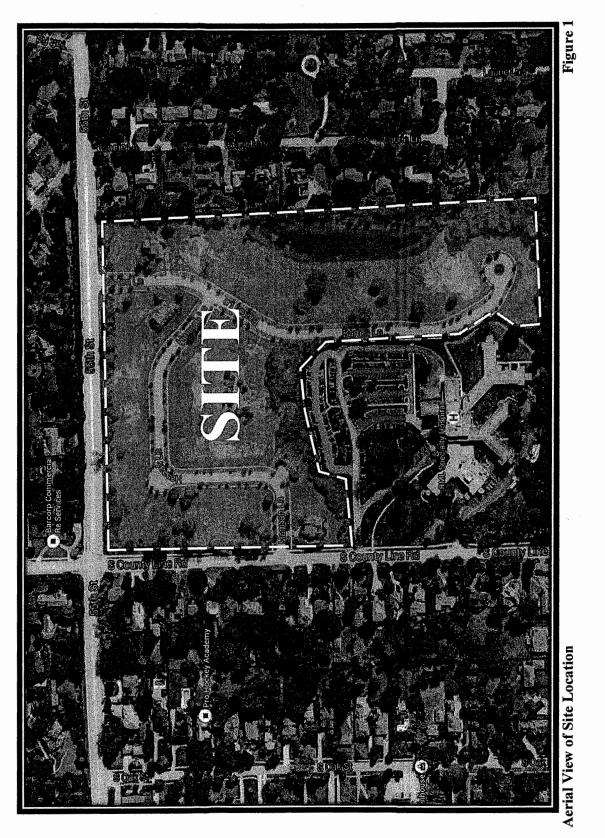
This memorandum summarizes a trip generation and site access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential subdivision in Hinsdale, Illinois. The site is located in the southeast quadrant of the intersection of 55th Street and County Line Road and is bounded by single-family homes to the north, east, and west and by RML Specialty Hospital to the south. **Figure 1** shows an aerial view of the site.

The proposed development plan calls for two single-family homes (one of which is already constructed), 30 age-targeted duplex homes, and 27 age-targeted single-family homes. Access to the site is provided via two existing roadways: Barton Lane off 55th Street and Hannah Lane off County Line Road.

### Existing Roadways

The roadway system serving the site includes the following:

55th Street (DuPage County Route 35) is an east-west roadway that in the vicinity of the site provides two lanes in each direction. At its signalized intersection with County Line Road, 55th Street provides an exclusive left-turn lane, an exclusive through lane, and a shared through/rightturn lane on both approaches. 55th Street also provides a crosswalk on the south approach at its intersection with County Line Road. At its unsignalized intersection with Barton Lane, 55th Street provides an exclusive through lane and a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane and two exclusive through lanes on the westbound approach. 55th Street is classified as a minor arterial by IDOT, is under the jurisdiction of IDOT east of County Line Road and the DuPage County Division of Transportation west of County Line Road, and carries an AADT volume of 19,000 vehicles east of County Line Road and 20,400 vehicles west of County Line Road. 55th Street has a posted speed limit of 35 mph.



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*County Line Road* is a north-south roadway that in the vicinity of the site provides one lane in each direction. At its signalized intersection with 55th Street, County Line Road provides an exclusive left-turn lane and a shared through/right-turn lane on both approaches. At its unsignalized intersection with Hannah Lane, County Line Road provides a shared through/right-turn lane on the northbound approach and a shared through/left-turn lane on the southbound approach. County Line Road is classified as a major collector north of 55th Street and as a minor arterial south of 55th Street by the Illinois Department of Transportation (IDOT). County Line Road is under the jurisdiction of the Cook County Department of Transportation and Highways south of 55th Street, carries an Annual Average Daily Traffic (AADT) volume of 7,300 vehicles, and has a posted speed limit of 35 miles per hour (mph).

*Barton Lane and Hannah Lane* are access roadways that provide access to the site of the proposed development off 55th Street and County Line Road, respectively. Each roadway provides one lane in each direction and they are under stop sign control at their respective intersections with 55th Street and County Line Road. A westbound left-turn lane is provided on 55th Street at its intersection with Barton Lane.

### **Proposed Development Plan**

The plans for the proposed residential development call for the development of two single-family homes (one of which is constructed), 30 age-targeted duplex homes, and 27 age-targeted single-family homes. The previously approved plans for the site called for 36 single-family homes. Access will continue to be provided via two existing roadways, Barton Lane and Hannah Lane, off of 55th Street and County Line Road, respectively.

### **Development Traffic Generation**

The traffic to be generated by the proposed development was estimated using trip data published by the Institute of Transportation Engineers (ITE) in its *Trip Generation Manual*, 9th Edition. The trip rates were applied for the weekday morning and evening peak hours and on a daily basis for the following uses:

- Two single-family homes
- 30 senior adult housing attached units
- 27 senior adult housing detached units

**Table 1** summarizes the estimated trips for the proposed development. Also included in Table 1 is the estimated trips that would be generated by the development of the previously approved 36 single-family homes.

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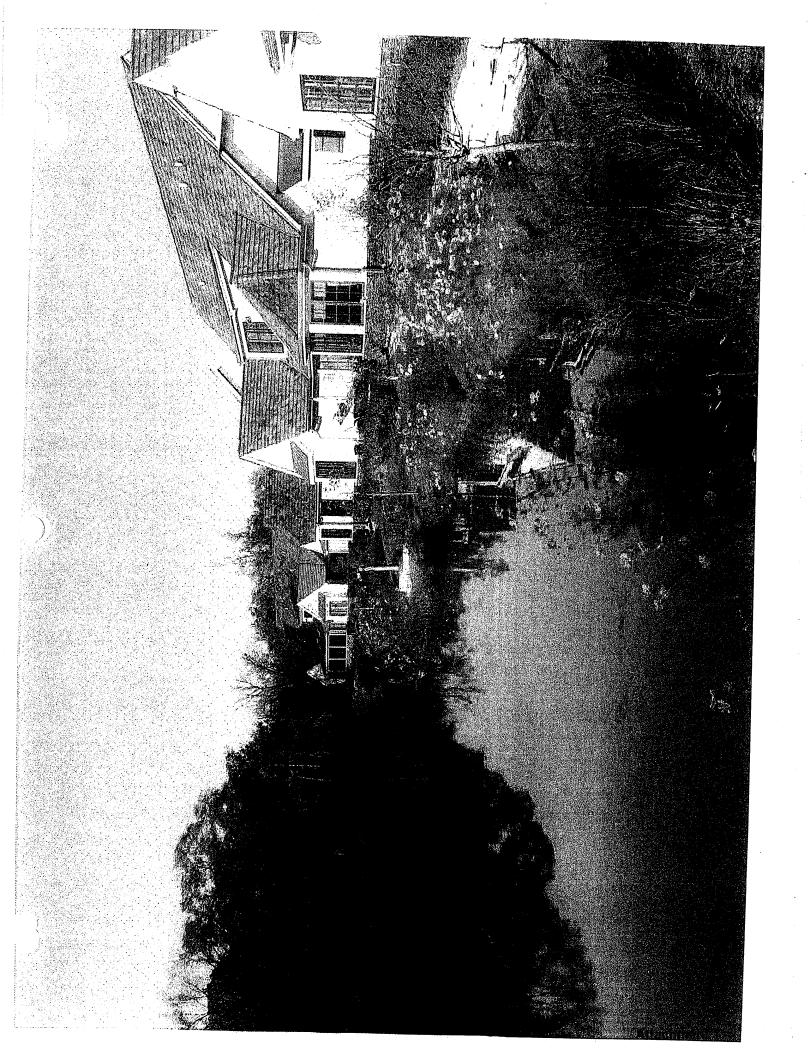
### Table 1 TRIP GENERATION SUMMARY

Land Use Type		Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily
	Density (Units)	In	Out	Total	In	Out	Total	
Proposed Development								
• Single-Family Detached (LUC 210)	2	1	2	3	2	1	3	19
Senior Adult Housing- Attached (LUC 252)	30	<u>2</u>	<u>4</u>	<u>6</u>	<u>5</u>	<u>4</u>	<u>9</u>	111
• Senior Adult Housing- Detached (LUC 251)	27	<u>12</u>	<u>23</u>	<u>35</u>	<u>10</u>	7	<u>17</u>	<u>146</u>
Total:		15	29	44	17	12	28	276
Previously Approved Development								
Single-Family Detached (LUC 210)	36	<u>9</u>	<u>26</u>	<u>35</u>	<u>26</u>	<u>16</u>	<u>42</u>	<u>410</u>
Difference		+6	+3	+ <b>9</b>	-9	-4	-13	-134
LUC – ITE Land Use Code	, , , , , , , , , , , , , , , , , , ,							

As can be seen from Table 1, when compared with the previously approved development, the proposed development will generate an additional nine trips during the morning peak hour (one additional trip every approximately six and a half minutes), 13 fewer trips during the evening peak hour, and 134 fewer trips on a daily basis which is a 33 percent reduction.

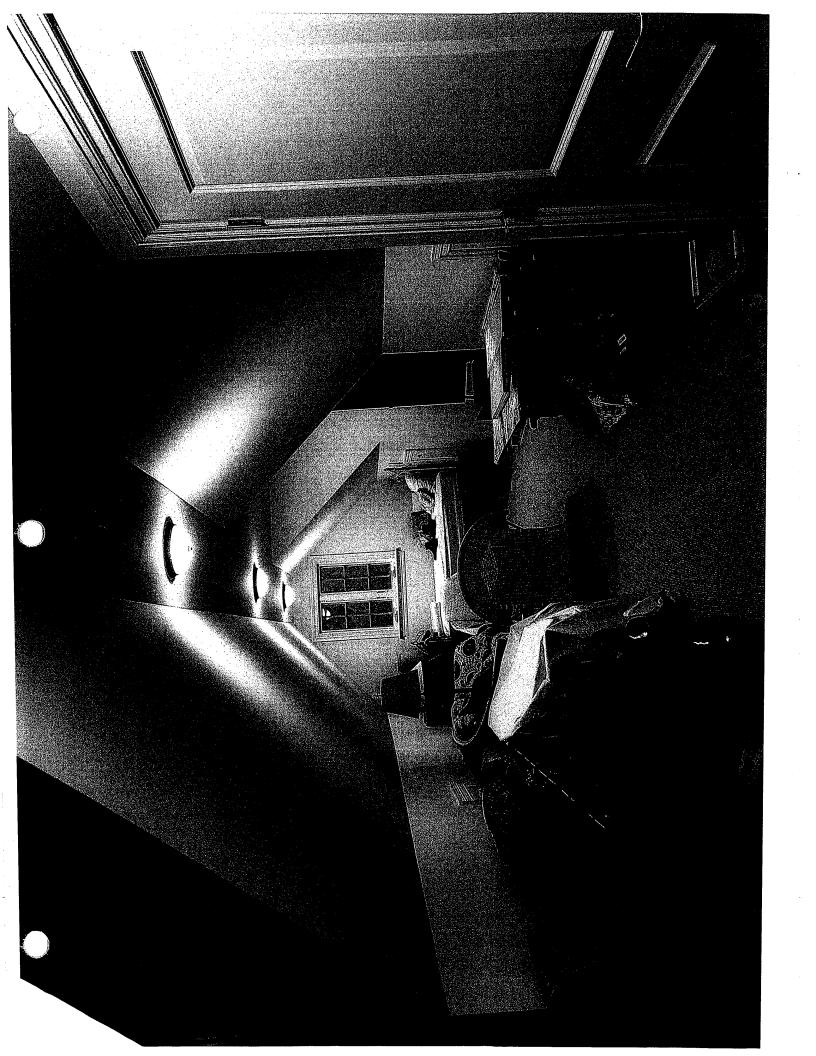
Based on that and given the two access roadways off 55th Street and County Line Road that serve the site which allow for efficient disbursement of site traffic, the traffic that will be generated by the proposed development can be adequately accommodated and is consistent with the impact of the previously approved plan.





# Photo of Open Storage Area Above Garage

The following is a photo of a similar open storage area above the garage in another development. The space is finished, heated and air conditioned, and carpeted.





### TRACY CROSS & ASSOCIATES, INC.

May 26, 2015

Mr. Ed James Edward R. James Homes, LLC 2550 Waukegan Road, Suite 220 Glenview, IL 60025

Dear Mr. James:

Pursuant to our discussion on Friday, May 21, 2016, the following bullet-point summary provides supportive rationale regarding the marketing of your Sedgwick development in Hinsdale as an *age-targeted* community rather than imposing a 55 and older age restriction:

- □ While the first-floor master bedroom duet and single family homes proposed for Sedgwick, coupled with the development's low maintenance environment, will have a directed appeal toward the more mature, move down home buyer, i.e. the empty-nester aged 55-74, an age restriction would have a negative impact on sales. By age restricting the community, certain nontraditional households in the 40-54 age bracket, such as never-nested couples, divorcees and older singles, would be excluded. The ability to attract these segments of the market, especially considering a development size close to 60 units and the anticipated price range, will be critical relative to maximizing absorption potentials.
- □ By imposing an age restriction on the Sedgwick community, James would also disenfranchise a portion of its primary buyer profile which, again, is the move down home purchaser aged 55-74. According to a survey conducted recently by Better Homes and Gardens Real Estate, just 27 percent of active adults would consider committing to an age restricted (55 and over) community in lieu of a non-age qualified alternative. This statistic is generally consistent with our firm's own research over the past 20 years which has placed the age restricted versus a non-age restricted ratio at 30/70.
- The vast majority of age qualified active adult developments in the Chicago region over the past 20 years have been large scale, destination point communities by builders such Pulte Group/Del Webb and D.R. Horton/Cambridge Homes. These developments, with their high level of amenities, have established lifestyle environments that cannot be readily duplicated competitively, thus attracting buyers from a broad geographic area who are looking for a particular lifestyle change. For non-amenitized communities, especially those in highly affluent areas, the ability to draw buyers from outside the local market is extremely difficult. As a result, an age restriction would simply limit an already finite base of demand.

Respectfully submitted,

TRACY CROSS & ASSOCIATES, INC.

Erik A. Doersching Executive Vice President and Managing Partner

REAL ESTATE MARKET ANALYSIS 1920 N. THOREAU DRIVE, SUITE 150 SCHAUMBURG, IL 60173-4174 1847-925.5400 f 847.925.5415 .vvvvv.tcrossinc.com



# 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: AUGUST 26, 2016

Teska Associates, Inc. prepared a fiscal analysis for the proposed Hinsdale Meadows site. The subject site is a 24.5 acre development located at the SE Corner of County Line Road and 55th Street. The property is currently zoned for 36, 4-bedroom homes.

Edward R. James Homes, LLC has proposed a new site plan for the property to be called Hinsdale Meadows and compared the results with current zoning for the site. The development will have 59 homes, including:

- Two traditional single family homes
- 27 empty-nester single family homes with first floor master bedrooms and two bedrooms on the second floor
- 30 duplex homes each with a first floor master bedroom and two bedrooms on the second floor

Current zoning would allow 36 large traditional single-family homes on the same subject property.

### Summary of impacts:

As shown in Table 1, the proposed site plan will:

- Reduce the number of school children for both CCSD 181 and HSD 86. In a comparison of eleven comparable properties with similar layouts and price points in similar markets, none were age-restricted, yet produced very few students (.04 elementary students and .02 high school students per unit).
- Create significant financial benefits for each school district, including \$450,000 fiscal surplus to CCSD 181 and \$242,000 surplus to HSD 86.
- Create a \$13,500 fiscal surplus for the Village of Hinsdale.
- Increase the amount of Equalized Assessed Value (EAV) to support public services by <u>all</u> local taxing districts while reducing the amount of public services due to lower population.
- Increase the total property taxes paid from \$689,000 to \$851,000.

### Table 1: Summary of Fiscal Impacts

	PROPOSED SITE PLAN	CURRENT ZONING
SITE CHARACTERISTICS		
3 BR ATTACHED	30	0
3 BR DETACHED	27	0
4 BR DETACHED	2	36
TOTAL # OF HOMES	59	36
POPULATION		
TOTAL POPULATION	124	129
CCSD 181 STUDENTS	4	29
HSD 86 STUDENTS	2	8
CCSD 181		
TOTAL EXPENSES	\$68,396	\$511,392
PROPERTY TAX REVENUE	\$514,685	\$416,788
OTHER REVENUE	\$5,969	\$44,633
NET FISCAL IMPACT	\$452,258	\$82,817
HSD 86		
TOTAL EXPENSES	\$101,074	\$153,648
PROPERTY TAX REVENUE	\$269,513	\$218,249
OTHER REVENUE	\$11,983	\$18,216
NET FISCAL IMPACT	\$180,422	\$82,817
	A=0.000	
TOTAL EXPENSES	\$79,998	\$83,140
	\$93,484	\$92,697
NET FISCAL IMPACT	\$13,486	\$9,557
	60F0 047	6000 005
TOTAL PROPERTY TAXES FOR ALL TAXING DISTRICTS	\$850,917	\$689,065

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teska associates inc

# 1. SITE CHARACTERISTICS

The 24.5 property is called Sedgwick and is zoned to allow for 36 traditional, large single-family homes. Homes would be approximately 4,000 square feet on 20,000 sq. ft. lots.

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The proposed site plan, to be called Hinsdale Meadows, would have 30, three bedroom duplexes, 27 three-bedroom single family homes, and two traditional single-family homes on large lots. All of the three-bedroom homes would have master down bedrooms and small outdoor spaces, rather than traditional homes with the master bedroom on the same level as the other bedrooms for children and large lots for families.

### Table 2: Site Characteristics

	3 BR ATTACHED		3 BR DETACHED			4 BR DETACHED			
	Units	Land Sq Ft	Building Sq Ft	Units	Land Sq Ft	Building Sq Ft	Units	Land Sq Ft	Building Sq Ft
PROPOSED SITE PLAN	30	9,000	2,500	27	12,285	2,900	2	20,000	4,000
CURRENT ZONING							36	20,000	4,000

# 2. POPULATION GENERATION

In order to determine the estimated impacts on the school district, municipality and other taxing districts, an analysis of student counts for similar developments was undertaken. Eleven developments were analyzed for similar age-targeted units. None of the developments are age-restricted. The actual student counts are provided in Table 3, along with ratios that are used in the analysis.

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### Table 3: School-Age Children by Development

DEVELOPMENT NAME	Savoy Club	Field Stone Club	Chase- moor	Lake Ridge Club	Burr Ridge Club	Heather- field	Fox Meadow	Hibbard Gardens	Royal Ridge	Regent Woods	Westgate	Average
COMPARABLE HOMES	52	60	192	68	73	70	26	6	77	35	29	
K-8 SCHOOL AGE CHILDREN	4	0	6	0	0	7	2	0	1	0	5	
HS SCHOOL AGE CHILDREN	4	1	3	0	0	0	0	0	0	0	3	
ELEMENTARY STUDENTS PER UNIT	0.08	0.00	0.03	0.00	0.00	0.10	0.08	0.00	0.01	0.00	0.17	0.04
HIGH SCHOOL STUDENTS PER UNIT	0.08	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.02

Due to the site layout, bedroom design, lack of back yards and restrictions on outdoor play equipment, very low student counts are anticipated through Hampton Mills.

In addition, Grau Mill was analyzed but due to the difference in density, age of product, price point, and layout, it was determined that Grau Mill was not a comparable project.

In order to determine the total expected population, the most comprehensive study of estimates of new housing was utilized. The study was prepared by Robert Burchell, David Listokin, William Dolphin of the Center for Urban Policy Research at Rutgers University in 2006 and is entitled "Residential Demographic Multipliers: Estimates of the Occupants of New Housing. The study was conducted of new housing in Illinois, primarily in suburban markets.

### **Table 4: Population Estimate Ratios**

	Total Persons	ES	HS	
4 BEDROOM SINGLE FAMILY DETACHED	3.58	0.81	0.22	Rutgers
<b>3 BEDROOM SINGLE FAMILY MASTER DOWN</b>	2.05	0.040*	0.020*	*Actual
				occupancy

As shown in Table 5, the expected population was projected for the proposed site plan of 59 units compared to the current zoning of 36 larger homes.

### **Table 5: Forecasted Population**

	TOTAL PERSONS	ES	HS
PROPOSED SITE PLAN			
CONVENTIONAL 4 BEDROOM SINGLE FAMILY DETACHED	7	2	0
3 BEDROOM SINGLE FAMILY MASTER BEDROOM DOWN	117	2	1
TOTAL	124	4	2
CURRENT ZONING			
CONVENTIONAL 4 BEDROOM SINGLE FAMILY DETACHED	129	29	8
TOTAL	129	29	8

Key Findings:

- The proposed site plan will produce less population and school children than current zoning
- CCSD 181 will have approximately 4 new students with proposed site plan compared with 29 new students under current zoning
- Hinsdale High School District 86 will have 2 students with the proposed site plan versus 8 students under current zoning

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# 3. PROPERTY TAXES

Property tax revenues were estimated based on expected Equalized Assessed Value (EAV) of comparable properties. EAV is the measure by which property taxes are determined in Illinois. As shown below the proposed site plan would have significantly greater Equalized Assessed Value than under current zoning, at over \$14 million compared with under \$12 million, resulting in total taxes of \$851,000 compared with \$689,000.

### Table 6: Equalized Assessed Value (EAV) and Property Taxes

	TOTAL EAV FOR BUILDINGS AND LAND		TOTAL EAV		TOTAL PROPERTY TAX	PROPERTY TAX PER HOME
	EAV Building per Unit	EAV Land per Un	EAV Per Home	Total EAV		
PROPOSED SITE PI	LAN					
3 BR ATTACHED	\$209,050	\$17,653.58	\$226,704	\$6,801,113	\$394,669	\$13,156
3 BR DETACHED	\$242,498	\$23,538.11	\$266,036	\$7,182,981	\$416,828	\$15,438
4 BR DETACHED	\$300,419	\$39,230.18	\$339,649	\$679,298	\$39,420	\$19,710
			Total	\$14,663,392	\$850,917	\$14,422
CURRENT ZONING						
4 BR DETACHED	\$300,419	\$29,422.64	\$329,841	\$11,874,290	\$689 <i>,</i> 065	\$19,141
			Total	\$11,874,290	\$689,065	\$19,141

### **Key Findings**

- The Proposed Site Plan would generate \$14.6 million in EAV, compared with \$11.9 million in Current Zoning.
- The Proposed Site Plan would generate a total of \$851,000 in property taxes across all taxing districts, compared with \$689,000 under Current Zoning.

# 4. SCHOOL IMPACTS

The expenses and revenues per pupil for Hinsdale CCSD 181 and Hinsdale HSD 86 are:

### Table 7: Hinsdale CCSD 181 Expenses and Non-Property Tax Revenues per Pupil

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EXPENSES							
Education	Operations & Maintenance	Transportation	Other	TOTAL			
\$50,307,790	\$725,728	\$1,575,728	\$9,486,577	\$68,641,550			

REVENUES					
Property Tax	Other Local Funding	General State Aid	Other State Funding	Federal Funding	TOTAL
\$62,193,431	\$2,425,552	\$807,882	\$1,774,026	\$983,342	\$5,990,802

Expenses per Pupil	Non-Property Tax Revenues per Pupil
\$17,537	\$1,531

### Table 8: Hinsdale HSD 86 Expenses and Revenues

EXPENSES							
Education	Operations & Maintenance	Transportation	Other	TOTAL			
\$69,337,864	\$7,877,796	\$2,862,983	\$5,592,167	\$85,670,810			

REVENUES					
Property Tax	Other Local Funding	General State Aid	Other State Funding	Federal Funding	TOTAL
\$76,599,959	\$5,361,683	\$1,094,513	\$2,456,845	\$1,091,866	\$10,004,907

Expenses per Pupil	Non-Property Tax Revenues per Pupil
\$19,440	\$2,270

Applying the projected student population to the two school districts shows a much more positive impact of the proposed site plan compared with current zoning, as shown in Table 9.

### Table 9: School Fiscal Impacts

HINSDALE CCSD 181	PROPOSED PLAN	CURRENT ZONING
ELEMENTARY SCHOOL-AGE CHILDREN	4	29
PROPERTY TAX REVENUE	\$514,685	\$416,788
EXPENSES	-\$68,396	-\$511,391.82
<b>REVENUES (STATE &amp; FEDERAL AID)</b>	\$5,969	\$44,632.55
NET FISCAL IMPACT	\$452,258	-\$49,972
HINSDALE HIGH SCHOOL DISTRICT 86	Proposed Plan	Current Zoning
HIGH SCHOOL-AGE CHILDREN	2	8
PROPERTY TAX REVENUE	\$269,513	\$218,249
EXPENSES	-\$30,652	-\$153,648
<b>REVENUES (STATE &amp; FEDERAL AID)</b>	\$3,634	\$18,216
NET FISCAL IMPACT	\$242,495	\$82,817

### **Key Findings**

- Hinsdale CCSD 181 would have a \$452,000 fiscal benefit under the proposed site plan, compared with a \$50,000 loss under current zoning
- Hinsdale HSD 86 would have a \$242,000 fiscal benefit under the proposed site plan, compared with \$83,000 under current zoning

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# 5. VILLAGE OF HINSDALE

Expenses and revenues were analyzed for the Village of Hinsdale. As shown in Table 10, the Proposed Site Plan has lower expenses and higher revenue than Current Zoning.

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	PROPOSED SITE PLAN	CURRENT ZONING
VILLAGE EXPENSES		
PUBLIC SAFETY	40,480	42,069
COMMUNITY DEVELOPMENT	4,779	4,966
PUBLIC WORKS	34,740	36,104
TOTAL EXPENSES	79,998	83,140
VILLAGE REVENUES		
PROPERTY TAXES	70,384	56,997
UTILITY TAXES	6,900	4,200
MOTOR FUEL TAX	3,000	3,100
STATE INCOME TAX	11,200	11,600
STATE USE TAX	2,000	16,800
TOTAL REVENUE	93,484	92,697
FISCAL IMPACT	13,486	9,557

### Table 10: Village of Hinsdale Expenses and Revenue

### **Key Findings**

- Expenses to the Village are projected at approximately \$80,000 for the Proposed Site Plan and \$83,000 for Current Zoning.
- Revenues are projected at just over \$93,000 for Proposed Site Plan compared with just under \$93,000 for Current Zoning.
- The net fiscal impact is approximately \$13,500 for Proposed Zoning and \$9,500 for Current Zoning.

# 6. TABLE OF PROPERTY TAX REVENUES FOR ALL DISTRICTS

Due to the higher EAV, there will be a greater source of revenue for all taxing districts for the Proposed Site Plan versus Current Zoning.

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### Table 11: Property tax Revenue for All Taxing Districts

	TAX RATE	PROPOSED SITE PLAN	CURRENT ZONING
MISCELLANEOUS TAXES			
DES PLAINES VALLEY MOSQ ABATEMENT DISTRICT LYONS	0.017	2,493	2,019
METRO WATER RECLAMATION DISTRICT	0.426	62,466	50,584
MISCELANNEOUS TAXES TOTAL	0.443	64,959	52,603
SCHOOL TAXES			
DUPAGE COMMUNITY COLLEGE 502	0.311	45,603	36,929
HINSDALE TWP HSD 86	1.838	269,513	218,249
COMM CONS DISTRICT 161 BURR RIDGE	3.51	514,685	416,788
SCHOOL TAXES TOTAL	3.757	550,904	446,117
MUNICIPALITY/TOWNSHIP TAXES			
HINSDALE LIBRARY FUND	0.219	32,113	26,005
VILLAGE OF HINSDALE	0.48	70,384	56,997
LYONS MENTAL HEALTH	0.115	16,863	13,655
ROAD AND BRIDGE LYONS	0.049	7,185	5,818
GENERAL ASSISTANCE LYONS	0.003	440	356
TOWN OF LYONS	0.07	10,264	8,312
MUNICIPALITY/TOWNSHIP TAXES TOTAL	0.948	139,009	112,568
COOK COUNTY TAXES			
COOK COUNTY FOREST PRESERVE DISTRICT	0.069	10,118	8,193
CONSOLIDATED ELECTIONS	0.034	4,986	4,037
COUNTY OF COOK	0.288	42,231	34,198
COOK COUNTY PUBLIC SAFETY	0.147	21,555	17,455
COOK COUNTY HEALTH FACILITIES	0.116	17,010	13,774
COOK COUNTY TAXES TOTAL	0.655	96,045	77,777
TOTAL TAXES	5.803	\$850,917	\$689,065

### **Key Findings**

- The total estimated property taxes will be \$851,000 for the Proposed Site Plan versus \$689,000 for Current Zoning
- The revenue generated for each taxing district will be higher for the Proposed Site Plan versus Current Zoning.
- As shown in Table 5 on page 5, there will be less population generated by the Proposed Site Plan versus Current Zoning, thus reducing the cost of public services for each taxing district.

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### Sample Timeline of Approval (Revised 09/06/16) Hinsdale Meadows

NOTE: Final approval would require both an approved Text Amendment and an approved Planned Development

**Concurrent Review of Text Amendment and Planned** 

		Development
BOT = Board of Trustees PC = Plan Commission	Text Amendment	Planned Development (Development Concept Plan AND Detailed Plan Submittal)
BOT Discussion Item	July 12, 2016	July 12, 2016
BOT Referral	August 9, 2016	August 9, 2016
PC - Scheduling of Public Hearing	September 14, 2016	September 14, 2016
PC - Public Hearing*	October 12, 2016	October 12, 2016
PC - Public Hearing* (potential continuation)	November 9, 2016	November 9, 2016
PC - Public Hearing* (potential continuation)	December 14, 2016	December 14, 2016
BOT First Reading	January 3, 2017	January 3, 2017
PC - Approval of Findings and Recommendations	January 11, 2017	January 11, 2017
BOT Final Approval	January 17, 2017	January 17, 2017
PC - Scheduling of Public Meeting		February 8, 2017
PC - Public Meeting*		March 8, 2017
BOT First Reading		April 4, 2017
PC - Approval of Findings and Recommendations		April 12, 2017
BOT Final Approval		April 18, 2017
*(this step may take more than one meeting as a Planned Development allows for input from the Plan Commission on all aspects of the development prior to being sent to the BOT for approval)		

### Sec. 3-106:Special Uses:

Except as specifically limited in the following paragraphs, the following use may be permitted in any singlefamily residential district subject to the issuance of a special use permit as provided in section <u>11-602</u> of this code and subject to the additional standards hereinafter set forth:

A. Public utility stations, subject to the following additional standards:

- 1. Structure Appearance And Screening: All buildings and structures either shall have exteriors which give the appearance of a structure permitted in the district where located or shall comply with the buffer and landscape requirements applicable to nondwelling uses abutting a residential use pursuant to subsection <u>9-107H</u> of this code.
- 2. Safety Fencing: All such uses shall be fenced where any hazard to the safety of human or animal life is present.
- 3. Service And Storage Prohibited: No service or storage yard or building shall be permitted except as permitted for other uses in the district. (1991 Code)

### B. Planned Development, Subject to the following additional standard;

1. <u>The minimum lot area for a Planned Development shall be 20 acres.</u>

### VILLAGE OF HINSDALE SPECIAL MEETING OF THE VILLAGE BOARD OF TRUSTEES August 9, 2016

The specially scheduled meeting of the Hinsdale Village Board of Trustees was called to order by President Tom Cauley on Tuesday, August 9, 2016 at 7:33 p.m.

Present: President Tom Cauley, Trustees Christopher Elder, Neale Byrnes, Luke Stifflear, Gerald J. Hughes, Laura LaPlaca and Bob Saigh

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Finance Director Darrell Langlois, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Kevin Simpson, Fire Chief Rick Ronovsky, Director of Public Services George Peluso, Director of Community Development/Building Commissioner Robb McGinnis, Village Planner Chan Yu, Village Engineer Dan Deeter, Administration Manager Emily Wagner, Management Analyst Suzanne Ostrovsky and Village Clerk Christine Bruton

### PLEDGE OF ALLEGIANCE

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

### **APPROVAL OF MINUTES**

Trustee LaPlaca suggested a change to the minutes. Trustee Elder moved **approval of the minutes of the special meeting of July 12, 2016, as amended.** Trustee Byrnes seconded the motion.

AYES: Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh NAYS: None ABSTAIN: None ABSENT: None

Motion carried.

There being no changes to the draft minutes, Trustee LaPlaca moved **approval of the closed session minutes of July 12, 2016, as presented.** Trustee Saigh seconded the motion.

AYES: Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh NAYS: None ABSTAIN: None ABSENT: None

Motion carried.

Village Board of Trustees Special Meeting of August 9, 2016 Page 2 of 9

### **CITIZENS' PETITIONS**

**Ms. Laura Running, 22 S. County Line Road,** addressed the Board regarding the new Sedgwick (Hinsdale Meadows) proposal, and outlined the history of the property in terms of zoning. She stated this is the third attempt to allow dense cookie cutter tract housing with no meaningful green space. She asked what the developer is offering Hinsdale in exchange for denser housing without architectural distinction. She referenced the public record with respect to adverse traffic patterns, and the additional burden to schools. She believes Hinsdale should insist developers cannot 'free ride' on the character of the Village without giving back something of value to the community.

### VILLAGE PRESIDENT'S REPORT

No report.

### POLICE DEPARTMENT RECOGNITION

President Cauley announced the retirement of Sergeant Tim Lamb after 28 years of service to the Village of Hinsdale. He listed his achievements and thanked him for his service to the Village. He also announced the promotion of Kevin Susmarski to sergeant. He read his biography and administered the Oath of Office.

### APPOINTMENTS TO BOARDS AND COMMISSIONS

President Cauley asked for a motion to approve the following appointments:

### Historical Preservation Commission

Mr. John Bohnen appointed to a 3-year term as Chair through April 30, 2019 Mr. Frank Gonzalez re-appointed to a 2-year term through April 30, 2018

Mr. Tom Willett appointed to a 3-year term through April 30, 2019

### Plan Commission

Ms. Julie Czrnovich re-appointed to a 3-year term through April 30, 2019 Mr. Jim Krillenburg re-appointed to a 3-year term through April 30, 2019

### Park & Recreation Commission

Mr. Steve Keane re-appointed to a 3-year term through April 30, 2019 Mr. Darren Baker re-appointed to a 3-year term through April 30, 2019

### Police Pension Board

Mr. Donald Klink re-appointed to a 2-year term through April 30, 2018

Trustee Hughes moved to **approve the appointments as recommended by the Village President.** Trustee Elder seconded the motion. Village Board of Trustees Special Meeting of August 9, 2016 Page 3 of 9

AYES: Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh NAYS: None ABSTAIN: None ABSENT: None

Motion carried.

President Cauley thanked those individuals who serve on Village Boards and Commissions; they provide a very important function.

### FIRST READINGS - INTRODUCTION

### Administration & Community Affairs (Chair Hughes)

a) Accept and Place on File the Post-Issuance Tax Compliance Report President Cauley introduced the item and explained the Village does this every year as it is required by State statute.

The Board agreed to move this item to the Consent Agenda of their next meeting.

### Zoning & Public Safety (Chair Saigh)

b) Approve a Referral to the Plan Commission 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

President Cauley introduced the item and commented this is the third time the Board has talked about this item, and this is the first time there has been an objection. He noted the overwhelming community support for empty nester housing. He explained that if people want a lower price point, it results in a project with more density. The item before the Board tonight is a referral to Plan Commission; a concept plan only is provided at this time, not a detailed plan, so that the developer does not have to spend a lot of money until they have direction from the Village. The Plan Commission will advise changes for a final plan.

He explained to the Board that they should voice the issues they believe are relevant for the Plan Commission to address, and he expressed his concerns regarding age-targeted vs. age-restricted housing. The community has expressed a need for empty nester housing, and he wants to ensure these units are preserved for empty nesters. Trustee Stifflear agrees, and believes something should be given back to the community, such as green space or the preservation of empty nester housing. He noted the literature provided by the developer references the fine school system. Trustee Elder wants the goal to be age restricted housing. Trustee Byrnes urged the Plan Commission to look at the benefit to the Village. Trustee Hughes commented the law says age-restricted housing is 'dodgy', but they have carved out an exception. This makes him uneasy and he doesn't believe this is what good communities do. Discussion followed. Trustee Hughes further commented he doesn't believe there needs to be 'horse-trading'; this is not a bargaining situation. In fact, R-2 might never have made sense for this property, but the Board should focus on what is right for the community. Discussion followed. Trustee LaPlaca hopes the applicant can supply data to support their age-targeted position so the Board can be comfortable, however, if amenities and structure and style of life is more suitable for empty nesters, that is who will buy the property. She commented it may be a psychological deterrent to say age-restricted, some buyers may be 55-ish and still working, or may still have high school age children. She explained the property was acquired from the hospital, and was annexed with the most restrictive zoning code. As such, it was designated R-2, but that doesn't mean anyone went through a lengthy process to determine if that was the best zoning for the property. She advised the Plan Commission to be cognizant of what the development will look like aesthetically, so as to fit into the community, but believes this should move ahead to public hearings at the Plan Commission. Trustee Saigh said he is in step with the referral, and agrees with Trustee LaPlaca's comments. Additionally, he likes the idea that there could be a concession or sharing between the developer and the Village to provide an attractive amenity for the Village.

He reiterated his concerns with the price point. In the Board materials, there is a letter from Tracy Cross which supports that Hinsdale is a community where a million dollar house is okay for retirement, but he reviewed the emails we received last February, wherein people were asking for pricing in the neighborhood of \$700,000.

Trustee Saigh also supports the text amendment approach in this instance, as opposed to a zoning change, and referenced §3-106 - Special Uses in the zoning code. He read the first paragraph of the section which states that a planned development 'may be permitted in any single-family residential district subject to the issuance of a special use permit as provided in §11-602 of this code'. One of the limitations is that the minimum lot area shall be 20 acres. He also made note of the language included in the text amendment application which states 'in determining whether a proposed amendment should be granted or denied, the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one, but one that may be exercised only when the public good demands or requires the amendment to be made'. He hopes the Plan Commission will consider this very seriously.

President Cauley asked Director of Community Development Director Robb McGinnis if this matter will come back to the Board as a complete package, and those issues raised by the Board, age-targeted, architecture, price point, green space and public benefit, will be vetted by the Plan Commission. Trustee Saigh added the code changes should also be reviewed. Discussion followed regarding the 20 acre requirement. This is the only area that it is possible. Trustee Stifflear referenced the Savoy Club in Burr Ridge, and wondered what the demographics of the purchasers were for that project.

**Mr. Edward James, Chairman of the Edward R. James Companies,** addressed the Board. He referenced the letters in the packet of materials he provided the Board that speak to the age-targeted aspect. He said they are not thinking at all of a cookie cutter, tract housing project. The single family homes will list for about \$1,145,000, and the duplex homes will average \$935,000. His company has built empty nester projects all over the country, and he has heard all the arguments, but when they are complete, people always comment on how nice the units are. He urged the Board to look at the projects that he has built; he believes this location and this product are appropriate for Hinsdale. He suggested the Board keep in mind these will be single-family detached homes, people with children will choose the other available housing stock where there will be other children and back yards. He believes there is a need in Hinsdale to serve active adults, who are seeking a life style change, but want to stay in Hinsdale. There will be a 33% reduction in traffic with the proposed plan as compared to the existing R-2 zoning which would allow for 36 singlefamily homes. He commented that this property is insignificant land; it is mostly flat. There will be no destruction of anything on the land. The homes are compatible with the single-family homes on the perimeter, and the vegetation they planted 10 years ago has matured and provides. In terms of public benefit, because of the taxes it is an enormous benefit to the schools; he said he can count on two hands the number of children that live in the projects he has previously built. He described the amenities of the homes and their stone and stucco facades. These homes will add value to the community, not take value away. Discussion followed regarding the timeline for approvals; Mr. McGinnis noted it is important to understand there are two approvals, one for the text amendment and one for the planned development. President Cauley reiterated he wants this matter to come back to the Board only once; to give the Board the complete project. Mr. McGinnis reviewed the process and will provide a revised schedule.

The Board agreed to move this item forward for a Second Reading at their next meeting.

c) Ordinance Approving a Site Plan and Exterior Appearance Plan for an Exterior Wheelchair Lift – 107 S. Vine Street

President Cauley introduced the item which is intended to improve ADA accessibility and noted the matter was unanimously approved by the Plan Commission with a vote of 7-0. Mr. Dennis Batchos, property owner, addressed the Board. He explained they want to replace the existing stairwell with a 7' foot square elevator shaft. It is located at the back of the building, will look like the existing building, and will be screened with bushes. It was also noted that there will be pillars installed at the site to prevent cars from hitting the structure. The Board agreed to move this item forward for a Second Reading at their next meeting.

### CONSENT AGENDA

### Administration & Community Affairs (Chair Hughes)

a) Approval and payment of the accounts payable for the period of July 13, 2016 through August 9, 2016 in the aggregate amount of \$2,730,941.27 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk

Trustee LaPlaca moved Approval and payment of the accounts payable for the period of July 13, 2016 through August 9, 2016 in the aggregate amount of \$2,730,941.27 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk. Trustee Hughes seconded the motion.

AYES: Trustees Elder, Byrnes, Stifflear, Hughes, LaPlaca and Saigh NAYS: None ABSTAIN: None ABSENT: None

Motion carried.

The following items were approved by omnibus vote:

b) Approve a Paddle Tennis License Agreement with Ms. Mary Doten for a period of two years (*First Reading – July 12, 2016*)



# MEMORANDUM

DATE:	September 14, 2016
то:	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:	22 E. First Street – Nabuki Restaurant Exterior Appearance Review for Replacement of Existing Entry in Breezeway

### Summary

The Village of Hinsdale has received an application from Peter Burdi, owner of Nabuki Restaurant, requesting approval for the replacement of an existing entry at 22 E. First Street. Nabuki Restaurant is located at 18 E. First Street, and is expanding next door into the building at 22 E. First Street. As such, the applicant plans to add tables and chairs to the new dining rooms and alter the exterior breezeway entrance to accommodate the interior plans.

### **Request and Analysis**

The entrance into the building at 22 E. First Street is located inside a breezeway. The breezeway entrance faces First Street. However, the actual door and windows face east, perpendicular to First Street, towards the Garfield Crossings building. The applicant plans to remove the existing door and windows, and straighten out an angled wall segment to install a new door and windows with materials consistent with the Nabuki Restaurant next door. The new door and windows will be installed within the boundary of the existing entrance.

A second component to the entry plan includes removing a 32 square foot portion of the brick wall to install a new glazing window. The location for this is further down the breezeway, heading south and away from First Street. The purpose for the new window is to allow light and air in for the new dining area of the restaurant expansion.

The project site is located in the B-2 Central Business District and borders the B-2 Central Business District to the west, north and east, and IB Institutional Buildings District to the south.

### 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, 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



# MEMORANDUM

in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance review based on the standards set forth in section 11-606.

### Attachments:

- Attachment 1 Exterior Appearance Application Request and Exhibits (packet)
- Attachment 2 Zoning Map and Project Location
- Attachment 3 Street View of 22 E. First St.



# VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

# PLAN COMMISSION APPLICATION

### I. GENERAL INFORMATION

### Applicant

P

Name: Peter Burdi

Address: 18 East First Street

City/Zip: Hinsdale IL 60521

Phone/Fax: (³¹²) 907-9448

E-Mail: law@peterburdi.com

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

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

Name: Dearborn Architects

Title: Homan Wong

Address: 1006 S. Michigan Ave Ste 700

City/Zip: Chicago IL 60605

Phone/Fax: (³¹²) 939-3838

E-Mail: hsw@dearbornarchitects.com

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

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

1)	
2)	
3)	

## II. SITE INFORMATION

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Address of subject property: 22 East First Street			
Property identification number (P.I.N. or tax number):	9 _ 12 _ 130 _ 021		
Brief description of proposed project: <u>Replacement of existing entry</u>	at breezeway with a new storefront. New window at breezeway		
General description or characteristics of the site: 2 story but	uilding with an internal through site breezeway connecting		
a parking lot to the South with First Street.			
Existing zoning and land use: <u>B2 Central Business</u>			
Surrounding zoning and existing land uses:			
North: B2	South: IB School		
East: <u>B2</u>	Nest:		
Proposed zoning and land use: No change			
Please mark the approval(s) you are seeking and at standards for each approval requested:	tach all applicable applications and		
□ Site Plan Approval 11-604	Map and Text Amendments 11-601E		
Design Review Permit 11-605E	Amendment Requested:		
Exterior Appearance 11-606E			
Special Use Permit 11-602E	Planned Development 11-603E		
Special Use Requested:	Development in the B-2 Central Business District Questionnaire		

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.

Interior alteration, no change to the building.

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- 2. The proposed site plan interferes with easements and rights-of-way. Interior alteration
- 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. Interior alteration
- The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property. Interior alteration
- 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. Interior alteration
- 6. The screening of the site does not provide adequate shielding from or for nearby uses. The existing low brick wall, brick piers, and fencing at the breezeway are to remain.
- The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. Interior Alteration
- 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. Not Applicable
- 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.

Not Applicable

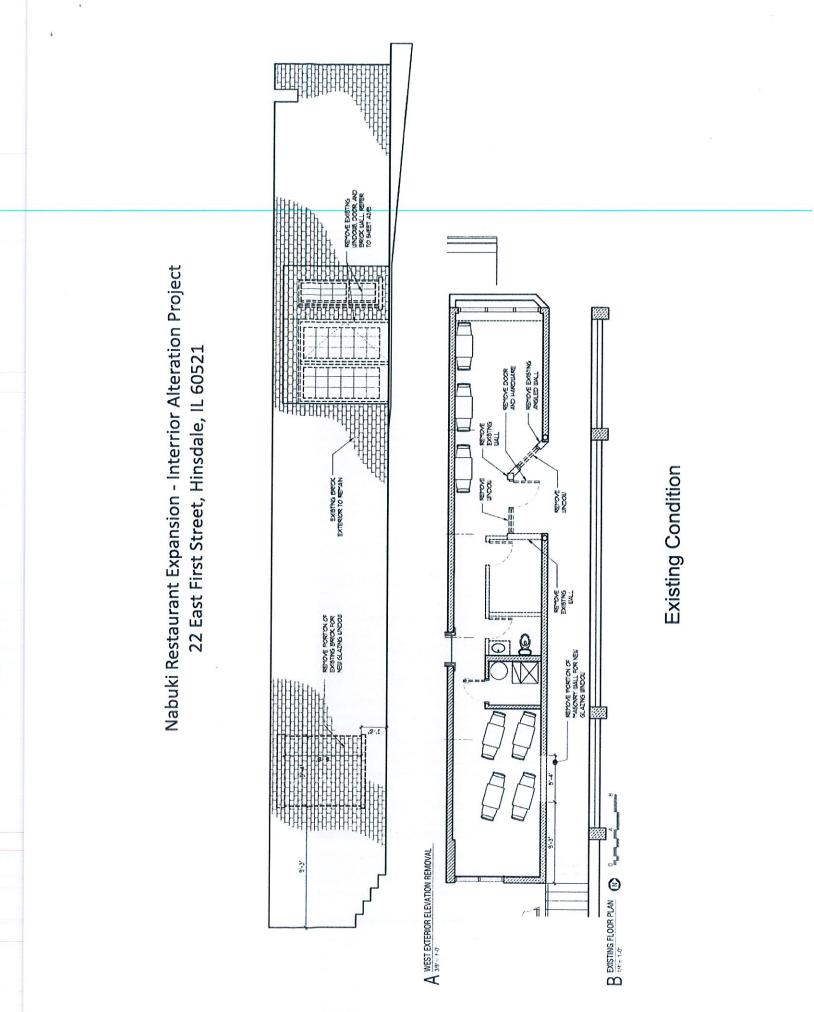
- 10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. Not Applicable
- 11. The proposed site plan does not provide for required public uses designated on the Official Map.

Not Applicable

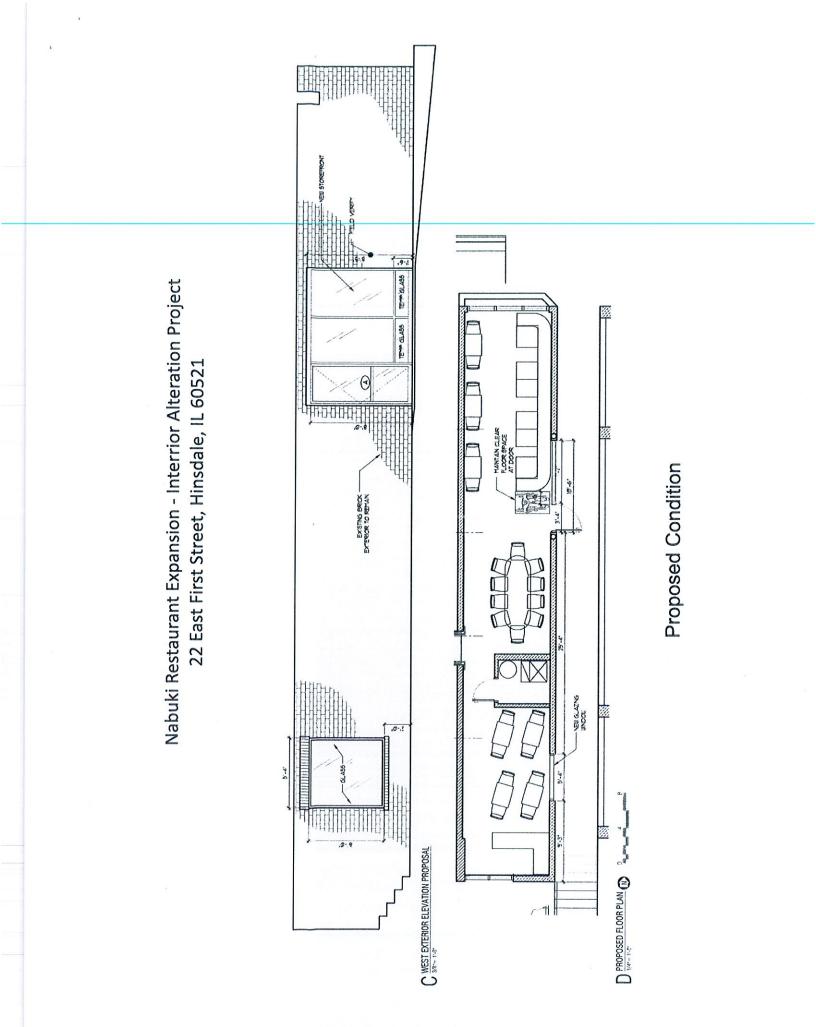
4

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

Not Applicable



Attachment 1



Attachment 1

# NABUKI RESTAURANT 10-20 EAST FIRST STREET HINSDALE IL



### EXISTING EAST ELEVATION AT DOOR

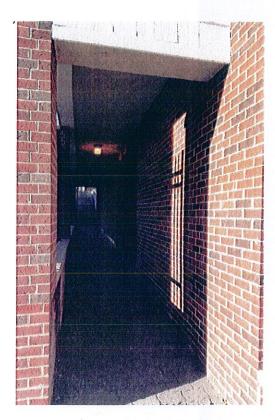


PROPOSED EAST ELEVATION AT DOOR

# NABUKI RESTAURANT 10-20 EAST FIRST STREET HINSDALE IL



**EXISTING NORTH ELEVATION** 



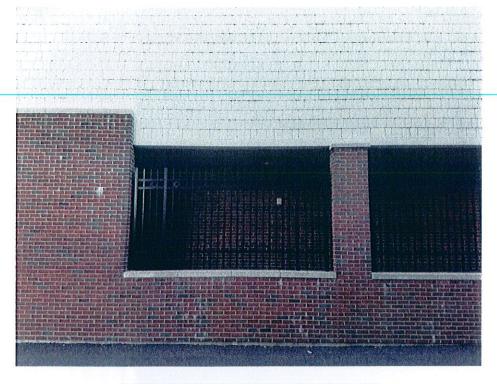
VIEW 1A EXISTING BREEZWAY



VIEW 1B PROPOSED BREEZWAY

Attachment 1

# NABUKI RESTAURANT 10-20 EAST FIRST STREET HINSDALE IL



### EXISTING EAST ELEVATION AT WINDOW



PROPOSED EAST ELEVATION AT WINDOW

### VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT 19 East Chicago Avenue Hinsdale, Illinois 60521-3489 630.789.7030

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

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

Applicant's name:	Peter Burdi	
Owner's name (if different):		
Property address:	22 East First Street	
Property legal description:	[attach to this form]	
Present zoning classificatio	n: B-2, Central Business	District
Square footage of property:	1266 sf	
Lot area per dwelling:		
Lot dimensions:	<u>16,5 x 76.7;</u>	
Current use of property:	Commercial	
Proposed use:	Single-family detached dwelling	
Approval sought:	<ul> <li>☑ Building Permit</li> <li>☑ Special Use Permit</li> <li>☑ Site Plan</li> <li>☑ Design Review</li> <li>☑ Other:</li> </ul>	<ul> <li>Variation</li> <li>Planned Development</li> <li>Exterior Appearance</li> </ul>

### Brief description of request and proposal:

Replacement of existing entry at breezeway with storefront system, new window at breezeway.

Plans & Specifications:	[submit with this form]	
	Provided:	Required by Code:
Yards:		
front: interior side(s)	None None /	None None /

**Provided:** 

**Required by Code:** 

corner side rear	None None	None None		
Setbacks (businesses and	offices):			
front:	None	None		
interior side(s)	<u>Non</u> (	<u>Non</u> (/		
corner side	None	None		
rear	None	None		
others:	None	None		
Ogden Ave. Center:	None None	None None		
York Rd. Center: Forest Preserve:	None	None		
Forest Preserve:	NONE	None		
Building heights:				
principal building(s):	21.6	35		
accessory building(s):	None	None		
<b>Maximum Elevations:</b>				
principal building(s):	21.6			
accessory building(s):	None			
Dwelling unit size(s):	None			
Total building coverage:	1266 sf			
Total lot coverage:	100%			
Floor area ratio:	2	2.5		
Accessory building(s):	None			
Spacing between buildings: [depict on attached plans]				
principal building(s): accessory building(s):	0 None			
Number of off-street parking spaces required: <u>0</u> Number of loading spaces required: <u>0</u>				

### Statement of applicant:

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

25 e By:

Applicant's signature

Peter Burdi Applicant's printed name STATE OF ILLINOIS COUNTY OF DUPAGE

Patrina S. Engles. Norsey PATRICIA ENGELS OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires August 24, 2019

Attachment 1

Dated: <u>8/8</u>

-2-

, 2016 .



# COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 22 East First 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.

<u>FEES for Exterior Appearance/Site Plan Review:</u> 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.

- Open spaces. The quality of the open space between buildings and in setback spaces between street and facades. The affected work is within an existing breezeway. There is no open space impact.
- 2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.

The proposed modifications are commercial quality windows and aluminum storefronts matching that of the existing Nabuki Restaurant.

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

There is minimum impact on the character of the neighborhood as the improvements are with the breezeway and not readily visible from the public way.

- 4. *General site development*. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
- 5. *Height*. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

No change to existing.

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.

Front facade is existing to remain and not affected.

- 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. The replacement storefront will be installed within the boundary of the existing entrance. The new window at the breezeway is in proportion with the scale of the wall at the breezeway.
- 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.

Front facade is existing to remain and not affected.

- 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 changes to existing building
- 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.

The location and the relative size of the entry is unchanged.

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.

The material used for new window and replacement storefront is consistent with the existing Nabuki Restaurant. These new enhancements are within teh breezeway and not readily visible from the public way.

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

Roof is existing to remain and not affected.

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.

The facade and the walls and fencing at the breezeway is existing and unchanged.

- 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 changes to the existing building.
- 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. Front facade is existing to remain and not affected.
- 16. *Special consideration for existing buildings*. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

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

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

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.

Attachment 1

TRUSTEE'S DEED         MAIL TO:         Ronald J. Senechalle         Pluymert, Piercey, et. al.         2300 Barrington Road, Suite 220         Hoffman Estates, IL 60169         NAME & ADDRESS OF TAXPAYER:         Eighteen East Hinsdale, LLC	FRED BUCHOLZ DUPAGE COUNTY RECORDER AUG.20,2010 DEED 09-12-130-006 002 PAGES R2010-108980
Eighteen East Hinsdale, LLC + grownes ISE FIRST STREET PHINSDALL IC 40527	

THIS INDENTURE made this 17th day of August, 2010, between **Dean Bernard Timson as Sole Successor Trustee of the Patricia B. Timson Revocable Trust dated July 29, 1980**, Grantor, and **Eighteen East Hinsdale**, LLC, an Illinois limited **liability company**, Grantee,

WITNESSETH, that Grantor, in consideration of the sum of <u>Ten and 00/100</u> Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant, unto the Grantee the following described real estate, situated in the County of DuPage, and State of Illinois, to wit:

LOT 8 IN HINSDALE STATE BANK RESUBDIVISION OF LOT 2 AND THE NORTH 12 FEET OF LOT 3 IN BLOCK 5 IN THE ORIGINAL TOWN OF HINSDALE IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): <u>09-12-130-006</u> Address(es) of Real Estate: <u>18-20 E. First Street, Hinsdale, IL 60521</u>

Subject to real estate taxes not yet due and payable, covenants, conditions, restrictions, building lines, easements and agreements of record, tenancies, ordinances and acts of grantee, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as Sole Owner.

DATED this  $17^{\frac{74}{2}}$  day of Avgus T

6h

DEAN BERNARD TIMSON AS SOLE SUCCESSOR TRUSTEE OF THE PATRICIA B. TIMSON REVOCABLE TRUST DATED JULY 29, 1980



NW 1706428

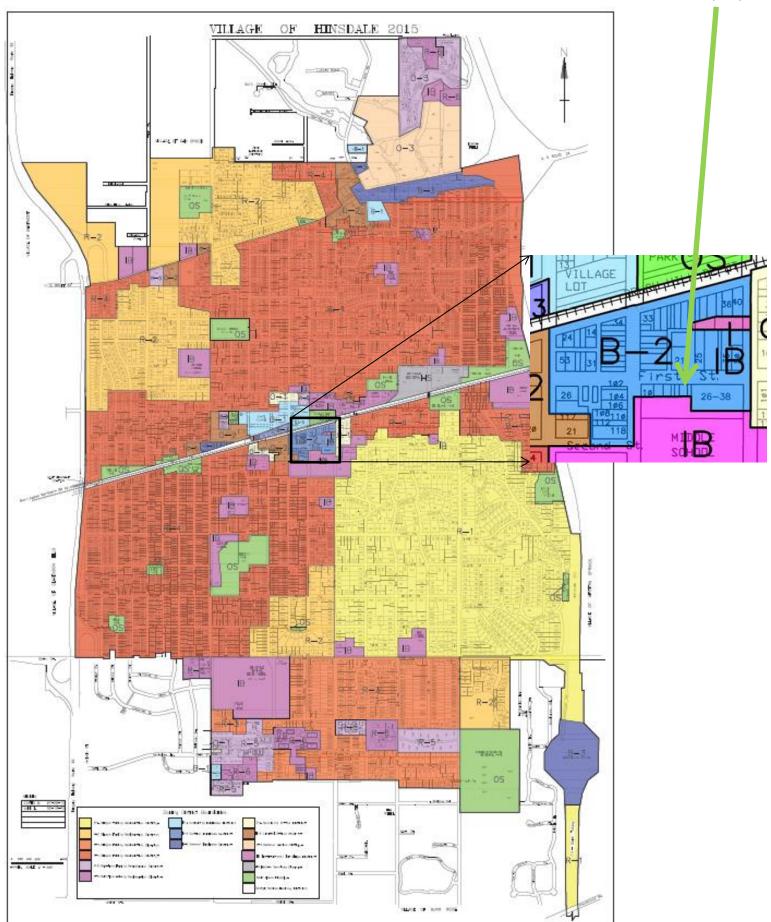
### STATE OF <u>ILLINOIS</u>) COUNTY OF <u>Du laf</u>SS

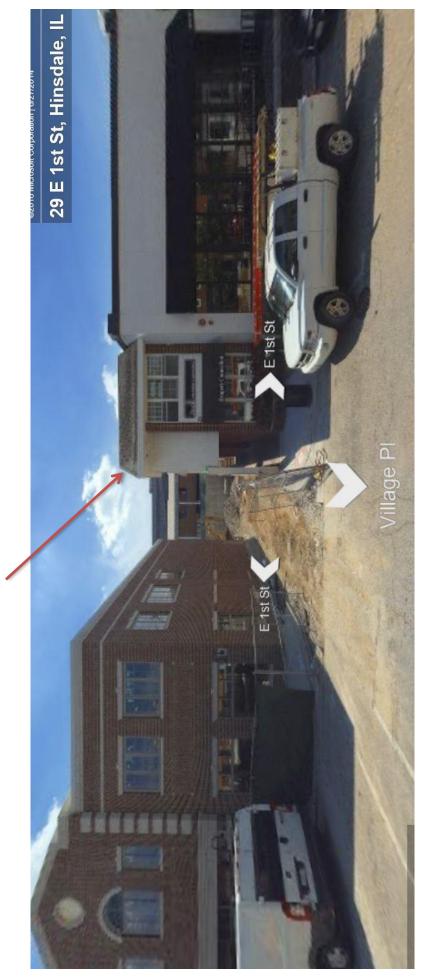
I, <u>CALL A Lully</u>, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that <u>Dean</u> Bernard Timson, personally known to me to be the Sole Successor Trustee of the Patricia B. Timson Revocable Trust dated July 29, 1980, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes, therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this	$day of \left( I \mathcal{U} \left( \mathcal{L} \right) \right)$ , 2010.
	MILL
	Notary Public "OFFICIAL SEAL"
	Notary Public GAIL A. LULLING
	All A. LULLING Notary Public, State of Illinois
	Bublic State of Innois
	Notary Puting 04/13/13
Commission expires:	say commission saying a second
	Notary Public, State of Maria 13/13

Prepared by: Ronald J. Senechalle, PLUYMERT, PIERCEY, MACDONALD & HARGROVE, LTD., 2300 Barrington Road, #220, Hoffman Estates, IL 60169

# Attachment 2: Village of Hinsdale Zoning Map and Project Location





# Street View of 22 E. First St. (looking south) Attachment 3: