MEETING AGENDA



PLAN COMMISSION Wednesday, August 9, 2017 7:30 P.M. MEMORIAL HALL – MEMORIAL BUILDING (Tentative & Subject to Change)

1. CALL TO ORDER

2. MINUTES - Minutes of July 12, 2017

3. SIGN PERMIT REVIEW

- a) Case A-26-2017 13 Grant Square Zazu Salon Wall Sign replacement
- b) Case A-27-2017 301 W. 59th St. Hinsdale Apartments Ground Sign replacement
- 4. PUBLIC HEARING All those wishing to provide public testimony must be sworn in and after the applicant makes their presentation will be recognized by the Chair to speak.
 - a) Case A-23-2017 5819 S. Madison St. Plate 28 Special Use Permit for 1,400 SF fitness studio
 - **b)** Case A-25-2017 55th St./County Line Rd. Hinsdale Meadows Venture, LLC Detailed Plan and Special Use Permit for a 64-unit residential Planned Development.

5. ADJOURNMENT

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

MINUTES VILLAGE OF HINSDALE PLAN COMMISSION July 12, 2017 MEMORIAL HALL 7:30 P.M.

<u>Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, July 12, 2017, in</u> <u>Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.</u>

PRESENT:Chairman Cashman, Commissioner Krillenberger, Commissioner
Crnovich, Commissioner Jablonski, Commissioner Braselton,
Commissioner Peterson, Commissioner Willobee, Commissioner Unell

ABSENT: Commissioner Fiascone

ALSO PRESENT: Chan Yu, Village Planner:

Approval of Minutes

Chairman Cashman asked for any comments in regards to the minutes. With no concerns, Chairman Cashman motioned to approve the minutes. The Plan Commission (PC) unanimously approved the minutes from the June 14, 2017, meeting 7-0 (1 absent, 1 abstained).

<u>Findings and Recommendations</u> - Case A-14-2017 – Shred415 Hinsdale, LLC – Special Use Permit Amendment to change current First Class time from 6 AM to 5 AM. Chairman Cashman asked for any comments regarding the Findings and Recommendations. The PC, with none, unanimously approved the Findings and Recommendations as submitted, 8-0 (1 absent).

<u>Findings and Recommendations</u> - Case A-40-2016 – 722-724 N. York Rd. – Hinsdale Animal Hospital – Exterior Appearance/Site Plan review for a new Pet Hospital in the B-1 Community Business District (in relation to the approved Text Amendment and Special Use Permit on 03/07/17 per O2017-10 and O2017-11, respectively). Chairman Cashman asked for any comments regarding the Findings and Recommendations. The PC, with none, unanimously approved the Findings and Recommendations as submitted, 8-0 (1 absent).

<u>Schedule of Public Hearing</u> - Case A-23-2017 – 5819 S. Madison St. – Plate 28 – Special Use Permit for 1,400 SF fitness studio

The PC unanimously approved to schedule a public hearing for Case A-23-2017 for the August 9, 2017, PC meeting, 8-0 (1 absent).

Plan Commission Minutes July 12, 2017

<u>Schedule of Public Hearing</u> - Case A-25-2017 – 55th St./County Line Road. – Hinsdale Meadows Venture, LLC – Detailed Plan and Special Use Permit for a 64-unit residential Planned Development.

The PC unanimously approved to schedule a public hearing for Case A-25-2017 for the August 9, 2017, PC meeting, 8-0 (1 absent).

<u>Adjournment</u>

The meeting was adjourned at 7:36 PM, after a unanimous vote.

Respectfully Submitted, Chan Yu, Village Planner



MEMORANDUM

DATE:	August 9, 2017
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:	13 Grant Square – Zazu Salon – Illuminated Wall Sign Replacement

Summary

The Village of Hinsdale has received a sign application from Aurora Sign Company requesting approval to replace its former wall sign (already removed) at 13 Grant Square. The business owner, Zazu Salon, will be the same, but is changing their brand. The proposed wall sign is Code compliant.

Request and Analysis

The requested wall sign will feature individual reverse-lit illuminated channel letters. It will use the existing electrical connection from the former illuminated wall sign. The sign's white colored background will match the Grant Square canopy and will not be a box sign. The proposed sign is slightly smaller compared to the last sign. It is 1'-3" tall and 7'-3" wide for an area of approximately 9.1 SF (The former sign was approximately 9.5 SF). Please note, the sign application has a typo indicating the width is 10'-10", however, the exhibit shows the correct 7'-3" width.

The sign features only 1 color, black, for the text. The sign is 15 feet from grade and proposed to be internally illuminated by white LEDs. The tenant space is located in Grant Square, faces Chicago Avenue, and is approximately 300 feet south from Chicago Avenue. The requested sign is Code compliant.

Process

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

Attachments:

- Attachment 1 Sign Applications and Exhibits
- Attachment 2 Former Wall Sign Exhibit (approved in 2012)
- Attachment 3 Village of Hinsdale Zoning Map and Project Location

Attachment 4 - Street View of 13 Grant Square



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: Aurora Sign CompanyAddress: 1100 Route 34Address: Aurora IL 60503City/Zip: Aurora IL 60503Phone/Fax: (630) 898 /5900E-Mail: LHelberg@AuroraSign.comContact Name: Lynn Helberg	Name: Aurora Sign CompanyAddress: 1100 Route 34Address: Aurora IL 60503City/Zip: Aurora IL 60503Phone/Fax: (⁶³⁰) 898 /5900E-Mail: LHelberg@AuroraSign.comContact Name: Lynn Helberg
ADDRESS OF SIGN LOCATION: 13 Grant Square ZONING DISTRICT: B-1 Community Business Dist SIGN TYPE: Wall Sign ILLUMINATION Internally Illuminated	rrict T
Sign Information: Overall Size (Square Feet): 9.06 (7'3" x 1'3") Overall Height from Grade: 15' Ft. Proposed Colors (Maximum of Three Colors): White black Drawy # 217355-1	Site Information: Lot/Street Frontage: Building/Tenant Frontage: Existing Sign Information: Business Name: Size of Sign: 9.06 Square Feet Business Name: White Buffalo Barber Shop Size of Sign: Square Feet
I hereby acknowledge that I have read this application and and agree to comply with all Village of Hinsdale Ordinand $ \begin{array}{ccccccccccccccccccccccccccccccccccc$	<pre>1 the attached instruction sheet and state that it is correct ces.)5/2017)5/17 W THIS LINE (Minimum \$75.00) inistrative Approval Date:</pre>

Attachment 1



Attachment 1



ELECTRICAL DISCONNECT

INDIVIDUAL SILHOUETTE ILLUMINATED LETTERS ON WIREWAY

FABRICATE AND INSTALL LETTERS OF ALUMINUM AND ACRYLIC. LETTERBACKS TO BE CLEAR ACRYLIC. EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE. INTERNAL ILLUMINATION TO BE WHITE LEDS. SCALE - 3/4" = 1'

> INSTALLATION INSTRUCTIONS CENTER NEW SIGN IN AREA SHOWN. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL



1100 Route 34	Prepared For: WHITE BUEFALO	Address: 13 GRANT SOLLARE	Drwg: 217355 Sheet: 1 Design Date: 6/5/17	Rev 3:	Salesman:
Aurora, Illinois 60504	Location Name:		Rev 1:	Rev 4:	Colors:
630 898 6091 fax		HINSDALE, IL	Rev 2:	Rev 5:	Notes:

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.











2	M Surr M	INDIVIDUAL SILH FABRICAT EXPOSED META		Prepared For: ZAZU SALON & DAY Location Name:	VING IS THE PROPERTY OF AURORA SIGN CO
© Aurora Sign Co.,Inc 2012	<		FORMER Wall Sign - Already REMOVED	1100 Route 34 Aurora, Illinois 60504 630 898 5900 office	630 898 6091 fax NOTE: THIS DRAV

Attachment 3: Village of Hinsdale Zoning Map and Project Location







Street View of 13 Grant Square (facing southwest) Attachment 4:



MEMORANDUM

DATE:	August 9, 2017
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:	301 W. 59 th Street – The Hinsdale Apartment Homes (a.k.a. Hidden Lakes Apartments) Ground Sign Replacement in the R-6 Multiple Family Residential District

Summary

The Village of Hinsdale has received a sign application from Ramsay Signs, requesting approval to replace an existing ground sign at 301 W. 59th Street at the Hinsdale Apartment Homes, also known as the Hidden Lakes Apartment Complex.

Request and Analysis

The current ground sign was approved in 2014, and is 4' tall and 8' wide for an area of 32 SF, which includes the entire sign structure. The proposed ground sign structure is 4' tall and 14' wide for an area of 56 SF. However, per Section 9-106(E)(10)(a) of the Code, the supporting structure of a sign shall be omitted in measuring the area of the sign unless such structure is made part of the face of the sign. To that end, and Section 9-106(E)(10)(b), which defines the sign measurement area, counts only the sign cabinet backing that is 2' tall and 9'-4" wide, for an area of approximately 18.7 SF.

It should be noted that staff in 2014, explained to the Plan Commission (PC) that there are no standards or requirements for ground signs in the Residential Districts (Attachment 2). Per Section 9-106(H)(2)(a), ground signs are not permitted in the Residential Districts. However, Section 11-607(F)(2)(d) gives the PC the authority to allow an identification sign to be located on a lot where signs of such functional types are not otherwise allowed. This was the approval method in 2014 for the current ground sign at 301 W. 59^{th} Street.

In 2014, staff suggested that it seemed appropriate to consider the ground sign standards permitted in Section 9-106(J), which includes the B-2, B-3, IB, O-2, O-3 and HS Zoning Districts. A ground sign in these districts allows an application request for a ground sign face: not to exceed 50 SF, no taller than 8', and no closer than 10' from the front lot line (minimum setback distance).

The requested sign features a sign face of approximately 18.7 SF, is 4' tall, and has a 10' setback distance from the front lot line. The sign face features 3 colors, a dark grey backing with orange and white colored fonts. The sign is illuminated by LED, and the applicant has submitted an exhibit to illustrate it at night. On May 30, 2017, the applicant acknowledged and confirmed that illumination will be under 50 lumens and there will be no lighting between 10 PM and 7 AM. The double-sided ground sign will be perpendicular to W. 59th Street and the R-5 Multiple Family Residential District across the street.



MEMORANDUM

Process

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

Attachments:

- Attachment 1 Sign Applications and Exhibits
- Attachment 2 2014 Ground Sign Memo/Application and January 8, 2014, PC Minutes
- Attachment 3 Village of Hinsdale Zoning Map and Project Location
- Attachment 4 Street View of 301 W. 59th Street Sign Location
- Attachment 5 Birds Eye View of 301 W. 59th Street Sign Location



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: Same AS Contractor Address:	Name: <u>Arand Flecture Sign</u> , Inc. Address: <u>2253 Cornell Ave</u> City/Zip: <u>Montgomery</u> , IL 60538 Phone/Fax: <u>630</u> 850-05521 E-Mail: <u>Donyed Hegondelecture con</u> Contact Name: <u>Donyed Penson</u>
ADDRESS OF SIGN LOCATION: ZONING DISTRICT: Please Select One SIGN TYPE: Please Select One ILLUMINATION Please Select One	
Sign Information: Overall Size (Square Feet): $18.8 (24'' \times 9'4'')$ Overall Height from Grade: $9'4''$ Ft. Proposed Colors (Maximum of Three Colors): O <u>Gray</u> O <u>bute</u> S <u>Bod</u>	Site Information:Lot/Street Frontage: 270° Building/Tenant Frontage: 270° Existing Sign Information:Business Name: $Hidden labor Hinsdolc$ Size of Sign: $32(4' \times 3')$ Square FeetBusiness 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 Domyalow Signature of Applicant Date	the attached instruction sheet and state that it is correct es.
Signature of Building OwnerDateFOR OFFICE USE ONLY - DO NOT WRITE BELOY	W THIS LINE
Total square footage: 0 x \$4.00 = 0	(Minimum \$75.00)
Plan Commission Approval Date: Admi	nistrative Approval Date:



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ACTING PRODUCTION PRINT BODAL AND WE PROMUMENT RECOVER DESTROY, LEGIE S. DATE: 6/2017 SALES. DATE: DATE: Number of pages: 3 They are sub-rolled to prior conspany for the sele purpore of pour condensation of whether to purplayer these pairs of the purchase than flaxing steps, inc. 3 sign example the to proceeding to these prior. Objidules et adikizion el Beta plana la argona ottar Dan rec'hieza d'ene conquer si aec'i feat plana z'onebucza ago similarte be one orthollectheren, a osprantytichioden Copyright, 2017 Ramsay Signs, Inc. to be avoid that such adhibitor occurs. Ransay Says low, reports to be receberated 15% or solid project wave an concretation for from and effort properties counting these plans. med for each permanently ment or equivalent "This sign with the G Revisions: R4): Concept stage - change name 5/26/17 R5): Add details to concept 6/5/17 Landlord Approval + Date Client Approval + Date Date: 5/9/17 Project Manager: TODD MROS Designer: Leslie Sullivan Alton at Hinsdale Apts 301 W. 58th St. Village of Hinsdale, IL 60521 Client: 9160 SE 74th Ave Portland OR 97206 503.777.4555 503.777.4555 Fax 503.777.0220 Fax 503.777.0220 ramsaysigns.com

PAGE # 2

17-430-R5-P



Li,



Attachment 1



© Copyright, 2017 Ramsay Signs, Inc. These plans are the exclusive property of Ramsay Signs, Inc. the original work of its design team.



Alton at Hinsdale Apts 301 W. 58th St. Village of Hinsdale, IL 60521

Client:

Landlord Approval + Date

Date:5/9/17Project Manager:TODD MROS

<u>Designer:</u> Leslie Sullivan

Client Approval + Date

9160 SE 74th Ave Portland OR 97206 503.777.4555 800.613.4555 Fax 503.777.0220 ramsaysigns.com



Attachmeray Signs, Inc.



Memorandum

To: Chairman Byrnes and Plan Commission Members

From: Sean Gascoigne, Village Planner

Date: January 8, 2014

Re: Sign Review – 301 W. 59th Street – Hidden Lakes Apartments

The applicant is proposing to replace an existing ground sign at the property located at 301 W. 59th Street. The site is located in the R-6, Multi-Family District and is developed with Hidden Lakes Apartment Complex. There is currently a single ground sign in the same general location that is approximately 40 square feet and about 8'-0" tall overall.

The applicant is proposing a new ground sign located at the southern edge of the property along 59th Street to replace the existing sign. According to the application, the sign would be simulated brick with simulated limestone caps and would not be illuminated. The proposed sign is approximately 32 square feet (4'-0" tall by 8'-0" wide) and would have white letters on a black background as depicted in the attached illustrations.

Subsection 9-106H of the Zoning Code provides the requirements for signage in the Residential Districts. The Code does not provide for ground identification signs in the Residential Zoning Districts, however Section 11-607F(2)(d) provides the Plan Commission the authority to allow an identification sign to be located on a lot where signs of such functional types are not otherwise allowed. Given the nature of the use, as well as the size and location of the existing sign, it seems appropriate that similar standards to those permitted in 9-106J be considered when reviewing this application.

Cc: President Cauley and the Village Board of Trustees Kathleen A. Gargano, Village Manager NAMAN DA SANA TANAN MANANA MANANG PANANANA MANANA MANANA MANANA MANANA MANANA MANANA MANANA MANANA MANANA MANA



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT APPLICATION FOR SIGN PERMIT

Applicant	Contractor
Name: Same as Contractor Address:	Name: <u>Chicagolows Signs Coep</u> . Address: <u>1020 W. Fullerton Ave</u> , <u>Ste B</u> City/Zip: <u>Addison IL 60101</u> Phone/Fax: <u>620:543.70881_543.7188</u> E-Mail: <u>PrinceChicagolowsSigns.com</u> Contact Name: <u>Pam Lonman</u>
ADDRESS OF SIGN LOCATION: 301 W. 59 ZONING DISTRICT: Please Select One R5 SIGN TYPE: Please Select One Ground/Mon ILLUMINATION Please Select One NONE	75 Street, vument
Sign Information: Overall Size (Square Feet): 32 (4×8) Overall Height from Grade: 40 Ft. Proposed Colors (Maximum of Three Colors): Back Black White Brick bady	Site Information: Lot/Street Frontage: 270' Building/Tenant Frontage: 270' Existing Sign Information: Business Name: Alecter Lakes of Ninsdale Size of Sign: 7.5.6 Square Feet Business Name: Square Feet Size of Sign: 7.5.6 Square Feet
I hereby acknowledge that I have read this application and and agree to comply with all Village of Hinsdale Ordinand Angle Angle I Signature of Applicant Date $\frac{1}{200}$ Date $\frac{1}{200}$ Date Signature of Building Owner Date FOR OFFICE USE ONLY - DO NOT WRITE BELO Total square footage: 0 x \$4.00 = 0 Plan Commission Approval Date: Admin	d the attached instruction sheet and state that it is correct 2. . .3 10. 2.4. 1.3 W THIS LINE (Minimum \$75.00) inistrative Approval Date:

SCALE: 1'= 1/2"



Hidden Lakes Apartments

48"h x 96"w SignFoam monument in simulated brick with simulated limestone cappers. 2-sided

Installed into lawn area at site of existing sign.

Cement-anchored posts in hidden PVC sleeves in sign body.

Qty: 1



This is an original copyright-protected drawing created for you by Chicagoland Signs Corp. It is unlawful, unethical, and totally uncool to show this drawing to competing sign companies. 630-543-7088



C F G O C A



Chicagoland Signs Corp.

1020 W. Fullerton Avenue Suite B Addison, IL 60101

Estimate

 Date
 Estimate #

 10/22/2013
 73055ES-8

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p 630.543.7088 f 630.543.7188 www.ChicagolandSigns.com info@ChicagolandSigns.com

Hidden Lakes of HinsdaleATTN: Stephanic FaruzziATTN: Stephanic Faruzzi301 W 59th Street, Unit 3301 W 59th Street, Unit 3Hinsdale, IL 60521	Name / Address	Hidden Lakes of Hinsdale
Hinsdale, 1L 60521	Hidden Lakes of Hinsdale ATTN: Stephanie Faruzzi 301 W 59th Street, Unit 3 Hinsdale, 1L 60521	ATTN: Stephanic Faruzzi 301 W 59th Street, Unit 3 Hinsdale, IL 60521

			Project
Qty	Description	Cost	Total
1	Foam Monument - 4'h x 8'w two-sided foam monument, "brick" design installed in grassy area	6,150.00	6,150.00
	NOTE: Permits and associated fees are not included in this estimate and will be invoiced separately. Please see page two.		

lotal \$6,150.00
(



Plan Commission Minutes January 8, 2014

General discussion ensued regarding the scope of the approval and what the Commission should be looking at.

Mr. Gascoigne indicated that the request for exterior appearance in this situation was specific to the request being made, so there was no real need to differentiate between the driveway and the building since the building had already been approved and was not part of this specific request.

The motion passed and the site plan was recommended for <u>denial</u> with the following vote: Ayes: Commissioner Stifflear, Commissioner Johnson, Commissioner Crnovich and Commissioner Cashman. Nayes: Chairman Byrnes and Commissioner McMahon.

Signage

301 W. 59th Street – Hidden Lakes Apartments – One Ground Sign

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

Mr. Gascoigne confirmed that the applicant did not appear to be present. He explained that the Commission had the discretion to continue the sign to next month's meeting or, if the Commission did not have comments or concerns with the sign, could take action based on their comfort with the proposal.

The Commission indicated that they liked the sign and were fine approving it without the applicant being present.

General discussion ensued regarding why the request was coming before the Plan Commission. Mr. Gascoigne explained that all ground signs must be brought in front of the Plan Commission and also, while the Commission has the authority to approve the requested sign, there were no standards or requirements in the code for this zoning district. As such he indicated that the sign as proposed, had a 7'-0" setback but staff was recommending that they push that back to 10'-0" to be consistent with the requirements for other ground signs in similar districts.

Commissioner Johnson motioned to approve the monument sign at 301 W. 59th Street – Hidden Lakes Apartment, subject to a 10'-0" setback. Commissioner McMahon seconded. The motion passed unanimously.

<u>Adjournment</u>

Commissioner Johnson moved to adjourn. Commissioner Crnovich seconded and the meeting adjourned at 8:20 p.m. on January 8, 2014.

Respectfully Submitted,

Sean Gascoigne Village Planner

Attachment 3: Village of Hinsdale Zoning Map and Project Location









Attachment 4





Attachment 5



MEMORANDUM

DATE:	August 9, 2017
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:	Public Hearing for Special Use Permit Application to allow for a Fitness Studio in the B-1 Community Business District Plate28 – 5819 S. Madison Street – Case A-23-2017

Summary

The Plan Commission (PC) on July 12, 2017, scheduled a Public Hearing for the August 9, PC meeting, to review this application. The applicant, Plate 28, a fitness studio, is requesting approval for a Special Use permit in the B-1 Community Business District at 5819 S. Madison Street, located in the center of a shopping center.

Request and Analysis

Plate 28 is requesting a Special Use permit to occupy a 1,400 square foot space to operate a physical fitness studio. The fitness studio offers a maximum of 8 proprietary "Power Plate" machines (Attachment 2). To that end, the maximum patrons is 8 at a time, in addition to 1 to 2 employees. The class duration is 28 minutes long, and the business goal is to offer 10 to 20 classes per day. The proposed hours of operation are 5 AM to 8 PM.

Per the Code, physical fitness facilities are required a parking space for each 3 persons of design capacity. As such, the parking spaces needed for Plate 28 is 4. For comparison, a retail store or restaurant requires 1 parking space per 200 SF of net floor area, which is 7 parking spaces. Per the applicant, the shopping center has 36 designated parking spaces for the building tenants.

The shopping center is located in the B-1 Community Business District, and is surrounded by the R-5 Multiple Family Residential District to the north and south, R-6 Multiple Family Residential District to the east, and unincorporated residential to the west. However, the 5819 S. Madison Street tenant space is in the center of the shopping center, and immediately surrounded by commercial spaces. The tenants of the center include a food mart, nail salon, dry cleaner and catering company.

Process

Within forty five (45) days following the conclusion of the public hearing, the PC shall transmit to the Village Board its recommendation in the form specified by subsection 11-103(H). The failure of the PC to



MEMORANDUM

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 Special Use Permit, Plan Commission Application
- Attachment 2 Power Plate Information
- Attachment 3 Zoning Map and Location of 5819 S. Madison Street
- Attachment 4 Birds Eye View of 5819 S. Madison Street



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: Plate 28, LLC
Address: 5799 S Grant Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: () 312.405 /8341
E-Mail: katiemueller3@yahoo.com

Owner

Name: Kelly Milne and Katie Mueller

Address: 5805 S. Grant Street

City/Zip: Hinsdale, IL 60521

Phone/Fax: () 914.629. /5685

E-Mail: milne.kelly@gmail.com

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

Name: Bill Mueller	Name: Germaine Mulhern
Title: Attorney	Title: CPA
Address: 404 N. Hershey Road	Address: 15 Salt Creek Lane, Ste. 200
City/Zip: Bloomington, IL 60521	City/Zip: Hinsdale, IL 60521
Phone/Fax: () 309.827 /4055	Phone/Fax: (
E-Mail: bill@mrh-law.com	E-Mail: germaine@mulherncpa.com

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

1)	None	
2)		
3)		

1

II. SITE INFORMATION

Address of subject property: 5819 S Madison Street, Hinsdale, IL 60521			
Property identification number (P.I.N. or tax number):			
Brief description of proposed project: Plate 28, a small boutique fitness studio servicing 6-8			
patrons at a time is applying for a special use permit in the B-1 Business Zoning District.			
General description or characteristics of the site: The present building is a B-1 property and meets			
all requirements for a special use zoning permit. There are 36 designated parking spaces for the			
building tenants.			
Existing zoning and land use: <u>B-1</u>			
Surrounding zoning and existing land uses:			
North: R-5 and O-1	South: R-6		
East: Unincorporated Hinsdale	West: R-5		
Proposed zoning and land use: <u>B-1 w/ special use permit</u>			

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

Site Plan Approval 11-604	Map and Text Amendments 11-601E Amendment Requested:
Design Review Permit 11-605E	
Exterior Appearance 11-606E	Planned Development 11-603E
Special Use Permit 11-602E Special Use Requested: <u>Fitness Studio</u> (7991)	Development in the B-2 Central Business District Questionnaire

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
 - B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
 - 1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
 - 2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
 - 3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
 - 4. Location, size, and arrangement of all outdoor signs and lighting.
 - 5. Location and height of fences or screen plantings and the type or 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.

15 m On the , day of <u>June</u>, 2<u>017</u>, I/We have read the above certification, understand it, and agree to abide by its conditions.

Katu Muellen

Name of applicant or authorized agent

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this 15 P day of Tu ne 2017

Notary Public

NOTARY PUBLIC, STATE OF ILLINOIS Commission Exp Attachment 1



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: 5819 S. Madison Street, Hinsdale, IL 60521

Proposed Special Use request: Plate 28--Personal training and group fitness studio

Is this a Special Use for a Planned Development?
No 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 questions 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.

Yes. We will adhere to the requirements of Sec. 5-101. Our business will provide a 1,400 sq. ft. boutique physical fitness studio with group fitness classes and a retail component to the Hinsdale community. It will be small in size with 1-2 employees at a time, 1 bathroom, no locker rooms or showers. The business will compliment current neighboring businesses. Our business plan includes a maximum of 8 patrons per class and 10 to 20 class per day depending on demand.

2. 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.

Yes. As Hinsdale residents with children residing at D181 schools we believe our business will enhance the community. There will be no adverse effects upon the adjacent property, the character of the area or the public health.

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

Yes. We are a small fitness studio catering to 6-8 clients at a time. Our proposed hours of operation are 5a.m. to 8p.m. There is Hidden Lakes apartment building at 301 West 59th Street zoned as a R-5 building. The back of the proposed property faces the back of the apartment building. The proposed business will not interfere with the neighboring residential property.

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.

Yes. The property is adequately served by public facilities.

- 5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Yes. The proposed business will provide service to a maximum of 8 people at a time. There is ample allocated parking and a primary thoroughfare that does not run through a residential community. The property is removed from busy downtown streets. The proposed business will not add traffic, parking or any undesireable aspects to the area different than those uses that are allowed under the zoning classification without a Special Use Permit.
- 6. *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.

Yes. There will be no exterior changes or damage to existing natural, scenic or historic features.

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.

Yes. According the the Village of Hinsdale business district code Sec. 5-102 Permitted Uses; a physical fitness facility (7991) is allowed in the proposed B1 location with the approval of a Special Use Permit. The designated parking lot adheres to the zoning code which states there must be 1 parking space for every 3 patrons using the business.

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.

Plate 28 agrees to meet any special standards for the district which could be imposed for this special use.

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 business entity is a small boutique fitness studio which will provide the community with efficient daily group exercise classes using whole body vibration training. This is a unique business model that provides a quick efficent 28-minute workout. It will be the first studio of this kind in the Midwest. The services provided will enhance the public health and general welfare of Hinsdale. Our classes will be conducted using a Power Plate. A Power Plate is a medical device used as exercise equipment. It consists of a vibrating base which vibrates up and down 1 to 2 milimeters, 25 to 50 times per second. All exercises that can be conducted on the floor can be done on this machine.

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.

The proposed site is zoned as a designated B1 area which allows for a first floor physical fitness studio with a Special Use Permit. The close proximity and easy access from the parking lot to front door compliments our business plan to service community residents. As an affuent, active community, patrons will satisfy their most basic wellness needs at this location. The Hinsdale community as a whole would benefit from an efficient workout in close proximity to all the other amenities Hinsdale has to offer.

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.

We will not be changing the building structure design or landscape from the previous business which occupied this space. Our plan does include interior updates.

Attachment 1


Advanced Fitness Level.

This is the culmination of decades of research and development in the field of whole body vibration training. The Power Plate[®] pro5[™] brings the latest technology together to provide a wide range of frequency and time settings. By letting you increase vibration levels incrementally, it can take you as far as you want to go with your fitness goals while letting you move at your own pace. The large plate surface provides vibration to more parts of your body. More plate surface also means more exercise options. This model is ideal as a home health solution and it's also a proven success in commericial settings for wellness, beauty, fitness, active aging, sports performance, medicine, or rehabilitation.

Welcome to future of your workout.



Accelerates and maximizes results

A PrecisionWave Technology™

Patented multidirectional vibration

Helps boost recovery time

A complete workout in only 15 minutes

powerplate.com Attachment 2

POWERCPLAT



Power Plate[®] pro5[™] Features

71-PR5-3100 71-PR5-3200

Color (Standard) Dimensions (W x D x H) Platform Dimensions (W x D) Weight Power Supply Nominal Power in Operation Maximum Load

Operation

DualSync™Twin Motor System

Precision Wave™ Technology

Frequency/ Pre-set Frequencies Time Selections Amplitude / Vibration Setting

Certifications

Warranty Key Features







Silver or Black 34in x 43in x 61in / 87cm x 109cm x 155cm 34in x 37in / 87cm x 93cm 328lb / 149kg 90-240 VAC, 50/60Hz, Universal Voltage 200-225W 400lb / 182kg User-friendly interactive display with Stage 2 accrediation from the Inclusive Fitness Initiative (IFI)

DualSync Twin Motor System maintains precise balance at any frequency and amplitude level, allowing perfect synchronisation of vibration for maximum muscle response and efficiency

High-fidelity harmonic vibration system that provides uncompromising performance for unsurpassed results

25-50Hz / 30, 35, 40, and 50 Hz

30, 45, or 60 seconds / up to 9 minutes

Low or High

CE and EMC; RoHS / WEEE compliant CB, NRTL, C-NRTL, PSE MDD certified FDA listed as Class 1 device, 501k exempt

3 years hardware / 1 year electronics / 1 year labor

Secondary timer and controls



Squat w/Static Strap



Calf Stretch

Performance Health Systems LLC 401 Huehl Rd., Suite 2A Northbrook, IL 60062 (877) 877-5283 info@powerplate.com powerplate.com Attachment 2

s with Power Plate®					
ing platform that helps you form better, and recover I feel better by stimulating sing muscle activation, and Power Plate enhances any complex, typically performed				E POWERCE	
, builds explosive power		EROPLAT		ELATE-	
tion, coordination,					
ss blood flow to strengthen tem.	proS	POWER	pro	Power Party	
enhances metabolism.	Description	A professional model with a large plate surface and multiple settings for greater training versitility		A professional model with a larger plate surface	
ance of cellulite for smoother	Vibration	30, 35, or 40 Hz pre-settings One-step increments possible High / Low verticle displacement	Description	featuring an integrated touch screen and heart rate monitor with embedded multidirectional cables, range of motion tracking, and real-time variable resistance display	
	Dimensions	34in x 42in x 61in / 87cm x 107cm x156cm	Vibration	0-8 (with 27 sublevels of intensity)	
	Weight	330lb / 150kg	Dimensions	38in x 46in x 60in / 96cm x 116cm x 152cm	
hanafiting skin	Accessories	2 upper body straps, 1 countoured mat	Weight	434 lb / 197 kg	
	Motor	Special application patented DualSync Twin Motor System	Accessories	2 Upper body straps, 1 contoured mat	
	Key Features	Secondary timer and controls	Motor	Special application patented DualSync Twin Motor System	
ery of damaged muscles and	а.		Key Features	Three tension adjustment proMotion embedded cable system, modular attachment option, interactive touch screen display	
				Attachment 2	



Attachment 3: Village of Hinsdale Zoning Map and Project Location











MEMORANDUM

DATE:	August 9, 2017
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:	Public Hearing for Detailed Plan and Special Use Permit for a 64-Unit Planned Development at the 24.5 Acre Site of S. E. Corner of 55th Street and County Line Road in the R-2 District Hinsdale Meadows Ventures, LLC - Case A-25-2017 (in relation to Case A-18-2016)

Summary

The Plan Commission (PC) on July 12, 2017, scheduled a Public Hearing for the August 9, 2017, PC meeting, to review this application. The applicant, Hinsdale Meadows Venture, LLC, is requesting approval for a Detailed Plan and Special Use Permit at the 24.5 acre site in the R-2 District Single Family Residential District. For the August 9, 2017, PC public hearing, the applicant has submitted a summary review memo (Attachment 1). Please note, staff cannot confirm all the data in the Table of Compliance in Attachment 1, and will review it at the public hearing. A revised lot-by-lot F.A.R. calculation spreadsheet is attached, and it will also be reviewed at the public hearing (Attachment 2)

On March 7, 2017, the Village Board approved an Ordinance to allow Planned Developments as a Special Use in single family residential districts (O2017-07), and an Ordinance approving a Planned Development Concept Plan and Special Use Permit for Hinsdale Meadows Venture, LLC (O2017-08) for a 64-unit site plan with a mix of single family and duplex homes. The Concept Plan site plan features 22 single family homes (SFH) with an average lot area of 13,994 SF and 42 duet homes (DH) with an average combined lot area of 15,969 SF.

The Detailed Plan features the same layout and combination of 22 SFH and 42 DH. However, the average lot area of a SFH is 12,250 SF and the average combined lot area of a DH is 17,892 SF. The aggregate site area of the Concept Plan SFH is 7.07 acres and the Detailed Plan SFH is 6.19 acres. The Concept Plan DH site area is 7.70 acres and the Detailed Plan is 8.63 acres. The right-of-way area has decreased slightly from 4.38 acres to 4.33 acres, respectively. And the detention/open space are did not change at 5.35 acres.

It should be noted that staff used the largest model possible on any given lot in order to determine worst-case scenarios. Using this approach ensures that the applicant does not need to come back for subsequent approvals given that they do not know which models will be built on any given lot.



MEMORANDUM

On February 21, 2017, the applicant stated that it is their hope to offer pricing that ranged from the low to mid-\$800's for a majority of the duplex residences. Per the submitted Detailed Plan application cover letter dated July 6, 2017, this price range for the duplex homes is still the target, with the additional information regarding monthly assessments in the mid \$200 per month.

Planned Development Concept Plan Background

On September 14, 2016, the PC scheduled the public hearing for October 12, 2016. The PC public hearing was continued to the November 9, 2016, December 14, 2016, and formally closed on January 11, 2017. Staff received and shared 14 emails/correspondence by the public to the PC in regards to the application. Of the fourteen, 9 were supportive and 5 were against the application.

A motion by the PC to recommend approval for the Text Amendment as submitted, contingent on further staff consideration of how its wording might be revised in order to preserve its general applicability throughout the Village while ensuring that applications for Planned Developments in single-family zoning districts would be infrequent, passed, 6-1, (2 absent).

A motion by the PC to recommend approval for the Planned Development Concept Plan for 59-units, as amended, during the course of the Public Hearing, and Special Use permit application was approved contingent on; no basement bedrooms allowed; a detailed traffic study be provided for any future Detailed Plan approval; continued discussion between the Developer and Village staff as to storm water management and impacts; further investigation of making the development age restricted for a limited time; and further discussion of proposed public benefits, with a vote of 5-2, (2 absent).

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

On August 9, 2016, the BOT (First Reading item to refer to the PC) 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 summarized the request and answered some of the concerns by the BOT. On September 6, 2016, (Second Reading Agenda item) the Board referred the application packet for consideration by the PC.

On February 7, 2017, the applicant presented the request as a First Reading item to the Board of Trustees after the PC public hearing formally closed on January 11, 2017. The Board discussed and was satisfied with the proposed public benefit, the age-targeted, as opposed to age-restricted, nature of the development, and with the fee in lieu of BMP requirement proposed by the Petitioner relative to storm water management. Changes to the Declaration of Covenants, Conditions, Easements and Restrictions for Hinsdale Meadows for Article IX, Paragraphs 20 and 18, was discussed and requested to



MEMORANDUM

reflect: no basement bedrooms by the Developer or Owners; no recreational devices of any kind permitted on a lot within the Planned Development; and no full bathrooms in the basements of the units.

On February 21, 2017, the Board of Trustees requested that the applicant provide an alternative 64-unit site plan to review. The applicant submitted a 64-unit site plan with a revised mix of 42 duplex homes and 22 single family detached homes. Per the applicant, it is their hope to offer pricing that ranges from the low to mid-\$800's for a majority of the duplex residences.

On March 7, 2017, the Village Board approved an Ordinance to allow Planned Developments as a Special Use in single family residential districts (O2017-07), and an Ordinance approving a Planned Development Concept Plan and Special Use Permit for Hinsdale Meadows Venture, LLC (O2017-08) for a 64-unit site plan with a mix of single family and duplex homes.

Public Hearing Process

Within forty five (45) days following the conclusion of the public hearing, 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 Venture Update Review Memo (dated August 3, 2017) Attachment 2 - F.A.R. Calculation Spreadsheet

Please refer to the Planned Development Proposal for Hinsdale Meadows binder, dated July 2017, submitted for the July 12, 2017, PC meeting; it is also available here electronically: http://www.villageofhinsdale.org/document_center/PlanCommission/2017/JUL/July_12_2017_PC_Pack_et.pdf

August 3, 2017

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

Re: Plan Commission Public Hearing, August 2017

As requested by Chan Yu, this memorandum is intended to address the following items:

- (1) The presentation of the attached revised Table of Compliance, to replace the previous Table of Compliance included in our submittal package. The revisions are based on the detail review, comments, and presentation suggestions from Village staff.
- (2) The request for Plan Commission deferment of final discussions and/or approval of two items until the next Plan Commission meeting, including (1) the proposed final Development Agreement, in order to allow additional time to respond to comments from the Village Attorney, and (2) to provide the opportunity for the Village Parks Department and Developer to review and approve a schedule and final design details of the proposed KLM Park Improvements.
- (3) The presentation of a listing of the most relevant Final Plan changes that have been implemented since the last time the Plan Commission recommended approval of the Concept Plan. This list is provided below. To the extent the Plan Commission finds these changes acceptable, we would appreciate if acknowledgement of the same could occur during the upcoming August meeting.

Compared to the prior Concept Plan last reviewed by the Plan Commission, the most relevant Final Plan changes implemented within our submittal package and this memorandum include the following items:

- (1) The Village Board determined that the Final Plan should include a total of 64 units, including a revised mix of 42 age-targeted duplex units, 21 new age-targeted single family units, along with the existing home on Lot 1. This 64-unit plan, included as Exhibit 2A of our submittal package, replaces the previous 59-unit plan reviewed by the Plan Commission, and allows for significant price reductions for the duplex homes. The new plan also includes some minor revisions to the placement of the buildings and lot lines to allow for better orientations and relationships between the buildings.
- (2) Final landscape and engineering plans have been prepared, resulting in a much greater level of detail being provided. These are included in Sections 3 and 4 of our submittal package.
- (3) Some minor revisions have been made to the final Building Elevations, included in Section 5 of our package, in order to incorporate some of the suggestions made by three local architects that reviewed the previous Concept Plan elevations. The final Floor Plans have also been adjusted to reflect that the optional bathrooms in the basements can only be ½ baths, without showers or bathtubs, as required under the Concept Plan approval.
- (4) A new single family ranch plan has been added to the model offering included in Section 5 of our submittal package, to accommodate those residents that need the convenience of single-story living with more than one bedroom on the first floor. It has the same building footprint dimensions as the front-loaded Torrington model.

Hinsdale Meadows Venture

- (5) An updated Table of Compliance has been prepared, incorporating the required grading information necessary to determine the actual waiver requests for maximum FAR, building height, and building elevation. This updated Table also includes two new line items compared to the previous Table prepared in connection with the Concept Plan, including the combination side yard and building elevation. Finally, the Table also reflects minor decreases to the previously requested and approved waiver requests for minimum lot width and building coverage, due to minor shifts in some lot lines. The final version of this Table is attached to this memorandum.
- (6) A simulated 8' stone screen wall along on the south side of a 15' utility easement area along the 55th Street ROW is proposed in the Detail Plans to provide privacy and reduce traffic noise for the new residents, as has been done elsewhere along 55th Street. A depiction of the screen wall and landscaping treatment is included in the submittal binder package as Exhibit 3B. This will replace a portion of the existing perimeter ornamental aluminum fence, currently located on the north side of the existing utility easement and adjacent to the 55th Street ROW as shown on the plan. The current fence location does not allow for ease of access along 55th Street by the utility companies. It also should be noted that the Final Landscape Plans reflect a significant level of new landscaping to be installed on both sides of the screen wall along SF lots 7 through 11, and also shows a significant amount of existing landscaping to be retained and new landscaping to be installed along Duplex lots 12 and 13.
- (7) The Detail Plans also include (1) a new proposed wood privacy fence along the southeast property line, south of the detention pond, (2) a new proposed 4' black chain link fence along the south property line adjacent to KLM Park, and (3) the installation of a black fence cloth attached to our existing ornamental aluminum fence, per agreement with the RML Hospital, along the common property lines for the RML Hospital. A depiction of this treatment is included as Exhibit 3C of our submittal package.
- (8) In conjunction with the site and building alteration plans of the neighboring RML Hospital, per our agreement with them our Final Plans include the addition of an emergency-access gate to replace a portion of the existing ornamental aluminum fence along the common property line. Also included is a fire lane connection from Barton Lane to connect to the proposed expanded fire lane being proposed by the RML Hospital on their site. This connection allows for emergency access to the hospital building if the RML entrance along County Line is blocked, and correspondingly allows for emergency access to the Barton Lane cul-de-sac if its access points is blocked. The final written easement and construction agreements with RML Hospital are currently in process.
- (9) The requested waiver for the front yard setback for lots with frontage along 55th Street (SF lots 7-11 and duplex lots 12-13) has been changed from 30' to 25'. This will provide the new residents a greater amount of level backyard space for those lots between the rear side of the home and the screen wall. This also provides the benefit of additional perimeter building setbacks along 55th Street.
- (10) The detail landscape plan, included as Section 3 of our submittal package, reflects the preservation and transplanting of the healthy existing parkway trees within the parkway area, in accordance with our general design criteria to retain as much of the existing improvements as possible. This results in a newly discovered waiver requests from Subdivision Code section 11-1-3, including the allowance to retain existing tree species that are no longer included on the Village approved species for parkway trees, along with the allowance for spacing of the trees closer together than the spacing requirements of that Code section.

Hinsdale Meadows Venture

- (11) The detail landscape plan also reflects the transplanting of nearly all of the trees currently located within the proposed SF lots 7-11 (along 55th Street) to other areas on the plan. A significant level of new landscaping is proposed for this area, on both sides of the proposed screen wall. These trees need to be transplanted to accommodate the required grading activity in this area which provides for an overland storm water flow route near the screen wall. The landscape plan also reflects the removal of those other remaining trees on-site that cannot be transplanted, are in poor condition, and/or must be removed to accommodate the approved Concept Plan.
- (12) As discussed with Village staff and the Fire Department, a new Subdivision Code waiver request is being made to allow the use of open-web floor and roof trusses in conjunction with interior fire sprinkler systems for all the homes, in lieu of the use of standard dimensional lumber. This will allow for better consistency in home dimensions, along with efficiency for building construction and in the placement of the mechanical systems. We believe this provides for increased quality of construction, enhanced safety for our residents, and corresponding benefits for the Village and Fire Department.
- (13) Minor language changes are included in the HOA Declaration included in Section 7 of our package, with the changes thereto as outlined in the Cover Letter Exhibit A. These are intended to provide additional detail regarding maintenance and easement provisions for the future residents, and to address applicable plan changes referenced above, such as the change in the number of units, etc.
- (14) A full traffic study was provided to the Village Board during the Concept Plan approval stage. This traffic engineering study is also included in Section 6 of this submittal package, and among its other conclusions, states that "Given the number of homes proposed and age-targeted nature of the development, the proposed development will generate a low volume traffic during the peak hours and on a daily basis and will be less than what was previously approved", i.e. the Sedgwick subdivision.
- (15) A draft Development Agreement is included in Section 8 of our submittal package. The Village Attorney has reviewed this draft and provided comments, and we are in the process of addressing those comments.

We hope this description of the Final Plan revisions helps facilitate the Plan Commission's review of our Final Plan submittal, and look forward to our meeting with you. We appreciate the detailed review and input from the Village staff, and thank you again for your cooperation.

Sincerely yours,

Ague

Edward R. James

CC: Jerry James Michael Balas

TABLE OF COMPLIANCE - Hinsdale Meadows

Address of subject property: SE Corner of County Line Road and 55th Street

The following table is based on standard R-2 Zoning District requirements, as compared to the proposed Hinsdale Meadows Planned Development. For purposes of listing the waivers shown below, the figures shown represent maximum or "worst-case" level of waiver requested for each requirement.

A further description and/or rationale for each required waiver is shown in the "Footnotes/Description/Rationale" column on the Explanation of Requested Relief page attached.

	Minimum Code	Proposed - Single Family	Proposed - Duplex Homes
	requirements	Homes	
Minimum Lot Area (s.f)	20,000	10,000/ reduction of 10,000	15,000/ reduction of 5,000
Minimum Lot Depth	125'	125'	125'
Minimum Lot Width	100'	56.5' /	77.8'/
		reduction of 43.5'	reduction of 22.2'
Building Height	30'	<30'	30.17'/ increase of 0.17'
Building Elevation	35.5 Single Family	40.75' for walk out units /	42.92' for walk out units /
	36.25' Duet	increase of 5.25'	increase of 6.67'
Number of Stories	3	3	3
Front Yard Setback	35'	30' / reduction of 5'	30' / reduction of 5'
		25' for lots 7,8,9,10, & 11 /	25' for lots 12 & 13 /
		reduction of 10'	reduction of 10'
Corner Side Yard Setback	35'	30' / reduction of 5'	30' / reduction of 5'
Interior Side Yard Setback	14.02' SF	8' / reduction of 6.02'	9' / reduction of 5.42'
	14.42' Duet		
Combination Side Yard Setback	39.06' SF	16' / reduction of 23.06'	18' / reduction of 18.93'
	36.93' Duet		
Rear Yard Setback	50'	35' / reduction of 15'	25' / reduction of 25'
		30° along pond / reduction	15 (Lot 41) due to corner
		of 20	lot and existing storm
Maximum Floor Area Ratio (FAR)	268 234 25	304 810 9	Sewer / reduction of 35
Maximum Building Coverage	25%	29.62% / increase of 4.62%	30.4% / increase of 5.4%
Maximum Total Lot Coverage	50%	<50%	<50%
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading requirements	N/A	N/A	N/A
Accessory Structure information	N/A	N/A	N/A

Village staff cannot confirm all the data in the above Table at this time (08.03.17) - C.Y. 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 Village Zoning Code provides the Village the authority to approve a Special Use for a Planned Development, provided applicable criteria are met. Under a Planned Development, clustering of lots is contemplated in order to provide Common Open Space, and accordingly, proposed lot sizes and lot dimensions may be decreased and waivers granted to meet the Planned Development objectives. A decrease in lot sizes necessitates the need for a waiver of the maximum Building Coverage ratio and setbacks. With respect to Building Height and Elevation, a waiver is necessary due to the exiting topography of the property and the need to provide walkout basements on certain lots. Finally, with the respect to FAR, the Zoning Code states that for Planned Developments it is calculated for the site as a whole. The requested waiver is due to variations in the topography and existing grades, which cause the floor area of the lower level (basements) on certain lots to be included in the FAR calculation.

In addition to the above waiver requests for the Zoning Code, we are also requesting approval of a Subdivision Code waiver, to allow the use of open-web floor and roof trusses in conjunction with interior fire sprinkler systems for all the homes, in lieu of the use of standard dimensional lumber. This will allow for better consistency in home dimensions along with efficiency for building construction and in the placement of the mechanical systems. We believe this provides for increased quality of construction, enhanced safety for our residents, and corresponding benefits for the Village and Fire Department.

Additionally, request is made for the relief from the requirements of Code Section 11-1-3 to allow retention of existing parkway trees.

Compliance Item	Footnotes/Description/Rationale
Minimum Lot Area (s.f)	Proposed lot sizes are an integral component of the age-targeted PD and the inclusion of common open space. The average SF lot size is 12,250 sf and the average duplex lot size is 17,892 sf.
Minimum Lot Width	Reduction in lot width is a function of the reduction in lot area, along with curvatures in certain lots' frontage. The average SF lot width is 74.2 feet, and the average duplex lot width is 102.4 feet.
Building Height	Minor waiver request for duplex building height is due to existing grading conditions.
Building Elevation	Increase in building elevation is due to the need to provide walk out basements to respect existing grading.
Front Yard Setback	The requested standard 30' front yard setback is due to the existing road configuration and proposed floor plans. The requested 25' front yard setback applies to the lots along 55th Street, and is intended to provide additional backyard space for the future residents along with an increased perimeter setback along this major thoroughfare.
Corner Side Yard Setback	The same 30' setback is requested for corner lots.
Interior Side Yard Setback	Reduction in interior side yard setback is a function of the reduction in lot area. The figures shown compare the maximum required side yard setback to the proposed standard side yard setback.
Combination Side Yard Setback	Reduction in combination side yard setback is a function of the reduction in lot area. The figures shown compare the maximum required combination side yard setback to the proposed standard combination side yard setback.
Rear Yard Setback	The requested standard 35' and 25' rear yard setbacks are due to the existing road configuration and proposed floor plans. The rear yards for the SF lots along the pond have been reduced to remove steeper grade areas from the fee simple lots.
Maximum Floor Area Ratio (FAR)	The maximum floor area of 304,810.52 sf assumes (1) that the largest home model is built on every lot, and (2) that every homeowner selects every available upgrade option such as sunrooms or screen-in porches. The area also includes over 47,000 square feet of lower level "basement" area for lots with existing grade contours.
	The maximum building coverage request shown is based on the largest home built on the smallest lot. The combined building coverage percentage over all lots in Hinsdale
Maximum Building Coverage	Meadows (including the existing home on Lot 1) is 24.89%.

Additional detail regarding the waiver requests shown on the Table of Compliance is as follows:

	Biggest Model	Lowest level	Lowest Level SF	First Floor SF	Second Floor SF**	Proposed	Maximum	Over/Under (-) FAR	Lot area	
Lot 1	EXISTING SFR					6008.52	6010.60	-2.08	20053	
Lot 2	Duet	50% basement	1761	4455	3033	9249	6022.40	3226.60	20,112	
Lot 3	Duet	0 cellar	0	4455	3033	7488	6496.00	992.00	22480	Lot A
Lot 4	Duet	0 cellar	0	4455	3033	7488	5586.72	1901.28	18278	Lot B
Lot 5	Duet	0 cellar	0	4455	3033	7488	5554.80	1933.20	18145	Lot C
Lot 6	Duet	0 cellar	0	4455	3033	7488	5865.36	1622.64	19439	Lot D
Lot 7	New Haven	0 cellar	0	2647	1148	3795	3602.64	192.36	10011	Lot E
Lot 8	Torrington	50% basement	1232	2962	1628	5822	3619.20	2202.80	10080	Lot F
Lot 9	Torrington	0 cellar	0	2962	1628	4590	3618.24	971.76	10076	Lot G
Lot 10	Torrington	50% basement	1232	2962	1628	5822	3623.52	2198.48	10098	Lot H
Lot 11	Torrington	0 cellar	0	2962	1628	4590	4229.28	360.72	12622	
Lot 12	Duet	0 cellar	0	4455	3033	7488	5046.96	2441.04	16029	FAR Incre
Lot 13	Duet	0 cellar	0	4455	3033	7488	4892.40	2595.60	15385	Lot A
Lot 14	Duet	0 cellar	0	4455	3033	7488	5304.48	2183.52	17102	Lot B
Lot 15	Duet	0 cellar	0	4455	3033	7488	4973.76	2514.24	15724	Lot C
Lot 16	Duet	0 cellar	0	4455	3033	7488	6398.60	1089.40	21993	Lot D
Lot 17	Duet	50% basement	1761	4455	3033	9249	5131.44	4117.56	16381	Lot E
Lot 18	Duet	50% basement	1761	4455	3033	9249	5024.16	4224.84	15934	Lot F
Lot 19	Torrington	100% story	2464	2962	1628	7054	4071.84	2982.16	11966	Lot G
Lot 20	Torrington	100% story	2464	2962	1628	7054	3654.00	3400.00	10225	Lot H
Lot 21	Torrington	100% story	2464	2962	1628	7054	3669.60	3384.40	10290	Bonus FAI
Lot 22	Torrington	100% story	2464	2962	1628	7054	3872.16	3181.84	11134	
Lot 23	Torrington	100% story	2464	2962	1628	7054	3669.12	3384.88	10288	
Lot 24	Torrington	50% basement	1232	2962	1628	5822	3669.36	2152.64	10289	131715.
Lot 25	Torrington	50% basement	1232	2962	1628	5822	3669.36	2152.64	10289	1730
Lot 26	Torrington	50% basement	1232	2962	1628	5822	4020.96	1801.04	11754	304810.
Lot 27	Torrington	50% basement	1232	2962	1628	5822	4362.00	1460.00	13175	
Lot 28	Torrington	100% story	2464	2962	1628	7054	3641.76	3412.24	10174	206067.3
Lot 29	Torrington	100% story	2464	2962	1628	7054	4567.92	2486.08	14033	62166.
Lot 30	New Haven	100% story	2134	2647	1148	5929	4164.96	1764.04	12354	268234.2
Lot 31	Torrington	50% basement	1232	2962	1628	5822	5936.40	-114.40	19735	304810.
Lot 32	New Haven	0 cellar	0	2647	1148	3795	4170.96	-375.96	12379	36576.2
Lot 33	Torrington	50% basement	1232	2962	1628	5822	3739.44	2082.56	10581	
Lot 34	Torrington	100% story	2464	2962	1628	7054	5496.48	1557.52	17902	64524
Lot 35	Duet	50% basement	1761	4455	3033	9249	6548.20	2700.80	22741	23323
Lot 36	Duet	100% story	3521	4455	3033	11009	4836.00	6173.00	15150	8784
Lot 37	Duet	50% basement	1761	4455	3033	9249	5193.36	4055.64	16639	
Lot 38	Duet	100% story	3521	4455	3033	11009	6482.60	4526.40	22413	
Lot 39	Duet	0 cellar	0	4455	3033	7488	4826.40	2661.60	15110	
Lot 40	Duet	0 cellar	0	4455	3033	7488	4861.44	2626.56	15256	
Lot 41	Duet	0 cellar	0	4455	3033	7488	5644.08	1843.92	18517	
Lot 42	Duet	0 cellar	0	4455	3033	7488	4802.16	2685.84	15009	
Lot 43	Duet	0 cellar	0	4455	3033	7488	5496.24	1991.76	17901	

-

on-Residential Lots		
	lot area	FAR
	137479	29495.8
	2326	2800
	1661	2800
	32848	8569.6
	30,475	8095
	8889	3322.25
	9104	3376
	10451	3708.24
or Non-Residential Lots		
	29495.8	
	2800	
	2800	
	8569.6	
	8095	
	3322.25	
	3376	
	3708.24	
	62166.89	

52 Single Family total FAR 95 Duet total FAR 52 Total FAR (Worst case)

36 max FAR for residential lots
89 max FAR for non-residential lots
25 max FAR for ALL lots
52 Proposed worst case FAR
27 Over

46 total lot areas lots 1-43 33 total lot areas of all open space 79 <u>total lot area of site</u>

Attachment 2

PLANNED DEVELOPMENT PROPOSAL

FOR

Hinsdale Meadows

FINAL PLAN SUBMITTAL

July, 2017

Presented to

The Village of Hinsdale



By:



July 6, 2017

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

Re: Plan Commission Public Hearing, August 2017

We are pleased to present additional and final documentation for Hinsdale Meadows, after receiving approval by the Village Trustees of the site plan and density for Hinsdale Meadows. We look forward to our meeting with you at the public hearing in August.

In collaboration with the Village Board, at their March 2017 meeting, the Board approved the final site plan, which including 42 Duplex and 22 Single Family homes. The approved site plan is included with the attached documents and the changes are explained below:

- The <u>five</u> Single Family homes along County Line Road, north of the existing County Line Rd. entrance, lots 3-7, were changed to <u>four</u> Duplex homes now shown as lots 3-6. The two Single Family homes on lots 12 and 13 were also changed to Duplex homes. The total number of buildings were reduced from 44 to 43.
- The increase and makeup of the unit types resulted in 42, previously 30, Duplex homes and 22, previously 29, single family homes. Both plans include the existing SF home on lot 1.

With the additional units and makeup of the unit types, we expect the sales prices for the Duplex homes to begin in the low to mid 800K's and the monthly assessments in the mid \$200 / per month.

A copy of the HOA Declaration dated May 18, 2017 is attached. The Declaration includes "housekeeping changes and clarifications" and may be reviewed in the attached, Exhibit A.

Site Plan Changes/ Engineering

We are requesting as shown on the detailed site plan and Table of Compliance an increase in the setback from 55th Street, of 5' for lots 7-13 to accommodate a screen wall along 55th Street and allow the natural drainage along the screen wall and provide a more level rear yard between the home and screen wall along 55th Street. This results in a reduction of the front yard setback from 30' to 25' for lots 7-13.

In further collaboration with the Village and RML Hospital, we will install an emergency gate, as shown on the site plan, between the two properties. Access will only be by the fire department or other emergency vehicles.

The other documents in the attached booklet are as follows and include the following:

- Section 1: Applications and Table of Compliance
- Section 2: Final Site Plan and Plat of Subdivision
- Section 3: Final Landscape Plan Package
- Section 4: Final Engineering Plans and Summary Stormwater Report
- Section 5: Final Building Elevations and Floorplans
- Section 6: Traffic Impact Study
- Section 7: Final Homeowners Association Declaration
- Section 8: Development Agreement

We look forward to our meeting with you and thank you again for your cooperation.

Sincerely yours,

Ram

Edward R. James

CC: Jerry James Michael Balas

Hinsdale Meadows - Final Plan Approval Document Index for Plan Commission Review 7/6/17 Submittal Date

	Document	Prepared by	Document Date
Section 1	Applications		
А	Plan Commission Application	ERJ	N/A
В	Table of Compliance & Supporting Calculations	ERJ	N/A
	- Site Area Summary	ERJ	N/A
	- Floor Area & Building Coverage by Model Type	ERJ	N/A
	- Building Height and Elevation Calculations	ERJ	N/A
	- Floor Area Ratio Calculations	ERJ	N/A
	- Building & Lot Coverage Calculations	ERJ	N/A
С	Planned Development Criteria	ERJ	N/A
D	Special Use Permit Criteria	ERJ	N/A
E	Application for Certificate of Zoning	ERJ	N/A
Section 2	Final Site Plan and Plat of Subdivision		
А	Rendered Site Plan	BSB Design	6/15/2017
В	Plat of Subdivision	Spaceco, Inc.	6/21/2017
Section 3	Final Landscape Plan Package		
А	Final Landscaping Plans	BSB Design	6/15/2017
В	Example Diates of Droposed Screen Wall Treatment along 55th Street	EDI	N/A
	Example Photos of Froposed Screen Wait Treatment along 55th Street		N/A
С		EDI	N/A
			N/A
Section 4	Final Engineering Plans		
A	Site Improvement Plans	Spaceco, Inc.	6/20/2017
В	Existing Grades and Designation of Lower Levels as Cellars, Basements, or	_	
	Stories	Spaceco, Inc.	6/8/2017
C	Stormwater Management Summary	Spaceco, Inc.	4/12/2017
D	IHPA Historic Resource Preservation Compliance Letter	Spaceco, Inc.	6/1/2017
Section 5	Building Elevations and Floorplans		
А	New Haven SF Model	BSB Design	1/20/17 & 4/11/17
В	Ridgefield SF Model	BSB Design	1/20/17 & 4/11/17
С	Torrington SF Model	BSB Design	1/20/17 & 4/11/17
D	Torrington SF Ranch Model	BSB Design	1/20/17 & 4/11/17
E	Woodbridge SF Model	BSB Design	1/20/17 & 4/11/17
F	SF Option Elevations	BSB Design	1/20/17 & 4/11/17
G	SF Height Exhibit - Torrington Model	BSB Design	6/20/2017
Н	Duplex Attached SF Models	BSB Design	1/20/17 & 4/11/17
I	Duplex Height Exhibit	BSB Design	6/20/2017
Section 6	Traffic Impact Study	KLOA	2/27/2017
Section 7	Final Homeowners Association Declaration of Covenants, Conditions,		
Section 7	Easements and Restrictions	ERJ	5/18/2017
Section 8	Development Agreement	ERJ	5/17/2017



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

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

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

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

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

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

1)	
2)	
3)	

II. SITE INFORMATION

Address of subject property:			
Property identification number (P.I.N. or tax number):			
Brief description of proposed project:			
General description or characteristics of the site:			
Existing zoning and land use:			
Surrounding zoning and existing land uses:			
North:	South:		
East:	West:		
Proposed zoning and land use:			
Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:			

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

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

	ADDRESS	
	HINSDALE, IL	
LOT #	60521	PIN
1	502 Hannah Lane	18-18-109-001-0000
2	506 Hannah Lane	18-18-109-002-0000
3	510 Hannah Lane	18-18-109-003-0000
4	514 Hannah Lane	18-18-109-004-0000
5	518 Hannah Lane	18-18-109-005-0000
6	522 Hannah Lane	18-18-109-006-0000
7	526 Hannah Lane	18-18-109-007-0000
8	530 Hannah Lane	18-18-109-008-0000
9	534 Hannah Lane	18-18-109-009-0000
10	5532 Barton Lane	18-18-109-010-0000
11	5538 Barton Lane	18-18-109-011-0000
12	5648 Barton Lane	18-18-109-012-0000
13	5644 Barton Lane	18-18-109-013-0000
14	5641 Barton Lane	18-18-109-014-0000
15	5633 Barton Lane	18-18-109-015-0000
16	5629 Barton Lane	18-18-109-016-0000
17	5623 Barton Lane	18-18-109-017-0000
18	5615 Barton Lane	18-18-109-018-0000
19	5603 Barton Lane	18-18-109-019-0000
20	5543 Barton Lane	18-18-109-020-0000
21	5539 Barton Lane	18-18-109-021-0000
22	5531 Barton Lane	18-18-109-022-0000
23	5525 Barton Lane	18-18-109-023-0000
24	5519 Barton Lane	18-18-109-024-0000
25	5511 Barton Lane	18-18-109-025-0000
26	5501 Barton Lane	18-18-109-026-0000
27	5500 Barton Lane	18-18-110-001-0000
28	535 Hannah Lane	18-18-110-002-0000
29	531 Hannah Lane	18-18-110-003-0000
30	527 Hannah Lane	18-18-110-004-0000
31	523 Hannah Lane	18-18-110-005-0000
32	519 Hannah Lane	18-18-110-006-0000
33	515 Hannah Lane	18-18-110-007-0000
34	509 Hannah Lane	18-18-110-008-0000
35	505 Hannah Lane	18-18-110-009-0000
36	501 Hannah Lane	18-18-110-010-0000
		1
Other PINs:		18-18-109-027-0000
		18-18-109-028-0000
		18-18-109-029-0000

<u>DRAFT – TO BE FINALIZED PRIOR TO AUGUST 9th</u> <u>PUBLIC HEARING</u> TABLE OF COMPLIANCE – Hinsdale Meadows

Address of subject property: <u>SE Corner of County Line Road and 55th Street</u>

The following table is based on the <u>R-2</u> Zoning District.

	Minimum Code	Proposed - Single Family	Proposed -Duplex Homes
	Requirements	Homes	
Minimum Lot Area (s.f.)	20,000	10,000	15,000
Minimum Lot Depth	125'	125'	125'
Minimum Lot Width	100'	56' (Lot 31 in cul de sac – See site map)	76' (Lot 12 – See site map)
Building Height	30'	30'	Requesting .21' of relief for worst-case 30.21' for Lot 38
Building Elevation	35.5' Single family / 36.25' Duets	Requesting 5.25' of relief for worst-case 40.75' for walk out units	Requesting 6.67' of relief for worst-case 42.92' for walk out units
Number of Stories	3	3	3
Front Yard Setback	35'	Requesting 10' of relief to 25' for lots 7,8,9,10,& 11 / Requesting 5' of relief to 30' for remaining lots	Requesting 10' of relief to 25' for lots 12&13 / Requesting 5' of relief to 30' for remaining lots
Corner Side Yard Setback	35'	Requesting 5' of relief to 30'	Requesting 5' of relief to 30'
Interior Side Yard Setback	10'	Requesting 2' of relief to 8'	Requesting 1' of relief to 9'
Combination Side Yard Setback	TBD prior to August 9 th public hearing	TBD prior to August 9 th public hearing	TBD prior to August 9 th public hearing
Rear Yard Setback	50'	Requesting 15' of relief to 35' / Requesting 20' of relief to 30' along pond	Requesting 25' of relief to 25' / Requesting 35' of relief to 15' Lot 41 due to corner lot configuration and existing storm sewer
Maximum Floor Area Ratio (F.A.R.)	231,298 Square Feet	Requesting 333 squar (single family FAR tota totals 124,541)	e feet of relief to 231,631 als 107,090 and duet FAR
Maximum Total Building Coverage*	25%	Requesting 6% of relief for worst- case 31%	Requesting 7% of relief for worst- case 32%

Maximum Total Lot Coverage*	50%	50%	50%
Parking Requirements	N/A	N/A	N/A
Parking front yard setback	N/A	N/A	N/A
Parking corner side yard setback	N/A	N/A	N/A
Parking interior side yard setback	N/A	N/A	N/A
Parking rear yard setback	N/A	N/A	N/A
Loading Requirements	N/A	N/A	N/A
Accessory Structure Information	N/A	N/A	N/A

* Must provide actual square footage number and percentage.

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

The Village Zoning Code provides the Village the authority to approve a Special Use for a Planned Development, provided applicable criteria are met. Under a Planned Development, clustering of lots is contemplated in order to provide Common Open Space, and accordingly, proposed lot sizes and lot dimensions may be decreased and waivers granted to meet the Planned Development objectives. A decrease in lot sizes necessitates the need for a waiver of the maximum Building Coverage ratio and setbacks. With respect to Building Height and Elevation, a waiver is necessary due to the existing topography of the property and the need to provide walkout basements on certain lots. Finally, with respect to F.A.R., the Zoning Code states that for Planned Developments it is calculated for the site as a whole. The requested waiver is due to variations in the topography and existing grades, which cause the floor area of the lower level (basements) on certain lots to be included in the F.A.R. calculation.

In addition to the above waiver requests for the Zoning Code, we are also requesting approval of a Subdivision Code waiver, to allow the use of open-web floor and roof trusses in conjunction with interior fire sprinkler systems for all the homes, in lieu of the use of standard dimensional lumber. This will allow for better consistency in home dimensions along with efficiency for building construction and in the placement of the mechanical systems. We believe this provides for increased quality of construction, enhanced safety for our residents, and corresponding benefits for the Village and Fire Department.

Hinsdale Meadows

Site Area Summary, per Plat of Subdivision

	<u>Sq. Ft.</u>	<u>Acres</u>
Total Lot Area	645,246	14.813
Right-of-way	188,656	4.331
Common Open Space		
Total Detention Area	137,479	3.156
Total Park A Area	30,475	0.700
Total Park B Area	8,889	0.204
Center Open Space Area	32,848	0.754
Legge Park Walk Connection	2,326	0.053
Fringe Open Space - Barton Lane	1,661	0.038
Fringe Open Space Area A	9,104	0.209
Fringe Open Space Area B	10,451	0.240
Total Common Open Space	233,233	5.354
Total Site Area	1,067,135	24.498

Hinsdale Meadows "	For Sale" So	quare Foota	age for Mar	keting Purposes			
	New Haven	Ridgefield	Torrington	Torrington - Ranch	Woodbridge	Duet A	Duet B
Main Floor	1875	1940	2294	2318	2211	1729	1447
Upper Floor	807	737	924	0	1022	929	1039
Total SF	2682	2677	3218	2318	3233	2658	2486
Hinsdale Meadows G	Gross Floor	Areas - Per	Hinsdale Zo	oning Code			
	New Haven	Ridgefield	Torrington	Torrington - Ranch	Woodbridge	Duet A	Duet B
Main Floor	1875	1940	2294	2318	2211	1729	1447
Upper Floor	932	926	1441	0	1141	1262	1771
Garage	513	537	498	497	472	484	450
Subtotal GFA	3320	3403	4233	2815	3824	3475	3668
Main Floor Options	I				I		
Opt. Sunroom or						163	182
Opt. Screened Porch	136	138	155	155	207	-	
Opt. Extended Living Room	108	138	0	0	102	0	0
Opt. Owner's Bay	15	15	15	15	15	0	0
Subtotal GFA	259	291	170	170	324	163	182
Total Main Floor GFA w/options	2647	2768	2962	2985	3007	2376	2079
Upper Floor Options							
Opt. Bath 3	0	37	0	0	0	0	0
Opt. Bath 4	0	108	0	0	0	0	0
Bonus Room	216	385	187	0	334	0	0
Subtotal GFA	216	530	187	0	334	0	0
Total Upper Floor GFA w/options	1148	1456	1628	0	1475	1262	1771
Lower Floor Options							
Standard Cellar N/A (See Note 1)	0	0	0	0	0	0	0
Look Out Cellar N/A (See Note 1)	0	0	0	0	0	0	0
Walk Out Basement (See Note 1)	1875	1940	2294	2318	2211	1729	1447
W/ Opt. Extended Living	108	138	0	0	102	0	0
W/ Opt. Sunroom	136	138	155	155	207	163	182
Opt Owner's Bay	15	15	15	15	15	0	0
Subtotal GFA	2134	2231	2464	2488	2535	1892	1629
50% Subtotal GFA	1067	1116	1232	1244	1268	946	815
Total Possible GFA	4862	5340	5822	4229	5750	4584	4665
GFA WITHOUT BASEMENT	3795	4224	4590	2985	4482	3638	3850

Hinsdale Meadows E	Building Cov	verage Area	S				
	New Haven	Ridgefield	Torrington	Torrington - Ranch	Woodbridge	Duet A	Duet B
Front porch area, before excluded							
area (See Note 2):	116	84	128	115	203	107	58
Building Footprint Coverage by Mode	I Туре:						
Main Floor	1875	1940	2294	2318	2211	1729	1447
Garage	513	537	498	497	472	484	450
Front Porch on Duplex Model A, if it							
does not face front or corner side							
yard						107	
Front Porch > 200	0	0	0	0	3	0	0
Standard Footprint Total	2388	2477	2792	2815	2686	2320	1897
Max Options	259	291	170	170	324	163	182
Maximum Coverage	2647	2768	2962	2985	3010	2483	2079

Standard Duet, if A Unit Porch faces front or corner side yard

Standard Duet, if A Unit Porch doesn't face front or corner side yard

Max Duet, with all options

4217

4324

4562

ALL AREAS ARE PRELIMINARY SCHEMATIC DESIGN NUMBERS AND SUBJECT TO CHANGE DURING THE CONSTRUCTION DOCUMENT PROCESS

Note 1: For the informational purposes of this chart, all standard and lookout basements are being reflected as "Cellars", and all walkout basements are being reflected as "Basements", as those terms are defined in the Zoning Code. However, the actual determination of whether a lower level is considered a "Cellar" or "Basement" is also determined on a lot by lot basis, by the existing grades of the proposed four corners of the new buildings. See Bldg Coverage tab for coverage ratios by lot.

Note 2: Per the Bulk Standards, the first 200 square feet of a porch is excluded from the calculation of building coverage, if it faces a front or corner side yard and meets certain other criteria. Accordingly, the Building Coverage calculations on this analysis account for those provisions.

Lot 7	t/ridge	125.95	Height			Elevation	
STD	mean	115.53	115.53	mean		125.95	T/ridge
-	high t/f	94.20	91.63	existing average grade		94.20	low t/f
	low t/f	94.20	23.90	proposed		31.75	
	-	<u> </u>	30	max		1.00	per code
			-6.10	over/under		30.75	proposed
					4	35.50	max
						-4.75	over/under
Lot 8	t/ridge	125.25	Height			Elevation	
STD	mean	114.83	114.83	mean		125.25	T/ridge
	high t/f	93.50	89.93	existing average grade		93.50	low t/f
	low t/f	93.50	24.90	proposed		31.75	
			30	max		1.00	per code
			-5.10	over/under		30.75	proposed
					4	35.50	max
						-4.75	over/under
							· ·
Lot 9	t/ridge	123.75	Height			Elevation	
STD	mean	113.33	113.33	mean		123.75	T/ridge
	high t/f	92.00	88.7	existing average grade		91.50	low t/f
	low t/f	91.50	24.63	proposed		32.25	,
	,		30	max		1.00	per code
			-5.37	over/under		31.25	proposed
				,	4	35.50	max
						-4.25	over/under
Lot 10	t/ridge	122.25	Height			Elevation	
STD	mean	111.83	111.83	mean		122.25	T/ridge
	high t/f	90.50	86.01	existing average grade		89.50	low t/f
	low t/f	89.50	25.82	proposed		32.75	
	,		30	max		1.00	per code
			-4.18	over/under		31.75	proposed
				,	4	35.50	max
						-3.75	over/under
Lot 11	t/ridge	120.25	Height			Elevation	
STD	mean	109.83	109.83	mean		120.25	T/ridge
	high t/f	88.50	85.46	existing average grade		87.50	low t/f
	low t/f	87.50	24.37	proposed		32.75	
	<u> </u>	J	30	max		1.00	per code
			-5.63	over/under		31.75	proposed
				, ·	4	35.50	max
						-3.75	over/under
						5.75	
Lot 19	t/ridge	112,75	Height			Elevation	
10	mean	102.33	102 33	mean		112 75	T/ridge
	high t/f	81.00	74 69	existing average grade	-	76 50	low t/f
	low t/f	76.50	27.64	proposed		36.25	
		, 0.00	27.04	1P. 0 P 0 0 0 0			1

-			-		_		
			30	max		1.00	per code
			-2.36	over/under		35.25	proposed
					-	35.50	max
						-0.25	over/under
Lot 20	t/ridge	113.35	Height			Elevation	
LO	mean	102.93	102.93	mean		113.35	T/ridge
	high t/f	81.60	73.67	existing average grade		77.10	low t/f
	low t/f	77.10	29.26	proposed		36.25	
		. <u> </u>	30	max		1.00	per code
			-0.74	over/under		35.25	proposed
						35.50	max
						-0.25	over/under
Lot 21	t/ridge	113.65	Height			Elevation	
LO	mean	103.23	103.23	mean		113.65	T/ridge
	high t/f	81.90	75.16	existing average grade	1	77.40	low t/f
	low t/f	77.40	28.07	proposed		36.25	
		<u> </u>	30	max		1.00	per code
			-1.93	over/under	1	35.25	proposed
					-	35.50	max
						-0.25	over/under
Lot 22	t/ridge	116.15	Height			Elevation	
WO	mean	105.73	105.73	mean		116.15	T/ridge
	high t/f	84.40	76.94	existing average grade		75.40	low t/f
	low t/f	75.40	28.79	proposed		40.75	
			30	max		1.00	per code
			-1.21	over/under		39.75	proposed
						35.50	max
						4.25	over/under
Lot 23	t/ridge	118.15	Height			Elevation	
WO	mean	107.73	107.73	mean		118.15	T/ridge
	high t/f	86.40	79.2	existing average grade		77.40	low t/f
	low t/f	77.40	28.53	proposed		40.75	
		••	30	max		1.00	per code
			-1.47	over/under		39.75	proposed
					-	35.50	max
						4.25	over/under
Lot 24	t/ridge	119.55	Height			Elevation	
WO	mean	109.13	109.13	mean		119.55	T/ridge
-	high t/f	87.80	82.53	existing average grade	1	78.80	low t/f
	low t/f	78.80	26.60	proposed	1	40.75	
	r		30	max	1	1.00	per code
			-3.40	over/under		39.75	proposed
				,	-	35.50	max
						4 25	over/under

Lat 25	t/vidge	120.05	L laight			Flouration	
LOT 25	t/ridge	120.65	Height			Elevation	T /vi d a a
WÜ	mean	110.23	110.23	mean		120.65	i/ridge
	hightriangle f	88.90	84.00	existing average grade		79.90	IOW L/T
1	10W (/1	79.90	23.37	proposed		40.73	por codo
			30	ilidx over/under		20.75	per code
			-4.45	over/under		39.75	proposed
						55.50 4 2 5	over/under
						4.23	over/under
Lot 26	t/ridge	121 95	Height			Elevation	
WO	mean	111.53	111.53	mean		121.95	T/ridge
	high t/f	90.20	84.45	existing average grade		81.20	low t/f
	low t/f	81.20	27.08	proposed		40.75	
1	,	J	30	max		1.00	per code
			-2.92	over/under		39.75	proposed
					4	35.50	max
						4.25	over/under
Lot 27	t/ridge	121.95	Height			Elevation	
WO	mean	111.53	111.53	mean		121.95	T/ridge
	high t/f	90.20	84.94	existing average grade		81.20	low t/f
	low t/f	81.20	26.59	proposed		40.75	
			30	max		1.00	per code
			-3.41	over/under		39.75	proposed
						35.50	max
						35.50 4.25	max over/under
					-	35.50 4.25	max over/under
Lot 28	t/ridge	120.05	Height			35.50 4.25 Elevation	max over/under
Lot 28 WO	t/ridge mean	120.05 109.63	Height 109.63	mean		35.50 4.25 Elevation 120.05	max over/under T/ridge
Lot 28 WO	t/ridge mean high t/f	120.05 109.63 88.30	Height 109.63 81.1	mean existing average grade		35.50 4.25 Elevation 120.05 79.30	max over/under T/ridge low t/f
Lot 28 WO	t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30	Height 109.63 81.1 28.53	mean existing average grade proposed		35.50 4.25 Elevation 120.05 79.30 40.75	max over/under T/ridge low t/f
Lot 28 WO	t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30	Height 109.63 81.1 28.53 30	mean existing average grade proposed max		35.50 4.25 Elevation 120.05 79.30 40.75 1.00	max over/under T/ridge low t/f per code
Lot 28 WO	t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30	Height 109.63 81.1 28.53 30 -1.47	mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 25 50	max over/under T/ridge low t/f per code proposed
Lot 28 WO	t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30	Height 109.63 81.1 28.53 30 -1.47	mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4 25	max over/under T/ridge low t/f per code proposed max over/under
Lot 28 WO	t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30	Height 109.63 81.1 28.53 30 -1.47	mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25	max over/under T/ridge low t/f per code proposed max over/under
Lot 28 WO	t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30	Height 109.63 81.1 28.53 30 -1.47 Height	mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation	max over/under T/ridge low t/f per code proposed max over/under
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge mean	120.05 109.63 88.30 79.30 120.35 109.93	Height 109.63 81.1 28.53 30 -1.47 Height 109.93	mean existing average grade proposed max over/under mean		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35	max over/under T/ridge low t/f per code proposed max over/under T/ridge
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f	120.05 109.63 88.30 79.30 120.35 109.93 88.60	Height 109.63 81.1 28.53 30 -1.47 Height 109.93 80.41	mean existing average grade proposed max over/under mean existing average grade		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35 79.60	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30 120.35 109.93 88.60 79.60	Height 109.63 81.1 28.53 30 -1.47 Height 109.93 80.41 29.52	mean existing average grade proposed max over/under mean existing average grade proposed		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35 79.60 40.75	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30 120.35 109.93 88.60 79.60	Height 109.63 81.1 28.53 30 -1.47 Height 109.93 80.41 29.52 30	mean existing average grade proposed max over/under mean existing average grade proposed max		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35 79.60 40.75 1.00	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30 120.35 109.93 88.60 79.60	Height 109.63 81.1 28.53 30 -1.47 Height 109.93 80.41 29.52 30 -0.48	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35 79.60 40.75 1.00 39.75	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30 120.35 109.93 88.60 79.60	Height 109.63 81.1 28.53 30 -1.47 Height 109.93 80.41 29.52 30 -0.48	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35 79.60 40.75 1.00 39.75 35.50	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30 120.35 109.93 88.60 79.60	Height 109.63 81.1 28.53 30 -1.47 Height 109.93 80.41 29.52 30 -0.48	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35 79.60 40.75 1.00 39.75 35.50 4.25	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30 120.35 109.93 88.60 79.60	Height 109.63 81.1 28.53 30 -1.47 Height 109.93 80.41 29.52 30 -0.48	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35 79.60 40.75 1.00 39.75 35.50 4.25	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	120.05 109.63 88.30 79.30 120.35 109.93 88.60 79.60 119.85	Height 109.63 81.1 28.53 30 -1.47 Height 109.93 80.41 29.52 30 -0.48 Height	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35 79.60 40.75 1.00 39.75 35.50 4.25 Elevation	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 28 WO Lot 29 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f t/ridge t/ridge mean	120.05 109.63 88.30 79.30 120.35 109.93 88.60 79.60 79.60	Height 109.63 81.1 28.53 30 -1.47 Height 109.93 80.41 29.52 30 -0.48 Height 109.43	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		35.50 4.25 Elevation 120.05 79.30 40.75 1.00 39.75 35.50 4.25 Elevation 120.35 79.60 40.75 1.00 39.75 35.50 4.25 Elevation 119.85	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under proposed max over/under

	low t/f	79.10	28.38 30	proposed max	40.7	75 00 per code
				max	1.0	00 per code
			-1.62			
			-1.02	over/under	39.7	75 proposed
			·		35.5	50 max
					4.2	25 over/under
Lot 31 t	t/ridge	120.45	Height		Elevatior	1
LO ı	mean	110.03	110.03	mean	120.4	15 T/ridge
ł	high t/f	88.70	83.67	existing average grade	84.2	20 low t/f
	low t/f	84.20	26.36	proposed	36.2	25
			30	max	1.0	00 per code
			-3.64	over/under	35.2	25 proposed
					35.5	50 max
					-0.2	25 over/under
Lot 32 t	t/ridge	120.55	Height		Elevatior	ו
LO r	mean	110.13	110.13	mean	120.5	55 T/ridge
I	high t/f	88.80	85.44	existing average grade	84.3	30 low t/f
	low t/f	84.30	24.69	proposed	36.2	25
			30	max	1.0	00 per code
			-5.31	over/under	35.2	25 proposed
					35.5	50 max
					-0.2	25 over/under
Lot 33 t	t/ridge	120.45	Height		Elevatior	1
LO r	mean	110.03	110.03	mean	120.4	15 T/ridge
H	high t/f	88.70	84.94	existing average grade	84.2	20 low t/f
, Ľ	low t/f	84.20	25.09	proposed	36.2	25
			30	max	1.0	00 per code
			-4.91	over/under	35.2	25 proposed
					35.5	50 max
					-0.2	25 over/under
Lot 34 t	t/ridge	120.55	Height		Elevatior	1
LO r	mean	110.13	110.13	mean	120.5	55 T/ridge
	high t/f	88.80	82.73	existing average grade	84.3	30 low t/f
, Ľ	low t/f	84.30	27.40	proposed	36.2	25
			30	max	1.0	00 per code
			-2 60	over/under	35.2	25 proposed
			2:00	,	-	
			2.00		35.5	50 max

29.52 Max Height

BLDG HEIGHT WORST CASE LOT 29 MEASURES 0.48' UNDER THE MAXIMUM AT 29.52' BLDG ELEVATION FOR STANDARD W/O BRICK LEDGES MEASURE 4.75' UNDER THE MAXIMUM AT 30.75' BLDG ELEVATION FOR LOOK OUTS MEASURES 0.25' UNDER THE MAXIMUM AT 35.25' BLDG ELEVATION FOR WALK OUTS MEASURES 4.25' ABOVE THE MAXIMUM AT 40.75' Submitted for the July 12, 2017, PC Meeting

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Lot 2	t/ridge	131.32	Height			Elevation	
LO	mean	119.32	119.32	mean		131.32	T/ridge
	high t/f	96.40	92.66	existing average grade		91.90	low t/f
	low t/f	91.90	26.66	proposed		39.42	
			30	max		1.00	per code
			-3.34	over/under		38.42	proposed
					-	36.25	max
						2.17	over/under
Lot 3	t/ridge	130.32	Height			Elevation	
STD	mean	118.32	118.32	mean		130.32	T/ridge
	high t/f	95.40	93.45	existing average grade		95.40	low t/f
	low t/f	95.40	24.87	proposed	1	34.92	
	,		30	max		1.00	per code
			-5.13	over/under		33.92	proposed
				· ·	3	36.25	max
						-2.33	over/under
							,
Lot 4	t/ridge	130.72	Height			Elevation	
STD	mean	118.72	118.72	mean	1	130.72	T/ridge
	high t/f	95.80	92.69	existing average grade	1	95.80	low t/f
	low t/f	95.80	26.03	proposed		34.92	
			30	max		1.00	per code
			-3.97	over/under		33.92	proposed
					J	36.25	max
						-2.33	over/under
						2.00	
Lot 5	t/ridge	131.72	Height			Flevation	
STD	mean			mean			
•••	high t/f	119.72	119.72	IIIEAII		131.72	T/ridge
		119.72 96.80	119.72 95.6	existing average grade		131.72 96.80	T/ridge low t/f
	low t/f	119.72 96.80 96.80	119.72 95.6 24 12	existing average grade	-	131.72 96.80 34.92	T/ridge low t/f
1	low t/f	96.80 96.80	119.72 95.6 24.12 30	existing average grade proposed max	-	131.72 96.80 34.92	T/ridge low t/f per code
	low t/f	119.72 96.80 96.80	119.72 95.6 24.12 30	existing average grade proposed max over/under	-	131.72 96.80 34.92 1.00 33.92	T/ridge low t/f per code proposed
	low t/f	96.80 96.80	119.72 95.6 24.12 30 -5.88	existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25	T/ridge low t/f per code proposed max
	low t/f	119.72 96.80 96.80	119.72 95.6 24.12 30 -5.88	existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25 -2.33	T/ridge low t/f per code proposed max over/under
	low t/f	119.72 96.80 96.80	119.72 95.6 24.12 30 -5.88	existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25 -2.33	T/ridge low t/f per code proposed max over/under
Lot 6	low t/f	119.72 96.80 96.80	119.72 95.6 24.12 30 -5.88 Height	existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25 -2.33	T/ridge low t/f per code proposed max over/under
Lot 6 STD	t/ridge mean	119.72 96.80 96.80 132.92 120.92	119.72 95.6 24.12 30 -5.88 Height 120.92	existing average grade proposed max over/under mean		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92	T/ridge low t/f per code proposed max over/under T/ridge
Lot 6 STD	t/ridge mean high t/f	119.72 96.80 96.80 132.92 120.92 98.00	119.72 95.6 24.12 30 -5.88 Height 120.92 95.68	existing average grade proposed max over/under mean existing average grade		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00	T/ridge low t/f per code proposed max over/under T/ridge low t/f
Lot 6 STD	t/ridge mean high t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00	119.72 95.6 24.12 30 -5.88 Height 120.92 95.68 25.24	existing average grade proposed max over/under mean existing average grade proposed		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34 92	T/ridge low t/f per code proposed max over/under T/ridge low t/f
Lot 6 STD	t/ridge mean high t/f low t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00	119.72 95.6 24.12 30 -5.88 Height 120.92 95.68 25.24 30	existing average grade proposed max over/under mean existing average grade proposed max		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34.92 1.00	T/ridge low t/f per code proposed max over/under T/ridge low t/f
Lot 6 STD	t/ridge mean high t/f low t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00	119.72 95.6 24.12 30 -5.88 Height 120.92 95.68 25.24 30 -4.76	existing average grade proposed max over/under mean existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34.92 1.00 33.92	T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed
Lot 6 STD	t/ridge mean high t/f low t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00	119.72 95.6 24.12 30 -5.88 Height 120.92 95.68 25.24 30 -4.76	existing average grade proposed max over/under mean existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34.92 1.00 33.92 36.25	T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max
Lot 6 STD	t/ridge mean high t/f low t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00	119.72 95.6 24.12 30 -5.88 Height 120.92 95.68 25.24 30 -4.76	existing average grade proposed max over/under mean existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34.92 1.00 33.92 36.25 -2.33	T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 6 STD	t/ridge mean high t/f low t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00	119.72 95.6 24.12 30 -5.88 Height 120.92 95.68 25.24 30 -4.76	existing average grade proposed max over/under mean existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34.92 1.00 33.92 36.25 -2.33	T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 6 STD	t/ridge mean high t/f low t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00	119.72 95.6 24.12 30 -5.88 Height 120.92 95.68 25.24 30 -4.76	existing average grade proposed max over/under mean existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34.92 1.00 33.92 36.25 -2.33	T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 6 STD Lot 12 STD	t/ridge mean high t/f low t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00 98.00	119.72 95.6 24.12 30 -5.88 Height 120.92 95.68 25.24 30 -4.76	existing average grade proposed max over/under mean existing average grade proposed max over/under		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34.92 1.00 33.92 36.25 -2.33 Elevation	T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 6 STD Lot 12 STD	t/ridge mean high t/f low t/f t/ridge t/ridge mean high t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00 98.00 121.92 109.92 87.00	119.72 95.6 24.12 30 -5.88 120.92 95.68 25.24 30 -4.76 Height 109.92 84.44	existing average grade proposed max over/under mean existing average grade proposed max over/under mean existing average grade		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34.92 1.00 33.92 36.25 -2.33 Elevation 121.92 87.00	T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f
Lot 6 STD Lot 12 STD	t/ridge mean high t/f low t/f t/ridge t/ridge mean high t/f low t/f	119.72 96.80 96.80 132.92 120.92 98.00 98.00 98.00 98.00 98.00 87.00 87.00	119.72 95.6 24.12 30 -5.88 120.92 95.68 25.24 30 -4.76 Height 109.92 84.44 25.48	existing average grade proposed max over/under mean existing average grade proposed max over/under mean existing average grade mean existing average grade		131.72 96.80 34.92 1.00 33.92 36.25 -2.33 Elevation 132.92 98.00 34.92 1.00 33.92 36.25 -2.33 Elevation 121.92 87.00 34.92	T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f

					_		
			30	max		1.00	per code
			-4.52	over/under		33.92	proposed
					4	36.25	max
						-2.33	over/under
Lot 13	t/ridge	119.92	Height			Elevation	
STD	mean	107.92	107.92	mean		119.92	T/ridge
	high t/f	85.00	84.12	existing average grade		85.00	low t/f
	low t/f	85.00	23.80	proposed		34.92	
1		· · · · · ·	30	max		1.00	per code
			-6.20	over/under		33.92	proposed
				,	_	36.25	max
						-2.33	over/under
Lot 14	t/ridge	117.02	Height			Elevation	
STD	mean	105.02	105.02	mean		117.02	T/ridge
	high t/f	82.10	80.79	existing average grade		82.10	low t/f
	low t/f	82.10	24.23	proposed		34.92	,
	,		30	max		1.00	per code
			-5.77	over/under		33.92	proposed
				/	4	36.25	max
						-2.33	over/under
							,
Lot 15	t/ridge	117.22	Height			Elevation	
STD	mean	105.22	105.22	mean		117.22	T/ridge
	high t/f	82.30	80.87	existing average grade		82.30	low t/f
	low t/f	82.30	24.35	proposed		34.92	
		<u> </u>	30	max		1.00	per code
			-5.65	over/under		33.92	proposed
				,	4	36.25	max
						-2.33	over/under
Lot 16	t/ridge	117.12	Height			Elevation	
STD	mean	105.12	105.12	mean		117.12	T/ridge
-	high t/f	82.20	79.46	existing average grade		82.20	low t/f
	low t/f	82.20	25.66	proposed		34.92	
	,		30	max		1.00	per code
			-4.34	over/under		33.92	proposed
				/		36.25	max
						-2.33	over/under
						2.00	
Lot 17	t/ridge	116.22	Height			Elevation	
LO	mean	104.22	104.22	mean	1	116.22	T/ridge
ļ	high t/f	81.30	76.27	existing average grade	1	76.80	low t/f
	low t/f	76.80	27.95	proposed	1	39.42	-/ -
1			30	max	1	1.00	per code
			-2.05	over/under	1	38.42	proposed
					1	36.25	max
						20.20	over/under

2.17 over/under Submitted for the July 12, 2017, PC Meeting

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Lot 18	t/ridge	115.42	Height			Elevation	
LO	mean	103.42	103.42	mean		115.42	T/ridge
	high t/f	80.50	75.62	existing average grade		76.00	low t/f
	low t/f	76.00	27.80	proposed		39.42	
			30	max		1.00	per code
			-2.20	over/under		38.42	proposed
						36.25	max
						2.17	over/under
Lot 35	t/ridge	130.42	Height			Elevation	
WO	mean	118.42	118.42	mean		130.42	T/ridge
	high t/f	95.50	91.96	existing average grade		86.50	low t/f
	low t/f	86.50	26.46	proposed		43.92	
			30	max		1.00	per code
			-3.54	over/under		42.92	proposed
						36.25	max
						6.67	over/under
1	1 /	120.02	11.1.1.1				
LOT 36	t/ridge	129.92	Height		-	Elevation	T /
WÜ	mean	117.92	117.92	mean	-	129.92	I/ridge
	nign t/f	95.00	88.3	existing average grade	4	86.00	IOW T/T
I	low t/f	86.00	29.62	proposed	4	43.92	
			30	max	-	1.00	per code
			-0.38	over/under		42.92	proposed
						26.25	
						36.25	max
						36.25 6.67	max over/under
Lot 37	t/ridge	120 02	Height			36.25 6.67	max over/under
Lot 37	t/ridge	129.92	Height	mean		36.25 6.67 Elevation	max over/under
Lot 37 WO	t/ridge mean high t/f	129.92 117.92 95.00	Height 117.92 89.28	mean	-	36.25 6.67 Elevation 129.92 86.00	max over/under T/ridge
Lot 37 WO	t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00	Height 117.92 89.28 28.64	mean existing average grade		36.25 6.67 Elevation 129.92 86.00 43.92	max over/under T/ridge low t/f
Lot 37 WO	t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00	Height 117.92 89.28 28.64 30	mean existing average grade proposed max		36.25 6.67 Elevation 129.92 86.00 43.92 1.00	max over/under T/ridge low t/f
Lot 37 WO	t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00	Height 117.92 89.28 28.64 30 -1.36	mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92	max over/under T/ridge low t/f per code proposed
Lot 37 WO	t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00	Height 117.92 89.28 28.64 30 -1.36	mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25	max over/under T/ridge low t/f per code proposed max
Lot 37 WO	t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00	Height 117.92 89.28 28.64 30 -1.36	mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67	max over/under T/ridge low t/f per code proposed max over/under
Lot 37 WO	t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00	Height 117.92 89.28 28.64 30 -1.36	mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67	max over/under T/ridge low t/f per code proposed max over/under
Lot 37 WO Lot 38	t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00 130.42	Height 117.92 89.28 28.64 30 -1.36 Height	mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation	max over/under T/ridge low t/f per code proposed max over/under
Lot 37 WO Lot 38 WO	t/ridge mean high t/f low t/f t/ridge mean	129.92 117.92 95.00 86.00 130.42 118.42	Height 117.92 89.28 28.64 30 -1.36 Height 118.42	mean existing average grade proposed max over/under mean		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 130.42	max over/under T/ridge low t/f per code proposed max over/under T/ridge
Lot 37 WO Lot 38 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f	129.92 117.92 95.00 86.00 130.42 118.42 95.50	Height 117.92 89.28 28.64 30 -1.36 Height 118.42 88.25	mean existing average grade proposed max over/under mean existing average grade		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 130.42 86.50	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f
Lot 37 WO Lot 38 WO	t/ridge mean high t/f low t/f t/ridge t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00 130.42 118.42 95.50 86.50	Height 117.92 89.28 28.64 30 -1.36 Height 118.42 88.25 30.17	mean existing average grade proposed max over/under mean existing average grade proposed		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 130.42 86.50 43.92	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f
Lot 37 WO Lot 38 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00 130.42 118.42 95.50 86.50	Height 117.92 89.28 28.64 30 -1.36 Height 118.42 88.25 30.17 30	mean existing average grade proposed max over/under mean existing average grade proposed max		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 130.42 86.50 43.92 1.00	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code
Lot 37 WO Lot 38 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00 130.42 118.42 95.50 86.50	Height 117.92 89.28 28.64 30 -1.36 Height 118.42 88.25 30.17 30 0.17	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 130.42 86.50 43.92 1.00 42.92	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f low t/f per code proposed
Lot 37 WO Lot 38 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00 130.42 118.42 95.50 86.50	Height 117.92 89.28 28.64 30 -1.36 Height 118.42 88.25 30.17 30 0.17	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 130.42 86.50 43.92 1.00 42.92 36.25	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed proposed max
Lot 37 WO Lot 38 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00 130.42 118.42 95.50 86.50	Height 117.92 89.28 28.64 30 -1.36 Height 118.42 88.25 30.17 30 0.17	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 130.42 86.50 43.92 1.00 42.92 36.25 6.67	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 37 WO Lot 38 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00 130.42 118.42 95.50 86.50	Height 117.92 89.28 28.64 30 -1.36 Height 118.42 88.25 30.17 30 0.17	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 130.42 86.50 43.92 1.00 42.92 36.25 6.67	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 37 WO Lot 38 WO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f	129.92 117.92 95.00 86.00 130.42 118.42 95.50 86.50 86.50	Height 117.92 89.28 28.64 30 -1.36 Height 118.42 88.25 30.17 30 0.17 Height	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 43.92 1.00 42.92 36.25 6.67 Elevation	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under
Lot 37 WO Lot 38 WO Lot 39 LO	t/ridge mean high t/f low t/f t/ridge mean high t/f low t/f t/ridge t/ridge mean	129.92 117.92 95.00 86.00 130.42 118.42 95.50 86.50 86.50	Height 117.92 89.28 28.64 30 -1.36 Height 118.42 88.25 30.17 30 0.17 Height 112.92	mean existing average grade proposed max over/under mean existing average grade proposed max over/under		36.25 6.67 Elevation 129.92 86.00 43.92 1.00 42.92 36.25 6.67 Elevation 130.42 86.50 43.92 1.00 42.92 36.25 6.67 Elevation 124.92	max over/under T/ridge low t/f per code proposed max over/under T/ridge low t/f per code proposed max over/under max over/under

	low t/f	85.50	25.99	proposed		39.42	
			30	max] [1.00	per code
			-4.01	over/under		38.42	proposed
						36.25	max
						2.17	over/under
Lot 40	t/ridge	121.42	Height			Elevation	
LO	mean	109.42	109.42	mean		121.42	T/ridge
	high t/f	86.50	83.21	existing average grade		82.00	low t/f
	low t/f	82.00	26.21	proposed		39.42	
			30	max		1.00	per code
			-3.79	over/under		38.42	proposed
						36.25	max
						2.17	over/under
Lot 41	t/ridge	117.22	Height			Elevation	
STD	mean	105.22	105.22	mean		117.22	T/ridge
	high t/f	82.30	80.26	existing average grade		82.30	low t/f
	low t/f	82.30	24.96	proposed		34.92	
			30	max		1.00	per code
			-5.04	over/under		33.92	proposed
						36.25	max
						-2.33	over/under
Lot 42	t/ridge	116.62	Height			Elevation	
STD	mean	104.62	104.62	mean		116.62	T/ridge
	high t/f	81.70	79.99	existing average grade		81.70	low t/f
	low t/f	81.70	24.63	proposed		34.92	
			30	max		1.00	per code
			-5.37	over/under		33.92	proposed
						36.25	max
						-2.33	over/under
Lot 43	t/ridge	117.12	Height			Elevation	
STD	mean	105.12	105.12	mean		117.12	T/ridge
	high t/f	82.20	86.81	existing average grade		82.20	low t/f
	low t/f	82.20	18.31	proposed		34.92	
			30	max	_	1.00	per code
			-11.69	over/under] [33.92	proposed
						36.25	max
						-2.33	over/under
						-2.33	over/under

30.17 Max Height

BLDG HEIGHT WORST CASE LOT 38 MEASURES 0.17' ABOVE THE MAXIMUM AT 30.17' BLDG ELEVATION FOR STANDARD MEASURES 2.33' BELOW THE MAXIMUM AT 33.92' BLDG ELEVATION FOR LOOK OUTS MEASURES 2.17' ABOVE THE MAXIMUM AT 38.42' BLDG ELEVATION FOR WALK OUTS MEASURES 6.67' ABOVE THE MAXIMUM AT 42.92' Submitted for the July 12, 2017, PC Meeting

	Lowest level	Lowest level SF *	First Floor*	Second Floor *	Total Max	Maximum	Overage
Lot 2	50% basement	1761	4455	3033	9248.5	6022.40	3226.10
Lot 3	0 cellar	0	4455	3033	7488	6496.00	992.00
Lot 4	0 cellar	0	4455	3033	7488	5586.72	1901.28
Lot 5	0 cellar	0	4455	3033	7488	5554.80	1933.20
Lot 6	0 cellar	0	4455	3033	7488	5865.36	1622.64
Lot 7	0 cellar	0	2647	1148	3795	3602.64	192.36
Lot 8	50% basement	1232	2962	1628	5822	3619.20	2202.80
Lot 9	0 cellar	0	2962	1628	4590	3618.24	971.76
Lot 10	50% basement	1232	2962	1628	5822	3623.52	2198.48
Lot 11	0 cellar	0	2962	1628	4590	4229.28	360.72
Lot 12	0 cellar	0	4455	3033	7488	5046.96	2441.04
Lot 13	0 cellar	0	4455	3033	7488	4892.40	2595.60
Lot 14	0 cellar	0	4455	3033	7488	5304.48	2183.52
Lot 15	0 cellar	0	4455	3033	7488	4973.76	2514.24
Lot 16	0 cellar	0	4455	3033	7488	6398.60	1089.40
Lot 17	50% basement	1761	4455	3033	9248.5	5131.44	4117.06
Lot 18	50% basement	1761	4455	3033	9248.5	5024.16	4224.34
Lot 19	100% story	2464	2962	1628	7054	4071.84	2982.16
Lot 20	100% story	2464	2962	1628	7054	3654.00	3400.00
Lot 21	100% story	2464	2962	1628	7054	3669.60	3384.40
Lot 22	100% story	2464	2962	1628	7054	3872.16	3181.84
Lot 23	100% story	2464	2962	1628	7054	3669.12	3384.88
Lot 24	50% basement	1232	2962	1628	5822	3669.36	2152.64
Lot 25	50% basement	1232	2962	1628	5822	3669.36	2152.64
Lot 26	50% basement	1232	2962	1628	5822	4020.96	1801.04
Lot 27	50% basement	1232	2962	1628	5822	4362.00	1460.00
Lot 28	100% story	2464	2962	1628	7054	3641.76	3412.24
Lot 29	100% story	2464	2962	1628	7054	4567.92	2486.08
Lot 30	100% story	2134	2647	1148	5929	4164.96	1764.04
Lot 31	50% basement	1232	2962	1628	5822	6935.99	-1113.99
Lot 32	0 cellar	0	2647	1148	3795	4170.96	-375.96
Lot 33	50% basement	1232	2962	1628	5822	3739.44	2082.56
Lot 34	100% story	1232	2962	1628	5822	5496.48	325.52
Lot 35	50% basement	1761	4455	3033	9248.5	6548.20	2700.30
Lot 36	100% story	3521	4455	3033	11009	4836.00	6173.00
Lot 37	50% basement	1761	4455	3033	9248.5	5193.36	4055.14
Lot 38	100% story	3521	4455	3033	11009	6482.60	4526.40
Lot 39	0 cellar	0	4455	3033	7488	4826.40	2661.60
Lot 40	0 cellar	0	4455	3033	7488	4861.44	2626.56
Lot 41	0 cellar	0	4455	3033	7488	5644.08	1843.92
Lot 42	0 cellar	0	4455	3033	7488	4802.16	2685.84
Lot 43	0 cellar	0	4455	3033	7488	5496.24	1991.76
	Combined GFA	46,315	154,812	96,441	297,568		

Calculation of H.M. max allowable FAR, per Code:				
Total Lot Area - Lots 2-43	625,193			
Lot 1 Area	20,053			
Combined Lot Area	645,246			
Divided by 43 lots	43			
Average Lot Size	15,006			
Max FAR Calculation, per Code:				
Average Lot Size	15,006			
Allowable FAR Ratio - Sec 3-110	0.24			
Allowable FAR before added 1,200 sf	3,601			
Plus 1,200 sf per lot	1,200			
Allowable FAR/lot before Open Space	4,801			
Max FAR Ratio, Hinsdale Meadows per Code	0.32			

Calculation of H.M. Max Allowable GFA & FAR, per Code:					
Total Per Lot					
Total Lot Area	645,246	15,006			
Plus: Common Area Space	95,754	2,227			
Plus: Detention Area	137,479	3,197			
Net Site Area	878,479	20,430			
Max FAR Ratio, Hinsdale Meadows per Code	0.32	0.32			
Max Allowable GFA	281,086	6,537			

Calculation of H.M. Proposed Max GFA and FAR					
	W/out Lower	W/ Lower			
Requested Waiver - Max Gross Floor Area	Level	Level			
Max GFA, Largest Models & All Options, Lots 2-43	251,253	297,568			
Lot 1 GFA, per Construction Documents	6,003	6,003			
Total Site GFA	257,256	303,571			
Max Allowable GFA	281,086	281,086			
Requested Waiver GFA due to Lower Levels	N/A	22,484			

	W/out Lower	W/ Lower
Requested Waiver - Max Site FAR	Level	Level
Total Site GFA	257,256	303,571
Net Site Area	878,479	878,479
Proposed Max Floor Area Ratio	0.293	0.346
Max FAR Ratio Per Code	0.320	0.320
Requested Waiver FAR due to Lower Levels	N/A	0.026

*footprint + max options

Duet

Code Definitions per Section 12-206 of the Zoning Code:

Floor Area Ratio (FAR): The gross floor area of a building divided by the total lot area of the zoning lot on which it is located. For planned developments, the FAR shall be determined by dividing the gross floor area of all

principal buildings by the net area of the site.

Area, Net: The gross area of a parcel less land and water areas required or proposed to be publicly dedicated, or land to be devoted to private easements of access or egress. Both land and water areas not so publicly

dedicated or devoted shall be included in the calculation of net area.
Hinsdale Meadows SF Building Coverage

SF Model	Footprint		
	Base	Options	Total
New Haven *	2388	259	2647
Ridgefield *	2477	291	2768
Torrington	2815	170	2985
Woodbridge *	2686	324	3010

*front porches are all < 200 and are not counted towards

Building Coverage

	Lot area	max BLDG Cov	Biggest Model	Footprint	SF option	Proposed	Overage	Coverage %
Lot 7	10,011	2502.75	New Haven	2388	259	2647	144.25	26.44
Lot 8	10,080	2520.00	Torrington	2815	170	2985	465.00	29.61
Lot 9	10,076	2519.00	Torrington	2815	170	2985	466.00	29.62
Lot 10	10,098	2524.50	Torrington	2815	170	2985	460.50	29.56
Lot 11	12,622	3155.50	Torrington	2815	170	2985	-170.50	23.65
Lot 19	11,966	2991.50	Woodbridge	2686	324	3010	18.50	25.15
Lot 20	10,225	2556.25	Woodbridge	2686	324	3010	453.75	29.44
Lot 21	10,290	2572.50	Woodbridge	2686	324	3010	437.50	29.25
Lot 22	11,134	2783.50	Woodbridge	2686	324	3010	226.50	27.03
Lot 23	10,288	2572.00	Woodbridge	2686	324	3010	438.00	29.26
Lot 24	10,289	2572.25	Woodbridge	2686	324	3010	437.75	29.25
Lot 25	10,289	2572.25	Woodbridge	2686	324	3010	437.75	29.25
Lot 26	11,754	2938.50	Woodbridge	2686	324	3010	71.50	25.61
Lot 27	13,175	3293.75	Torrington	2815	170	2985	-308.75	22.66
Lot 28	10,174	2543.50	Woodbridge	2686	324	3010	466.50	29.59
Lot 29	14,033	3508.25	Torrington	2815	170	2985	-523.25	21.27
Lot 30	12,354	3088.50	New Haven	2388	259	2647	-441.50	21.43
Lot 31	19,735	4933.75	Torrington	2815	170	2985	-1948.75	15.13
Lot 32	12,379	3094.75	New Haven	2388	259	2647	-447.75	21.38
Lot 33	10,581	2645.25	Torrington	2815	170	2985	339.75	28.21
Lot 34	17,902	4475.50	Woodbridge	2686	324	3010	-1465.50	16.81
	249,455			56544	5377	61921	-442.75	24.82

WORST CASE = LOT 9 with 29.62% Building Coverage

29.62

Hinsdale Meadows

Duplex Building Coverage

Duet Models	Footprint*		
	Base	Options	Total
A = A-Unit Porch in Corner Side Yard	4110	345	4455
B = A-Unit Porch in Side Yard	4217	345	4562

*front porches are all < 200 and are not counted towards Building Coverage

	Lot area	max BLDG Cov	Building Type	Footprint	Duplex Options	Proposed	Overage	Coverage%
Lot 2	20,112	5028.00	В	4217	345	4562	-466.00	22.68
Lot 3	22,480	5620.00	А	4110	345	4455	-1165.00	19.82
Lot 4	18,278	4569.50	В	4217	345	4562	-7.50	24.96
Lot 5	18,145	4536.25	В	4217	345	4562	25.75	25.14
Lot 6	19,439	4859.75	В	4217	345	4562	-297.75	23.47
Lot 12	16,029	4007.25	В	4217	345	4562	554.75	28.46
Lot 13	15,385	3846.25	А	4110	345	4455	608.75	28.96
Lot 14	17,102	4275.50	В	4217	345	4562	286.50	26.68
Lot 15	15,724	3931.00	В	4217	345	4562	631.00	29.01
Lot 16	21,993	5498.25	В	4217	345	4562	-936.25	20.74
Lot 17	16,381	4095.25	В	4217	345	4562	466.75	27.85
Lot 18	15,934	3983.50	В	4217	345	4562	578.50	28.63
Lot 35	22,741	5685.25	В	4217	345	4562	-1123.25	20.06
Lot 36	15,150	3787.50	В	4217	345	4562	774.50	30.11
Lot 37	16,639	4159.75	В	4217	345	4562	402.25	27.42
Lot 38	22,413	5603.25	А	4110	345	4455	-1148.25	19.88
Lot 39	15,110	3777.50	В	4217	345	4562	784.50	30.19
Lot 40	15,256	3814.00	В	4217	345	4562	748.00	29.90
Lot 41	18,517	4629.25	А	4110	345	4455	-174.25	24.06
Lot 42	15,009	3752.25	В	4217	345	4562	809.75	30.40
Lot 43	17,901	4475.25	В	4217	345	4562	86.75	25.48
	375,738			88129	7245	95374	1439.5	25.38

WORST CASE = LOT 42 with 30.40% Building Coverage

30.40

Hinsdale Lot Coverage

Duet Models

A = A-Unit Porch in Corner Side Yard

B = A-Unit Porch in Side Yard

	Lot area	max LOT Cov	Biggest Model	Max Bldg Coverage	Add back porch area	Service Walks	Patio SF	Driveway SF	Total Lot Coverage	Coverage %
Lot 2	20,112	10056	В	4562	58	325	303	1,385	6,633	32.98
Lot 3	22,480	11240	А	4455	165	325	303	1,779	7,027	31.26
Lot 4	18,278	9139	В	4562	58	325	303	1,098	6,346	34.72
Lot 5	18,145	9073	В	4562	58	325	303	1,333	6,581	36.27
Lot 6	19,439	9720	В	4562	58	325	303	1,144	6,392	32.88
Lot 7	10,011	5006	New Haven	2647	116	68	254	643	3,728	37.24
Lot 8	10,080	5040	Torrington	2985	115	61	157	577	3,895	38.64
Lot 9	10,076	5038	Torrington	2985	115	61	151	577	3,889	38.60
Lot 10	10,098	5049	Torrington	2985	115	61	151	577	3,889	38.51
Lot 11	12,622	6311	Torrington	2985	115	61	151	635	3,947	31.27
Lot 12	16,029	8015	В	4562	58	325	303	1,105	6,353	39.63
Lot 13	15,385	7693	А	4455	165	325	303	1,188	6,436	41.83
Lot 14	17,102	8551	В	4562	58	167	303	1,765	6,855	40.08
Lot 15	15,724	7862	В	4562	58	325	303	1,100	6,348	40.37
Lot 16	21,993	10997	В	4562	58	167	303	1,865	6,955	31.62
Lot 17	16,381	8191	В	4562	58	167	520	1,808	7,115	43.43
Lot 18	15,934	7967	В	4562	58	167	520	1,803	7,110	44.62
Lot 19	11,966	5983	Woodbridge	3010	203	61	263	986	4,523	37.80
Lot 20	10,225	5113	Woodbridge	3010	203	158	263	542	4,176	40.84
Lot 21	10,290	5145	Woodbridge	3010	203	61	250	621	4,145	40.28
Lot 22	11,134	5567	Woodbridge	3010	203	61	263	1,084	4,621	41.50
Lot 23	10,288	5144	Woodbridge	3010	203	61	250	621	4,145	40.29
Lot 24	10,289	5145	Woodbridge	3010	203	158	263	542	4,176	40.59
Lot 25	10,289	5145	Woodbridge	3010	203	61	250	744	4,268	41.48
Lot 26	11,754	5877	Woodbridge	3010	203	61	263	1,001	4,538	38.61
Lot 27	13,175	6588	Torrington	2985	115	61	250	570	3,981	30.22
Lot 28	10,174	5087	Woodbridge	3010	203	158	263	635	4,269	41.96
Lot 29	14,033	7017	Torrington	2985	115	158	335	520	4,113	29.31
Lot 30	12,354	6177	New Haven	2647	116	68	254	672	3,757	30.41
Lot 31	19,735	9868	Torrington	2985	115	61	250	980	4,391	22.25
Lot 32	12,379	6190	New Haven	2647	116	68	254	672	3,757	30.35
Lot 33	10,581	5291	Torrington	2985	115	61	250	874	4,285	40.50
Lot 34	17,902	8951	Woodbridge	3010	203	61	250	1,950	5,474	30.58
Lot 35	22,741	11371	В	4562	58	167	520	2,265	7,572	33.30
Lot 36	15,150	7575	В	4562	58	325	520	1,124	6,589	43.49
Lot 37	16,639	8320	В	4562	58	167	520	2,321	7,628	45.84
Lot 38	22,413	11207	А	4455	165	167	520	1,949	7,256	32.37
Lot 39	15,110	7555	В	4562	58	167	520	1,761	7,068	46.78
Lot 40	15,256	7628	В	4562	58	167	520	1,841	7,148	46.85
Lot 41	18,517	9259	А	4455	165	167	303	1,570	6,660	35.97
Lot 42	15,009	7505	В	4562	58	325	303	1,172	6,420	42.77
Lot 43	17,901	8951	В	4562	58	325	303	1,210	6,458	36.08
Subtotal - Lots 2-43	625,193	312,597		157,295	4,944	6,935	13,134	48,609	230,917	36.94
Lot 1	20,053	10,027		3,304	115	195	807	1,385	5,806	28.95
Total All Lots	645,246	322,623		160,599	5,059	7,130	13,941	49,994	236,723	36.69

Duplex



PLANNED DEVELOPMENT CRITERIA

Community Development Department

*Must be accompanied by completed Plan Commission Application

Address of proposed request: _____

Proposed Planned Development request: _____

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.

- 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.
 - b. *Minimum area.*
 - c. Covenants and restrictions to be enforceable by village.
 - d. *Public open space and contributions.*

e. Common open space.

Amount, location, and use.

Preservation.

Ownership and maintenance.

Property owners' association.

- f. Landscaping and perimeter treatment.
- g. Building and spacing.
- h. Private streets.
- i. Sidewalks.
- j. Utilities.

Additional standards for specific planned developments.

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



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request:

Proposed Special Use request:

Is this a Special Use for a Planned Development? No requires a *completed* Planned Development Application)

Yes (If so this submittal also

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.
- 2. *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.

- 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
- 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.
- 5. *No Traffic Congestion*. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- 6. *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.
- 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.
- 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.

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.

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.

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:	Hinsdale Meadows Venture
Owner's name (if different):	
Property address:	55th and County Line
Property legal description:	[attach to this form]
Present zoning classificatio	n: R-2, Single Family Residential
Square footage of property:	25 acres
Lot area per dwelling:	Varies
Lot dimensions:	<u>Var</u> x <u>Var</u>
Current use of property:	Undeveloped R-2 Subdivision
Proposed use:	Single-family detached dwelling ✓ Other: Planned Development
Approval sought:	 □ Building Permit □ Variation ☑ Special Use Permit □ Site Plan □ Exterior Appearance □ Design Review ☑ Other: Zoning & Building Code Waivers

Brief description of request and proposal:

Final approval for Hinsdale Meadows Planned Development

Plans & Specifications:	1s: [submit with this form]		
	Provided:	Required by Code:	
Yards:			
front: interior side(s)	30/25 8 / 9	35 10 / 10	

Required by Code:

corner side rear	30 Varies	35 35	
Setbacks (businesses and front: interior side(s) corner side rear others: Ogden Ave. Center: York Rd. Center: Forest Preserve:	offices): N/A N/A N/A N/A N/A N/A N/A N/A	N/A N/A N/A N/A N/A N/A N/A N/A	
Building heights:			
principal building(s): accessory building(s):	30.17' N/A	30' N/A	
Maximum Elevations:			
principal building(s): accessory building(s):	40.8/42.9 N/A	35.5/36.3 N/A	
Dwelling unit size(s):	varies	varies	
Total building coverage:	30/31	_25	
Total lot coverage:	<50%	50%	
Floor area ratio:	34.6%	32%	
Accessory building(s):	N/A		
Spacing between building	s:[depict on atta	ached plans]	
principal building(s): accessory building(s):	16/18 N/A	<u>30% width</u>	
Number of off-street parki Number of loading spaces	ng spaces requ required: N//	iired: <u>N/A</u> Գ	

Statement of applicant:

Provided:

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:	S.A. former
,	Applicant's signature
	Edward R. James
	Applicant's printed name

Dated:	7/6	_,	20 <u>17</u> .
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	Front Yard from Internal Streets 3	0	the second se			A BO	
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and the second second	Rear Yard (Lot 41) 25' Mi	n.	Constitution of		A AND IL	282	
C E Protection	Perimeter Setbacks		2.5			29a	
	55th Street 3 County Line Rd. (Existing Lot 1) 3	5'			NOI	PAR	
4	County Line Road 3 East Property Line 3	5'					
	South Property Line 3	5'			Proposed Emergency Actess	H INTO	
	Total Units	64	1000		The Co		
	Total No. of Structures	43				A	
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- fer in	Density	2.4 Du/Ac.				Titit	

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Illustrative Site Plan

Hinsdale Meadows

Sheet L-0

Date: June 15, 2017 BSB Design, Inc.

TEIT

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EDWARD R. JAMES PARTNERS, LLC

bsbdesign.com

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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)



N:\Projects\9016\SURVEY\9016SUB-01.dgn Sheet 1 User=gptasinska



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17	16,381	0.376	43	17,901	0.411
18	15,934	0.366	LOTA	137,479	3.155
19	11,966	0.275	LOT B	2,326	0.053
20	10,225	0.235	LOT C	1,661	0.038
21	10,290	0.236	LOT D	32,848	0.753
22	11,134	0.256	LOTE	30,475	0.700
23	10,288	0.236	LOT F	8,889	0.204
24	10,289	0.236	LOT G	9,104	0.209
25	10,289	0.236	LOT H	10,451	0.240
26	11,754	0.270		1.	

PREPARED FOR: EDWARD R. JAMES PARTNERS, LLC 2550 WAUKEGAN ROAD GLENVIEW, IL 60025

FOR REVIEW PURPOSES ONLY



FINAL PLAT OF SUBDIVISION OF HINSDALE MEADOWS

BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CERTIFICATES AND LEGAL DESCRIPTION

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS

) SS COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

_____ DAY OF_____

SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS COOK COUNTY, ILLINOIS

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF COOK)

COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HINSDALE, ILLINOIS, THIS _____ DAY OF _____, A.D. 20 _____.

ATTEST: VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF HINSDALE, COOK AND DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF ______, A.D. 20 _____.

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HINSDALE AND THE HINSDALE SANITARY DISTRICT AND OTHER PUBLIC UTILITIES. AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE VILLAGE OF HINSDALE, ILLINOIS, OR OTHERWISE OPERATING UNDER ILLINOIS LAW. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "U.E.", UTILITY EASEMENT" (OR SIMILAR DESIGNATION), TO SURVEY, CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN, OPERATE AND ABANDON IN PLACE TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER AND UPON THE SURFACE OF THE EASEMENT, INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLES. GAS MAINS, CABLE TELEVISION LINES, COMMUNICATION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO. TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HINSDALE, ILLINOIS, AND THE HINSDALE SANITARY DISTRICT TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, AND SANITARY SEWERS, WITHIN THE EASEMENT AREAS, TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENT AREAS HERE IN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE EASEMENT AREAS WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR. REMOVAL, REPLACEMENT, MAINTENANCE. AND OPERATION OF THEIR TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN UPON OR OVER ANY AREAS DESIGNATED AS EASEMENT, BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, PARKING, DRIVEWAYS, STORM WATER STORAGE AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED, UPON APPROVAL BY THE VILLAGE MANAGER CF THE VILLAGE OF HINSDALE.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT AREAS HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENT AREAS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENT AREAS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENT AREAS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENT AREAS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

ANY WORK PERFORMED BY ANY GRANTEE UNDER EASEMENT RIGHTS HEREBY GRANTED SHALL INCLUDE RESTORATION, REPAIR AND REPLACEMENT OF ANY LANDSCAPING, PAVEMENT, CURB, GUTTERS, STORMWATER STRUCTURES OR OTHER ELEMENTS OF THE PROPERTY DISTURBED BY SUCH WORK,

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company

and SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to

OWNER'S CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF COOK)

THIS IS TO CERTIFY THAT HINSDALE MEADOWS VENTURE, AN ILLINOIS GENERAL PARTNERSHIP IS OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT NO. 181 HIGH SCHOOL DISTRICT NO. 86 JUNIOR COLLEGE DISTRICT NO. 502

DATED THIS _____ DAY OF_____, A.D. 20____.

SIGNED:

PRINTED NAME AND TITLE

SIGNED:

PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF ____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

AND

. TITLE	

FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTAL ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.						1.0.	10, 10, 10	00000	1000 10 1	
THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTAL ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.	FOREGOING	CERTIFICATE	E, APPEARED) BEFORE	ME THIS	DAY IN	PERSON	AND A	CKNOWLEDG	ĴΕ
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	ACT FOR TH	HE USES AND) PURPOSES	HEREIN	SET FORT	TH.				

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF _____) SS

THE UNDERSIGNED,________, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF_____COUNTY, ILLINOIS ON THE ____DAY OF____, A.D. 20___,

AS DOCUMENT NUMBER______, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS _____ DAY OF _____, 20____,

BY

PRINTED NAME AND TITLE

ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS) COUNTY OF _____) SS

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 20____,

NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF ____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees" facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereinafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Utility Easement", "P.U.E.", "Public Utility & Drainage Easement", "P.U. & D.E.", "Common Area or Areas" (or similar designations), streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE OBLIGATION OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER. ENTITY OR ITS SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID STORMWATER MANAGEMENT EASEMENT (S.W.M.E.). HOWEVER, THE VILLAGE OF HINSDALE SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES DESCRIBED HEREON AS STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN DETENTION/RETENTION POND AND APPURTENANCES THERETO, WHICH THE OWNER OR ASSOCIATION FAILS OR REFUSES TO MAINTAIN. FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF

SIGNED:	CHAIRMAN	

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF COOK)

APPROVED BY THE VILLAGE ENGINEER OF OF THE VILLAGE OF HINSDALE, COOK AND DUPAGE COUNTY, ILLINOIS,

THIS ____ DAY OF _____, A.D. 20 ____.

SIGNED: VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)) SS

COUNTY OF COOK)

I,_____, TREASUER FOR THE VILLAGE OF <u>HINSDALE</u>, COOK AND DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSIGNEMENTS THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND IN THE SUBJECT PLAT.

DATED THIS_____DAY OF_____, A.D. 20____.

BY: VILLAGE COLLECTOR

WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____ , A.D. 20____.

OWNER(S) OR DULY AUTHORIZED ATTORNEY

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO.

LICENSE EXPIRES:

I.D.O.T. CERTIFICATE THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

NOTE: NO DIRECT ACCESS TO 55TH STREET FROM LOTS 7-12, E, G AND H SHALL BE ALLOWED.

ANTHONY J. QUIGLEY, P.E. REGION ONE ENGINEER

PLAT SUMBITTED BY/ MAIL TAX BILLS TO: HINSDALE MEADOWS VENTURE 2550 WAUKEGAN ROAD, SUITE 220 GLENVIEW, ILLINOIS 60025

PREPARED FOR: EDWARD R. JAMES PARTNERS, LLC 2550 WAUKEGAN ROAD GLENVIEW, IL 60025

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WHICH THE OWNER OR ASSOCIATION FAILS OR REFUSES TO MAINTAIN. FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF HINSDALE OR ITS AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION AND SHALL CONSTITUTE A LIEN UPON THE ABOVE-OBSERVED STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) AND THE ADJACENT ENTIRE REAL ESTATE, WITHIN THE LIMITS OF SAID PLAT, WHICH THE DETENTION POND AND APPURTENANCES SERVE. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO. IN THE MANNER PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

SIGN EASEMENT PROVISIONS

A SIGN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE USE AND BEFIT OF SAID HOMEOWNERS ASSOCIATION TO INSTALL, MAINTAIN, RECONSTRUCT AND REMOVE, FROM TIME TO TIME, SIGNS ACROSS, ALONG AND UPON A SURFACE OF THE PROPERTY CONTAINED WITHIN THE DASHED LINES SHOWN HEREON AND MARKED "SIGN EASEMENT". ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION, MAINTENANCE, RECONSTRUCTION OR REMOVAL OF ANY SIGNS, THE GRADE OF THE PROPERTY SHALL BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

FOR REVIEW

PURPOSES ONLY

PROPERTY DESCRIPTION:

LOTS A, B AND C AND LOTS 1 THROUGH 36, INCLUSIVE, IN SEDGEWICK SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JUNE 28, 2005 AS DOCUMENT 0517927124, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)

) SS COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 878,479 SQUARE FEET OR 20.166 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF HINSDALE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17010500035 WITH EFFECTIVE DATE JANUARY 16, 1981, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE C" - AREAS OF MINIMAL FLOODING (NO SHADING), AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS_____DAY OF_____, 20_____IN ROSEMONT, ILLINOIS.

C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841 LICENSE EXPIRES: 11-30-2018

(VALID ONLY IF EMBOSSED SEAL AFFIXED)





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HOMES DNAT DI ACES

JAMES ...

EDWARD R. Exceptional Homes

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Site Landscape Dc Hinsdale, Illinois

U E D E

BSB Design

www.bsbdesign.com

1540 Dundee Road Palatine, Illinois 60074 847 705 2200

LS 1.1

PROJ MGR: JM CHECKED:

AWS.



Tot. SF UnitsMin. Lot AreaAvg. Lot AreaFront Yard from Internal StreetsStront Yard (Lots 7-11)25'Combined Side Yards (SF-SF)16'Combined Side Yards (SF-MF)17'Rear Yard35' Min.	22 10,011 SF 12,250 SF
Tot. MF (Duet) Units Min. Combined Lot Area Avg. Combined Lot Area	42 15,008 SF 17,892 SF
Front Yard from Internal Streets30'Front Yard (Lots 12-13)25'Combined Side yards (MF-MF)18'Rear Yard25' Min.Rear Yard (Lot 41)15'	
Perimeter Setbacks55th Street35'County Line Rd. (Existing Lot 1)35'County Line Road35'East Property Line35'South Property Line35'South Prop. Line (Lots 35 and 43) 10'	
Total Units	64
Total No. of Structures	43
Site Area SF Lot Area MF (Duet) Lot Area ROW Detention/Open Space	6.19 Ac. 8.63 Ac. 4.33 Ac. 5.35 Ac.
Site Area	24.50 Ac.
Density	2.4 Du/Ac.









EXISTING TREE LEGEND

PARKWAY TREES

Tree #	Size	Tree Species	Status	Notes
#300	7"	Bradford Pear / P. callervana 'Bradford'	Remain	
#301	7"	Bradford Pear / P. callervana 'Bradford'	Remain	
#302	7"	Bradford Pear / P. callervana 'Bradford'	Remain	
#303	7"	Bradford Pear / P. callervana 'Bradford'	Transplant	
#304	7"	Bradford Pear / P. calleryana 'Bradford'	Remain	
#305	7"	Bradford Pear / P. calleryana 'Bradford'	Remain	
#306	7"	Bradford Pear / P. calleryana 'Bradford'	Remain	
#307	7"	Bradford Pear / P. calleryana 'Bradford'	Remain	
#308	8"	Red Maple / A. Rubrum 'Freemani'	Transplant	
#309	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#310	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#311	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#312	8"	Red Maple / A. Rubrum 'Freemani'	Transplant	
#313	8"	Red Maple / A. Rubrum 'Freemani'	Transplant	
#314	6"	Kentucky Coffee Tree/ G. dioica	Remain	
#424	6"	Kentucky Coffee Tree/ G. dioica	Remain	
#315	6"	Kentucky Coffee Tree/ G. dioica	Transplant	
#316	6"	Kentucky Coffee Tree/ G. dioica	Transplant	
#317	6"	Kentucky Coffee Tree/ G. dioica	Remain	
#318	6"	Kentucky Coffee Tree/ G. dioica	Transplant	
#319	6"	Kentucky Coffee Tree/ G. dioica	Transplant	
#320	6"	Kentucky Coffee Tree/ G. dioica	Transplant	
#321	6"	Kentucky Coffee Tree/ G. dioica	Remain	
#322	6"	Kentucky Coffee Tree/ G. dioica	Remain	
#323	8"	Green Ash/ F. pennsylvanica	Dead	
#324	8"	Green Ash/ F. pennsylvanica	Dead	
#325	8"	Green Ash/ F. pennsylvanica	Dead	
#425	8"	Green Ash/ F. pennsylvanica	Dead	
#426	8"	Green Ash/ F. pennsylvanica	Dead	
#427	8"	Green Ash/ F. pennsylvanica	Dead	
#428	8"	Green Ash/ F. pennsylvanica	Dead	
#429	8"	Green Ash/ F. pennsylvanica	Dead	
#326	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#327	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#328	8"	Red Maple / A. Rubrum 'Freemani'	Transplant	
#329	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#330	8"	Kentucky Coffee Tree/ G. dioica	Remain	
#331	8"	Kentucky Coffee Tree/ G. dioica	Transplant	
#332	8"	Red Oak / Q. rubra	Remain	
#333	8"	Red Oak / Q. rubra	Transplant	
#334	8"	Red Oak / Q. rubra	Remain	
#335	Clump	Red Oak / Q. rubra	Remain	
#336	8"	Red Maple / A. Rubrum 'Freemani'	Transplant	
#337	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#338	8"	Red Maple / A. Rubrum 'Freemani'	Transplant	
#339	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#340	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#341	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#342	8"	Red Maple / A. Rubrum 'Freemani'	Remain	
#343	8"	Red Maple / A. Rubrum 'Freemani'	Transplant	

PERIMETER TREES TO BE TRANSPLANTED

Tree #	Size	Tree Species	Status	New Transplant Location
#500	24'	Colorado Spruce/Pice pungens	Transplant	West Property Line
#501	18'	Norway Spruce/Pice abies	Transplant	West Property Line
#502	20'	Norway Spruce/Pice abies	Transplant	West Property Line
#503	22'	Colorado Spruce/Pice pungens	Transplant	West Property Line
#504	20'	Colorado Spruce/Pice pungens	Transplant	West Property Line
#505	12"	Swamp White Oak / Quercus bicolor	Transplant	North Property Line
#506	18'	Black Hills Spruce/ P. glauca 'Densata'	Transplant	West Property Line
#507	18'	Black Hills Spruce/ P. glauca 'Densata'	Transplant	West Property Line
#508	18'	Black Hills Spruce/ P. glauca 'Densata'	Transplant	West Property Line
#509	18'	Black Hills Spruce/ P. glauca 'Densata'	Transplant	West Property Line
#510	16'	Norway Spruce/Pice abies	Transplant	West Property Line
#511	16'	Norway Spruce/Pice abies	Transplant	West Property Line
#512	16'	Norway Spruce/Pice abies	Transplant	West Property Line
#513	18'	Concolor Fir / Abies concolor	Transplant	West Property Line
#514	16'	Concolor Fir / Abies concolor	Transplant	West Property Line
#515	18'	Colorado Spruce/Pice pungens	Transplant	South Property Line
#516	18'	Colorado Spruce/Pice pungens	Transplant	South Property Line
#517	18'	Colorado Spruce/Pice pungens	Transplant	West Property Line
#518	18'	Colorado Spruce/Pice pungens	Transplant	West Property Line
#519	10"	Norway Maple / Acer platanoides	Transplant	North Property Line
#520	20'	Norway Spruce/Pice abies	Transplant	South Property Line
#521	20'	Norway Spruce/Pice abies	Transplant	South Property Line
#522	20'	Norway Spruce/Pice abies	Transplant	South Property Line
#523	18'	Norway Spruce/Pice abies	Transplant	South Property Line
#524	18'	Norway Spruce/Pice abies	Transplant	South Property Line







Submitted for the July 12, 2017, PC Meeting





















PALETTE T-AS PLANT KEY					
Plant #	Alt. "1"	Alt. "2"			
T-As 1	1-CC	1-CCi			
T-As 2	10-Rgl	41-CP			
T-As 3	7-AM	7-Smp			
T-As 4	6-Sbt	6-FG			
T-As 5	13-Aft	13-DL			
T-As 6	1-HV	1-HPt			
T-As 7	4-DDzr	4-GSK			
T-As 8	1-EArh	1-MS			
T-As 9	3-IIVlh	3-CSi			
T-As 11	5-JCpk	5-TMt			
T-As 12	7-BMg	7-WFmw			
T-As 13	8-FOg	8-PVs			
T-As 15	3-Rsm	3-SB t			
T-As 16	3-VJ	3-VCc			
T-As 17	7-FG	7-SBt			
T-As 20	10-GSm	10-CGs			
T-As 21	3-RSm	3-HII			
T-As 22	3-JCpk	3-JCsg			



TORRINGTON- C Lookout/Walkout PALETTE T-CI PLANT KEY

Plant #	Alt. "1"	Alt. "2"
T-CI1	1-MDw	1-OV
T-CI2	10-RgL	41-CP
T-CI 3	14-NF	14-PAh
T-CI 4	4-TMh	4-TMh
T-CI 5	1-HV	1-HPt
T-CI 6	3-Rsm	3-H II
T-CI7	26-DDzr	26-Gsk
T-CI 8	7-Afr	7-Hsd
T-CI9	7-Gsk	7-DDzr
T-CI 10	3-JCsg	3-TMt
T-CI 11	1-MS	1-HV
T-CI 14	5-TOt	5-TCc
T-CI 15	13-PA	13-PVs
T-CI 16	8-IVIh	8-HK
T-CI 17	147-LS	65-CP
T-CI 18	1-CA	1-CC
T-CI 19	5-SMp	5-CS
T-CI 21	5-AM	5-VCc

PLANT LIST SHADE TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AFm	Acer rubrum 'Frank Jr'	Red Pointe Maple	3.0" BB
AS	Acer saccharum	Sugar Maple	3.0" BB
C0	Celtis occidentallis 'Chicagoland'	Chicagoland Hackberry	3.0" BB
GD	Gymnocladus dioica	Kentuck Coffee-Tree	3.0" BB
LT	Lirodendron tulipifera	Tulip Tree	3.0" BB
PLA	Platanus acerifolia	London Planetree	3.0" BB
QB	Quercus bicolor	Swamp White Oak	2.0" BB
QI	Quercus imbricaria	Shingle Oak	2.0" BB
Qru	Quercus rubra	Red Oak	2.0" BB
RP	Robinia pseudacaia 'Chicago Blues'	Chicago Blues Robinia	3.0" BB
TD	Taxodium distichum	Bald Cypress	3.0" BB
TAr	Tilia americana 'Redmond'	Redmond American Linden	3.0" BB
ТН	Tilia heterophylla	Beetree Linden	3.0" BB
UP	Ulmus parvifolia	Lacebark Elm	3.0" BB
UaH	Ulmus americana 'Homestead'	Homestead Elm	3.0" BB

INTERMEDIATE AND EVERGREEN TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AC	Amelanchier canadensis	Serviceberry	8' CL. BB
CCA	Carpius carolinana	Hornbeam	3.0" BB
СС	Cercis canadensis	Red Bud	3.0" BB
CA	Cornus alternifolia	Pagoda Dogwood	3.0" BB
CCi	Craetegus crus-galli inermis	Thornless Cockspur Hawthorn	3.0" BB
HV	Hamamellis vernalis	Vernal Witchhazel	5' HT. BB
Mdw	Malus 'Donald Wyman'	Donald Wyman Crab	3.0" BB
MF	Malus floribunda	Floribunda Crab	3.0" BB
MA	Malus 'Adams'	Adam's Crab	3.0" BB
MS	Magnolia stellata	Star Magnolia	5' HT. BB
OV	Ostrya virginiana	Ostrya	3.0" BB
ACo	Abies concolor	Concolor Fir	10' HT BB
PP	Picea pungens	Colorado Spruce	10' HT BB
Pst	Pinus strobus	White Pine	10' HT BB
тс	Tsuga canadensis	Hemlock	10' HT BB
PCj	Pyrus calleryana 'Jaczam'	Jaczam Callery Pear	3.0" BB
VP	Viburnum prunifolium	Blackhaw Viburnum	5' HT. BB

SHR KEY	UBS SCIENTIFIC NAME	COMMON NAME	SIZE
AM	Aronia melanocarpa	Black Chokeberry	24" BB (Typ.)
BMk	Buxus microphylla 'Koreana'	Korean Littleleaf Boxwood	3 Gal Cont.
BMg	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood	3 Gal Cont.
СН	Cotoneaster 'Hessii' (36" On Center)	Hess Cotoneaster	3 Gal Cont.
CS	Cornus sericea	Redtwig Dogwood	48" BB
CSi	Cornus sericea 'Isantii'	Isantii Redtwig Dogwood	24" BB
EArh	Euonymus alata 'Ruby Haag'	Ruby Haag Dwarf Euonymus	48" BB
FG	Fothergilla gardenii	Dwarf Fothergilla	18" BB
HA	Hydrangea arborescens	Smooth Hydrangea	3 Gal Cont.
HII	Hydrangea 'Lets Dance-Rhapsody Blue'	Rhapsody Blue Hydrangea	3 Gal Cont.
HPt	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	42" BB
НК	Hypericum kalmianum	Kalm St. John's Wort	18" BB
IVa	Ilex verticillata 'Red Sprite' (Include One Male Plant / Planting)	Red Sprite Holly	18" BB
IVlh	Itea virginica 'Little Henry'	Little Henry Itea	18" BB
JCsg	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal Cont.
JCpk	Juniperus chinensis 'Pfitzeriana Kallay'	Kallay Phitzer Juniper	5 Gal Cont.
JCs	Juniperus chinensis 'Sargentii'	Sargent's Juniper	3 Gal Cont.
POld	Physocarpus opulfolius 'Little Devil'	Little Devil Nine Bark	24" BB
POr	Physocarpus opulfolius 'Red Baron'	Red Baron Nine Bark	36" BB
Rsm	Rosa 'Scarlet Meidland'	Scarlet Meidland Shrub Rose	3 Gal Cont.
RAg	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	30" BB
Rgl	Rhus aromatica 'Grow-Low' (36" On Center)	Grow-Low Sumac	3 Gal Cont.
SBt	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	24" BB
SMp	Syring meyerii 'Palabin'	Palabin Lilac	30" BB
TMt	Taxus medii 'Tauntoni'	Taunton's Yew	24" BB
TCc	Taxus cuspidata 'Capitata'	Upright Yew	5' BB
TMh	Taxus medii 'Hicksii'	Hick's Yew	30" BB
TOt	Thuja occidentallis 'Technyi'	Techny Arborvitae	5' Ht. BB
TOeg	Thuja occidentallis 'Emerald Green'	Emerald green Arborvitae	5' Ht. BB
VDw	Viburnum dentatum 'Wentworth'	Wentworth Arrowwood Vib.	36" BB
VCc	Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.	18" BB
VJ	Viburnum judii	Judd Viburnum	30" BB
VOc	Viburnum opulus 'Compactum'	Compact Euro. Cranberry Vib.	24" BB
VTh	Viburnum trilobum 'Hahs'	Hahs Amer. Cranberry Vib.	36" BB
WF	Weigela florida 'Red Prince'	Red Prince Weigela	48" BB

WFmw Weigela florida 'Midnight Wine'

3 Gal Cont.

Midnight Wine Weigela

T-CI 5 T-CI 6 T-CI 7

PALETTE T-Bs PLANT KEY							
Plant #	Alt. "1"	Alt. "2"					
T-Bs 1	1-HV	1-MS					
T-Bs 2	4-AM	4-CS					
T-Bs 3	3-H II	3-Rsm					
T-Bs 4	3-WFmw	3-BMk					
T-Bs 5	13-NF	13-PAh					
T-Bs 6	1-VJ	1-SMp					
T-Bs 7	1-CA	1-CA					
T-Bs 8	60-PTe	60-LS					
T-Bs 9	10-GSK	10-DDzr					
T-Bs 10	3-JCsg	3-TMt					
T-Bs 11	1-HV	1-HPt					
T-Bs 13	1-EArh	1-VDw					
T-Bs 14	17 - NF	17-PAh					
T-Bs 15	1-MDw	1-CCA					
T-Bs 16	5-HK	5-FG					
T-Bs 17	3-TMh	3-TMh					
T-Bs 18	8-CAs	8-PVs					
T-Bs 19	3-IVIh	3-SBt					
T-Bs 20	1-AC	1-0V					
T-Bs 21	38-LS	38-PTe					
T-Bs 22	5-TMh	5-TMh					
T-Bs 23	3-VDw	3-EArh					
T-Bs 25	3-TMt	9-TMt					

WOODBRIDGE- B Standard PALETTE W-Bs PLANT KEY

Plant #	Alt. "1"	Alt. "2"
W-Bs 1	12-RNs	12-HHb
W-Bs 2	8-TMh	8-TMh
W-Bs 3	13-GSk	13-DDzr
W-Bs 4	9-Rgl	37-CP
W-Bs 5	1-MF	1-AC
W-Bs 6	3-Rsm	3-HII
W-Bs 7	15-Afr	15-DL
W-Bs 8	1-POr	1-VJ
W-Bs 9	6-BMk	6-BMk
W-Bs 10	61-LS	61-PTe
W-Bs 11	1-CA	1-MA
W-Bs 12	3-TMt	3-JCsg
W-Bs 13	12-NF	12-PAh
W-Bs 15	3-EArh	3-VDw
W-Bs 16	3-TMh	3-TMh
W-Bs 17	3-Rsm	3-H II
W-Bs 18	1-HV	1-HPt
W-Bs 19	1-AC	1-CC
W-Bs 20	52-CP	13-Rgl
W-Bs 21	3-SMp	3-VDw
W-Bs 23	3-POld	3-VJ
W-Bs 24	1-HV	1-HPt

PERENNIALS AND GROUNDCOVER

	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	
В (Тур.)	Afr	Astilbe 'Fanal Red'	Fanal Red Astilbe	1 Gal.	24" On Center
Cont.	AI	Asclepius incarnata	Swamp Milkweed	1 Gal.	18" On Center
Cont.	ВА	Baptisia australis	Blue Indigo	1 Gal.	24" On Center
Cont.	CAs	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	1 Gal.	18" On Center
В	CMid	Carex morrowi 'Ice Dance'	Ice Dance Sedge	1 QT Cont	18" On Center
В	СР	Carex pennsylvanicum	Pennsylvania Sedge	1 QT Cont	18" On Center
В	CGs	Coreopsis grandiflora 'Stingray'	Stingray Tickseeed	1 Gal.	24" On Center
В	DL	Dicentra 'Luxuriant'	Luxuriant Bleeding Heart	1 Gal.	24" On Center
Cont.	DDzr	Dianthus deltoides 'Zing Rose'	Zing Rose Dianthus	1 QT Cont	18" On Center
Cont.	EP	Echinacea purpurea	Purple Cone Flower	1 Gal.	24" On Center
B	FOg	Festuca ovina 'Glauca'	Blue Fescue	1 QT Cont	18" On Center
В	GSmf	Geranium sanguineum 'Max Frei'	Max Frei Geranium	1 Gal	24" On Center
В	GCk	Geranium cantabrigiense 'Karmina'	Karmina Geranium	1 Gal	18" On Center
В	Hhb	Hosta 'Hadsen Blue'	Hadspen Blue Hosta	1 Gal.	24" On Center
Cont.	Hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylilly	1 Gal.	24" On Center
Cont.	НМ	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 Gal.	24" On Center
Cont.	LS	Lirope spicata	Lilly Turf	1 Qt.	12" On Center
В	MFi	Monarda fistulosa	Bee Balm	1 Gal.	24" On Center
В	NF	Nepeta fasseni 'Walker's Low'	Walker's Low Catmint	1 Gal.	24" On Center
Cont.	PTe	Pachysandra terminallis	Japanese Spurge	1 Qt.	12" On Center
В	PAt	Perovskia atriplicifolia	Russian Sage	1 Gal.	30" On Center
Cont.	PVs	Pannicum virgatum 'Shennandoah'	Shenanndoah Switch Grass	1 Gal.	24" On Center
В	PA	Pennisetum alopecuroides	Fountain Grass	1 Gal.	24" On Center
B	PAh	Sesleria autumnalis	Autumn Moor Grass	1 Gal.	18" On Center
В	RNs	Rudbeckia neumanii 'Summer Blaze'	Summer Bl. Blackeved Susan	1 Gal.	24" On Center

ISSUE DATE: 06-15-2017-REVISIONS REV 4 - REV 0 - REV 0 - REV 10 - REV 10 - REV 10 - REV 10 - REV 4 - REV 5 - REV 5 - REV 5 - REV 6 - REV 6 - REV 6 - REV 7 - REV 8 - REV 10 - REV 10 - REV 8 - REV 10 -



Hinsdale Meadows Site Landscape Documents Hinsdale, Illinois



LANDSCAPE PLAN TYPICAL SINGLE FAMILY FOUNDATION PLANTINGS

LS 3.7

Planting Details







Stone Steps (Optional on Lookout/ Walkouts)



PLANT LIST

TRIANGULAR PLANT SPACING	
+ PLANT SPACING SEE PLANT LIST - TOP OF MULCH SHALL BE 1" BELOW TOP OF PAVEMENT	
AMENDED PLANTING BACKFILL SEE SPECS	
VER/PERENNIAL PLTG. DETAIL	



EROSION CONTROL BLANKET

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AFm	Acer rubrum 'Frank Jr'	Red Pointe Maple	3.0" BB
AS	Acer saccharum	Sugar Maple	3.0" BB
C0	Celtis occidentallis 'Chicagoland'	Chicagoland Hackberry	3.0" BB
		Kontuck Coffee Tree	2.0" PP
			3.0 00
LT	Lirodendron tulipifera	Tulip Tree	3.0" BB
PLA	Platanus acerifolia	London Planetree	3.0" BB
QB	Quercus bicolor	Swamp White Oak	2.0" BB
QI	Quercus imbricaria	Shingle Oak	2.0" BB
Qru	Quercus rubra	Red Oak	2 0" BB
	Robinia psoudacaja 'Chicago Bluoc'	Chicago Bluce Pohinia	2.0" BB
שו		Baid Cypress	3.0" BB
TAr	Tilia americana 'Redmond'	Redmond American Linden	3.0" BB
TH	Tilia heterophylla	Beetree Linden	3.0" BB
UP	Ulmus parvifolia	Lacebark Elm	3.0" BB
UaH	Ulmus americana 'Homestead'	Homestead Flm	3 0" BB
INTE	RMEDIATE AND EVERGREEN TREE	S	
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
AC	Amelanchier canadensis	Serviceberry	8' CL. BB
CCA	Carnius carolinana	Hornbeam	3 0" BB
	Cercis canadensis	Red Bud	3.0" BB
CA	Cornus alternifolia	Pagoda Dogwood	3.0" BB
CCi	Craetegus crus-galli inermis	Thornless Cockspur Hawthorn	3.0" BB
НV	Hamamellis vernalis	Vernal Witchhazel	5' HT. BB
Mdur	Malus 'Donald Wyman'	Donald Wyman Crob	3 0" 00
M⊢		rioridunda Crab	3.0" BB
MA	Malus 'Adams'	Adam's Crab	3.0" BB
MS	Magnolia stellata	Star Magnolia	5' HT. BB
ov	Ostrya virginiana	Ostrya	3.0" BB
ACo	Abies concolor	Concolor Fir	10' HT BB
		Colorado Saruco	
Pst	Pinus strobus	White Pine	10' HT BB
ТС	Tsuga canadensis	Hemlock	10' HT BB
PCj	Pyrus calleryana 'Jaczam'	Jaczam Callery Pear	3.0" BB
VP	Viburnum prunifolium	Blackhaw Viburnum	5' HT. BB
SHR	UBS		
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
ΔΜ	Anonio molorocorre		
1 / 10/01		Black Chokeherry	1124" BB (Tvn)
	Aronia melanocarpa	Black Chokeberry	24" BB (Typ.)
BMk	Buxus microphylla 'Koreana'	Black Chokeberry Korean Littleleaf Boxwood	24" BB (Typ.) 3 Gal Cont.
BMk BMg	Buxus microphylla 'Koreana' Buxus microphylla 'Koreana'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont.
BMk BMg CH	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center)	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont.
BMk BMg CH CS	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB
BMk BMg CH CS	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' Cornus sericea Cornus sericea 'Isantii'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB
BMk BMg CH CS CSi	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' Cornus sericea Cornus sericea 'Isantii'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB
BMk BMg CH CS CSi EArh	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB
BMk BMg CH CS CSi EArh FG	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 18" BB
BMk BMg CH CS CSi EArh FG HA	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 18" BB 3 Gal Cont.
BMk BMg CH CS CSi EArh FG HA	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea 'Lets Dance-Rhapsody Blue'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 18" BB 18" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont.
BMk BMg CH CS CSi EArh FG HA HII	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea 'Lets Dance-Rhapsody Blue' Hydrangea paniculata 'Tardiya'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiya Hydrangea	 24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 48" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 42" BB
BMk BMg CH CS CSi EArh FG HA HII HPt	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hynoriaum kolmianum	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 42" BB
BMk BMg CH CS CSi EArh FG HA HII HPt HK	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hypericum kalmianum Umber of the series of the seri	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB
BMk BMg CH CS CSi EArh FG HA HII HR HII HR UVa	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' (Include One Male Plant / Planting)	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB
BMk BMg CH CS CSi EArh FG HA HII HPt HK IVa IVIh	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' (Include One Male Plant / Planting) Itea virginica 'Little Henry'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB
BMk BMg CH CS CSi EArh FG HA HII HR HII HVa IVa IVIh JCsg	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hydrangea paniculata 'Tardiva' Ilex verticillata 'Red Sprite' Ilex verticillata 'Red Sprite' Juniperus chinensis 'Sea Green'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB 18" BB 5 Gal Cont.
BMk BMg CH CS CSi EArh FG HA HII HPt HK IVa IVIh JCsg JCpk	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea juctata 'Tardiva' Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Ilea virginica 'Little Henry' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Pfitzeriana Kallav'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB 5 Gal Cont. 5 Gal Cont.
BMk BMg CH CS CSi EArh FG HA HII HK IVa IVh JCsg JCpk	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea jLets Dance-Rhapsody Blue' Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Plant / Planting) Itea virginica 'Little Henry' Juniperus chinensis 'Sargentii'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB 5 Gal Cont. 5 Gal Cont. 3 Gal Cont.
BMk BMg CH CS EArh FG HA HII HPt HK IVa IVIh JCsg JCpk	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea juctata 'Tardiva' Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Ilea virginica 'Little Henry' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Sargentii' Phyaoograpua any failing il inte Turitte Turitte	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Sargent's Juniper	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB 5 Gal Cont. 3 Gal Cont. 3 Gal Cont. 3 Gal Cont.
BMk BMg CH CS CSi EArh FG HA HII HK IVa IVh JCsg JCsg JCsk POld	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea juculata 'Tardiva' Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Plant / Planting) Itea virginica 'Little Henry' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Sargentii' Physocarpus opulfolius 'Little Devil'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Sargent's Juniper Little Devil Nine Bark	 24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB 5 Gal Cont. 5 Gal Cont. 3 Gal Cont. 3 Gal Cont. 3 Gal Cont.
BMk BMg CH CS CSi EArh FG HA HII HR IVa IVih JCsg JCpk JCsk POld POr	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Plant / Planting) Itea virginica 'Little Henry' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Sargentii' Physocarpus opulfolius 'Little Devil' Physocarpus opulfolius 'Red Baron'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Sargent's Juniper Little Devil Nine Bark Red Baron Nine Bark	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 18" BB 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 5 Gal Cont. 5 Gal Cont. 3 Gal Cont. 24" BB 3 Gal Cont.
BMk BMg CH CS CSi EArh FG HA HII HPt IVa IVh IVa IVh JCsg JCpk JCss POld POr Rsm	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea juets Dance-Rhapsody Blue' Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Sargentii' Physocarpus opulfolius 'Little Devil' Physocarpus opulfolius 'Red Baron' Rosa 'Scarlet Meidland'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Sargent's Juniper Little Devil Nine Bark Red Baron Nine Bark Scarlet Meidland Shrub Rose	 24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 48" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB 5 Gal Cont. 5 Gal Cont. 3 Gal Cont.
BMk BMg CH CS CSi EArh FG HA HII HR IVa IVh JCsg JCpk JCpk JCsk POld POr Rsm RAg	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hydrangea paniculata 'Tardiva' Hydrangea paniculata 'Tardiva' Hydrangea chinensis 'Sea Green' Juniperus chinensis 'Sargentii' Physocarpus opulfolius 'Little Devil' Physocarpus opulfolius 'Red Baron' Rosa 'Scarlet Meidland' Ribes alpinum 'Green Mound'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Sargent's Juniper Little Devil Nine Bark Red Baron Nine Bark Scarlet Meidland Shrub Rose Green Mound Alpine Currant	 24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 5 Gal Cont. 5 Gal Cont. 5 Gal Cont. 3 Gal Cont.
BMk BMg CH CS CSi EArh FG HA HII HPt IVa IVh JCsg JCpk JCss POld POr Rsm RAg Ral	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea iLets Dance-Rhapsody Blue' Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Sargentii' Physocarpus opulfolius 'Little Devil' Physocarpus opulfolius 'Red Baron' Rosa 'Scarlet Meidland' Ribes alpinum 'Green Mound'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Sargent's Juniper Little Devil Nine Bark Red Baron Nine Bark Scarlet Meidland Shrub Rose Green Mound Alpine Currant Grow-Low Sumac	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 24" BB 48" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 3 Gal Cont. 3 Gal Cont.
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BMk BMg CH CS CSi EArh FG HA HII HPt IVa IVIh JCsg JCpk JCsk JCs POld POr Rsm RAg RgI SBt	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Plant / Planting) Itea virginica 'Little Henry' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Sargentii' Physocarpus opulfolius 'Little Devil' Physocarpus opulfolius 'Red Baron' Rosa 'Scarlet Meidland' Ribes alpinum 'Green Mound' Rhus aromatica 'Grow-Low' (36" On Center) Spiraea betulifolia 'Tor' Outor with with the follow	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Kallay Phitzer Juniper Sargent's Juniper Little Devil Nine Bark Red Baron Nine Bark Red Baron Nine Bark Scarlet Meidland Shrub Rose Green Mound Alpine Currant Grow-Low Sumac Tor Birchleaf Spirea	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 24" BB 48" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB 18" BB 18" BB 5 Gal Cont. 5 Gal Cont. 3 Gal Cont. 30" BB 3 Gal Cont. 24" BB 3 Gal Cont. 30" BB 3 Gal Cont. 24" BB 3 Gal Cont.
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BMk BMg CH CS CSi EArh FG HA HII HVa IVh JCsg JCsk JCsk JCsk JCsk JCsk Rd POld Rsm RAg Rgl SBt SMp TMt	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' (Include One Male Plant / Planting) Itea virginica 'Little Henry' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Sargentii' Physocarpus opulfolius 'Little Devil' Physocarpus opulfolius 'Red Baron' Rosa 'Scarlet Meidland' Ribes alpinum 'Green Mound' Rhus aromatica 'Grow-Low' (36" On Center) Spiraea betulifolia 'Tor' Syring meyerii 'Palabin' Taxus medii 'Tauntoni'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Sargent's Juniper Little Devil Nine Bark Red Baron Nine Bark Red Baron Nine Bark Scarlet Meidland Shrub Rose Green Mound Alpine Currant Grow-Low Sumac Tor Birchleaf Spirea Palabin Lilac Taunton's Yew	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 48" BB 18" BB 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB 5 Gal Cont. 5 Gal Cont. 3 Gal Cont. 30" BB 3 Gal Cont. 24" BB 30" BB 30" BB 24" BB
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BMk BMg CH CS CSi EArh FG HA HII HPt HK IVa IVh JCsg JCpk JCsk JCpk JCsk POld POr Rsm Rag Rgl SBt SBt SBt SBt	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea iLets Dance-Rhapsody Blue' Hydrangea paniculata 'Tardiva' Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Sargentii' Physocarpus opulfolius 'Little Devil' Physocarpus opulfolius 'Red Baron' Rosa 'Scarlet Meidland' Ribes alpinum 'Green Mound' Rhus aromatica 'Grow-Low' (36" On Center) Spiraea betulifolia 'Tor' Syring meyerii 'Palabin' Taxus medii 'Tauntoni' Taxus medii 'Tauntoni'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Sargent's Juniper Little Devil Nine Bark Red Baron Nine Bark Red Baron Nine Bark Scarlet Meidland Shrub Rose Green Mound Alpine Currant Grow-Low Sumac Tor Birchleaf Spirea Palabin Lilac Taunton's Yew Upright Yew Hick's Yew	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 18" BB 3 Gal Cont. 3 Gal Cont. 48" BB 18" BB 3 Gal Cont. 42" BB 18" BB 18" BB 18" BB 18" BB 18" BB 5 Gal Cont. 5 Gal Cont. 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 30" BB 3 Gal Cont. 24" BB 3 Gal Cont. 30" BB 30" BB 24" BB 30" BB 24" BB 30" BB 24" BB 30" BB 24" BB 30" BB
BMk BMg CH CSi EArh FG HA HII HVa JCsg JCh JCsg JCh JCsg JCh JCsg JCh JCsg JCh JCsg JCh SBt SMp TMt TCc TMh	Aronia melanocarpa Buxus microphylla 'Koreana' Buxus microphylla 'Green Mountain' Cotoneaster 'Hessii' (36" On Center) Cornus sericea Cornus sericea 'Isantii' Euonymus alata 'Ruby Haag' Fothergilla gardenii Hydrangea arborescens Hydrangea arborescens Hydrangea paniculata 'Tardiva' Hypericum kalmianum Ilex verticillata 'Red Sprite' Ilex verticillata 'Red Sprite' Juniperus chinensis 'Sea Green' Juniperus chinensis 'Pfitzeriana Kallay' Juniperus chinensis 'Sargentii' Physocarpus opulfolius 'Little Devil' Physocarpus opulfolius 'Red Baron' Rosa 'Scarlet Meidland' Ribes alpinum 'Green Mound' Rhus aromatica 'Grow-Low' (36" On Center) Spiraea betulifolia 'Tor' Syring meyerii 'Palabin' Taxus medii 'Tauntoni' Taxus medii 'Hicksii' Thuia aesidanta' 'Capitata'	Black Chokeberry Korean Littleleaf Boxwood Green Mountain Boxwood Hess Cotoneaster Redtwig Dogwood Isantii Redtwig Dogwood Isantii Redtwig Dogwood Ruby Haag Dwarf Euonymus Dwarf Fothergilla Smooth Hydrangea Rhapsody Blue Hydrangea Tardiva Hydrangea Kalm St. John's Wort Red Sprite Holly Little Henry Itea Sea Green Juniper Kallay Phitzer Juniper Sargent's Juniper Little Devil Nine Bark Red Baron Nine Bark Scarlet Meidland Shrub Rose Green Mound Alpine Currant Grow-Low Sumac Tor Birchleaf Spirea Palabin Lilac Taunton's Yew Upright Yew Hick's Yew	24" BB (Typ.) 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 48" BB 24" BB 48" BB 24" BB 3 Gal Cont. 48" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 42" BB 18" BB 3 Gal Cont. 3 Gal Cont. 3 Gal Cont. 30" BB 30" BB 30" BB 24" BB 30" BB
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PER	ENNIALS AND GROUNDCOVER			
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	1
Afr	Astilbe 'Fanal Red'	Fanal Red Astilbe	1 Gal.	24" On Center
AI	Asclepius incarnata	Swamp Milkweed	1 Gal.	18" On Center
BA	Baptisia australis	Blue Indigo	1 Gal.	24" On Center
CAs	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	1 Gal.	18" On Center
CMid	Carex morrowi 'Ice Dance'	Ice Dance Sedge	1 QT Cont	18" On Center
СР	Carex pennsylvanicum	Pennsylvania Sedge	1 QT Cont	18" On Center
CGs	Coreopsis grandiflora 'Stingray'	Stingray Tickseeed	1 Gal.	24" On Center
DL	Dicentra 'Luxuriant'	Luxuriant Bleeding Heart	1 Gal.	24" On Center
DDzr	Dianthus deltoides 'Zing Rose'	Zing Rose Dianthus	1 QT Cont	18" On Center
EP	Echinacea purpurea	Purple Cone Flower	1 Gal.	24" On Center
FOg	Festuca ovina 'Glauca'	Blue Fescue	1 QT Cont	18" On Center
GSmf	Geranium sanguineum 'Max Frei'	Max Frei Geranium	1 Gal	24" On Center
GCk	Geranium cantabrigiense 'Karmina'	Karmina Geranium	1 Gal	18" On Center
Hhb	Hosta 'Hadsen Blue'	Hadspen Blue Hosta	1 Gal.	24" On Center
Hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylilly	1 Gal.	24" On Center
НМ	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 Gal.	24" On Center
LS	Lirope spicata	Lilly Turf	1 Qt.	12" On Center
MFi	Monarda fistulosa	Bee Balm	1 Gal.	24" On Center
NF	Nepeta fasseni 'Walker's Low'	Walker's Low Catmint	1 Gal.	24" On Center
PTe	Pachysandra terminallis	Japanese Spurge	1 Qt.	12" On Center
PAt	Perovskia atriplicifolia	Russian Sage	1 Gal.	30" On Center
PVs	Pannicum virgatum 'Shennandoah'	Shenanndoah Switch Grass	1 Gal.	24" On Center
PA	Pennisetum alopecuroides	Fountain Grass	1 Gal.	24" On Center
PAh	Sesleria autumnalis	Autumn Moor Grass	1 Gal.	18" On Center
RNs	Rudbeckia neumanii 'Summer Blaze'	Summer Bl. Blackeyed Susan	 1 Gal.	24" On Center

REV 4 REV 10 REV 14 REV 4 REV 5 REV 6 REV 1 REV 1 REV 1

HOMES AMES \mathbf{R} DWARD

Meadows Documents Site Landscape I Hinsdale, Illinois **U** Hinsdale



LS3.8

Submitted for the July 12, 2017, PC Meeting



View of Existing Corner Monument



North Property Line - West End Plan



Proposed Metal Fence Perimeter Fence to be 6' Ht. (to Match Existing Fence) Optional Backyard SF Pet Fence to be 4' Ht., Similar Style



View Looking East Along 55th Street





Proposed Screen Wall

. Simtek Ecostone Wall (Beige Color) - 8' Height (Two Stacked 4'x8' Panels) Posts - 5" Square 9' On Center

80





View of Entry Monument at 55th Street and County Line Road Entrances



North Property Line - East End Plan



ISSUE DATE: 06-15-2017-	REVISIONS	REV 9	REV 10	REV II	REV 4	REV5 -	REV 6 -	REV 1	REV 8	HESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER EDERAL COPTRIGHT LAWS. (© BSB DESIGN MAINTAINS INMERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES.
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Screen Wall Fence, 55th Street as noted on site plan



Screen Wall Fence, 55th Street as noted on site plan



Screen Wall Fence, 55th Street as noted on site plan



Fence Cloth for existing Hospital Perimeter Fence

DEVELOPER

N:\Projects\9016\ENG\9016TITLE.dgn Default User=scali

EDWARD R. JAMES PARTNERS, LLC 2550 Waukegan Road Suite 220 Glenview, IL 60025 PH: 847-724-0200 FAX: 847-724-8185

CALL J.U.L.I.E. 1–800–892–0123 WITH THE FOLLOWING: COUNTY COOK CITY, TOWNSHIP VILLAGE OF HINSDALE, LYONS TOWNSHIP SEC. & 1/4 SEC. NO. T38N, R12E, NW 1/4 SEC. 18

48 HOURS BEFORE YOU DIG. **EXCLUDING SAT., SUN. & HOLIDAYS**

	INDEX						
SHEET #	SHEET I.D.	SHEET DESCRIPTION					
1	C1	COVER SHEET					
2	TS1	TYPICAL SECTIONS AND GENERAL NOTES					
3	ET1	EXISTING CONDITIONS PLAN					
4	DEMO	DEMOLITION PLAN					
5	OV	OVERALL SITE PLAN					
6-8	GR1-GR3	GRADING PLANS					
9-11	UT1-UT3	UTILITY PLANS					
12-14	SE1-SE3	SOIL EROSION AND SEDIMENT CONTROL PLANS					
15	SP1	SPECIFICATIONS					
16-19	דח_וח	DETAILS					
10-10	01-03	DETAILS					

BENCHMARK **ELEVATION:** DESCRIPTION: SEE SHEET TS1 FOR



SITE IMPROVEMENT PLANS for HINSDALE MEADOWS VILLAGE OF HINSDALE **COOK COUNTY, ILLINOIS**

PROJECT NO: 9016

BENCHMARK INFORMATION

NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

ALL EXISTING UTILITIES AND UNDERLYING EXISTING CONDITIONS ARE BASED ON THE RECORD DRAWINGS DATED JANUARY 19, 2006 FOR THE ENGINEERING IMPROVEMENT PLANS FOR SEDGWICK BY COWHEY GUDMUNDSON LEDER, LTD.





Submitted for the July 12, 2017, PC Meeting

OF 18

GENERAL NOTES

- ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.
- ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.
- ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.
- THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

1. REFERENCED CODES

- THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT, DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION
- EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.
- THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.
- NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO 4. COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED. 5.
- THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS 6. REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

7. COMMENCING CONSTRUCTION

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER
- FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL 8. ACCESS BE DENIED TO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
- REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR 10. ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, 11. DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT.

12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

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THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 13. ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED 14. UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

15. GENERAL EXCAVATION/UNDERGROUND NOTES

- BACKFILLING.
- PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.
- C. TEMPORARY DRAINAGE DITCHES.

16. FINAL ACCEPTANCE

- Α. OF THE COST OF IMPROVEMENTS.
- Β. ACCEPTED.

17. UNDERGROUND NOTES

- Α. INCIDENTAL TO THE COST OF THE CONTRACT.
- SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.
- BOTTOM OF THE PIPE.
- PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.
- WATERMAIN BLUE, STORM GREEN.
- F. OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.
- MAY VARY FROM PLAN GRADE.)
- BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

18. SPECIFICATIONS.



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		STORM SEWER							
-		SANITARY SEWER		<u> </u>					
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		PIPE TRENCH BACKFIL	L Street						
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Submitted for the July 12, 2017, PC Meeting











- sediment traps (provide locations and dimensions in plan set) - other measures

- stabilized construction entrance

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- silt fence

2) Structural Practices – Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.
- a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.
- Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major arading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

- temporary seeding - erosion control blanket - other measures

The following temporary and permanent stabilization practices, at a minimum, are proposed: permanent seeding

determined by the Engineer or Primary Contact.

the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact. 1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as

for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event. Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to

C. Erosion and Sediment Controls The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

B. Control Implementation Schedule Best Management Practices will be implemented on an as-needed basis to protect water guality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

- U.S. Army Corps of Engineers

- Municipality (be specific) - County Agency and/or SWCD (be specific)

ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site. The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the

A. Approved State or Local Plans

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

- landscape waste - concrete and concrete trucks

- raw materials (e.g., bagged portland cement) - construction debris
- detergents fertilizers
- solvents
- oil or other petroleum products - odhesives · tor
- chemical storage areas

- litter

2. CONTROLS

- staging areas waste containers
- fuel tanks
- portable sanitary stations
- sediment from disturbed soils

1. SITE DESCRIPTION

perforated riser

Install roadways

- G. Potential sources of pollution associated with this construction activity may include:
- F. 1) The name of the receiving water(s) is(are): <u>Unknown Tributary</u>.
 2) The name of the ultimate receiving water is: <u>Des Plaines River</u>.
 3) The extent of wetland acreage at the site is <u>0</u>____acres.
- ') surface waters (including wetlands); and, 8) locations where storm water is discharged to a surface water.
- the location of areas where stabilization practices are expected to occur:
-) areas of soil disturbance; the location of major structural and nonstructural controls;

- Refer to Sheets <u>GR1-GR3</u> for a site plan indicating:
 1) drainage patterns; approximate slopes anticipated before and after major grading activities;

soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

a) Selective vegetation removal for silt fence installation b) Silt fence installation

c) Construction fencing around areas not to be disturbed

1) Install perimeter sediment control measures

11) Permanently stabilize all autiot areas
12) Install buildings and grade individual lots
13) Permanently stabilize lots

approximately <u>20.08</u> acres of the site.

Stabilized construction entrance

locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking:

This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. <u>ILR107721</u>. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention

Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge

of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP,

construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

A. The following is a description of the nature of the construction activity: <u>Construction of a 43 lot</u>

B. The following is a description of the intended sequence of construction activities which will disturb

Clear and grub (as necessary)
 Construct sediment trapping devices (sediment traps, sediment basins, etc.)
 Construct detention facilities and outlet control structure with restrictor & temporary

perforated riser) Strip topsoil, stockpile topsoil and grade site) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope) () Install storm sewer, sanitary sewer, watermain and associated inlet & outlet protection) Permanently stabilize detention basins with seed and erosion control blanket

Temporarily stabilize all areas including lots that have reached mass grade

shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in

otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with

14) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

) An estimated runoff coefficient of the site after construction activities are completed is <u>0.54</u>.

C. The site has a total acreage of approximately <u>24.35</u> acres. Construction activity will disturb

2) Existing data describing the soil or quality of any discharge from the site is included in The Geotechnical Report by TSC L-55,174 dated August 2, 2002 for the Proposed Residential Development for County Line Road and 55th Street Tocated in Hinsdale, IL.

 A. Josephaneses A.	 J. Control J. Control			
Top dressing the stabilized entrance with additional state and removing top layers or state and sedument, as needed. Wehicles should needed. Wehicles should be material to and from the construction site should be covered with a darp. N. Topsoil Stockpile Management If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floadplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or profected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile is not fourteen days. 1000 2000 0000		<text><text><text><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></text></text></text>	A had send in the term of a mean term of a first second se	

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	I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.														
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EARTHWORK NOTES	P
 1. ORDER 1. LUNCE TERMENT AND TERMENT OF BUILT OF REMEMBER AND THE ADDRESS OF THE ADD	 GENERAL A. PAYING WORK INCLUDES FINAL SUBGRADE SHAPING. F BASE CORRECTOR REQUIREMENTS. [BEFERENCE ASTM 0-16. CONCRETE AVERANT. CUBBS NO ALKS: AND FINAL B. COMPACTION REQUIREMENTS. [BEFERENCE ASTM 0-16. SUBGRADE BASE COURSE - 55%.] BTUDIMOUS FINAL SUB- INSTALL TO THE CONTRACTOR'S LOFT FOR ENABLING INSTALL TO THE CONTRACTOR'S SUB RESPONSIBLE. INSTALL TO THE CONTRACTOR'S SUB RESPONSIBLE INSTALL TO THE CONTRACTOR'S SUB RESPONSIBLE THIN THE ASTM INSTALL TO THE CONTRACTOR'S SUB RESPONSIBLE INSTALL TO THE CONTRACTOR'S SUB RESPONSIBLE OF THE INSTAL INSTALL SUB SUBJ CONTRACTOR SUB RESPONSIBLE OF THE INSTAL INSTALL SUBJ CONTRACTOR TO THE INLINOIS WAREN AND IN A COORDANCE WITH THE MANICIPAL CODE. CONCRETE WORK A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CENEN WITH AIR ENTRAINENT OF NOT LESS THAN THE SUB UNITS SUBJ CONTRACTOR TO THE SUBJ CONTRETE USED FOR SUBGRAVES. THE FIELDS SUB CONTRETE USED FOR SUBGRAVES. THE FIELDS SUB CONTRETE USED FOR SUBJECT AT NO GREET SHALL BE INSTALLED FOR THE CUBBE THE THE OWNER THAN OUTTER. TO ATTEMPT THE GUTTER THE ADD THE CONT TO DETERNING SC SUBJECT AT NO GREETE THAN OUTTER TO THE SUBJECT THE USED THE DETERT THAN OUTTER CONTRETS SUBJECT AT NO GREETE THAN OUTTER CONTRETS SUBJECT THE THE OWNER SUBJECT TO THE FORM OUTTER CONTRETS SUBJECT THE THE OWNER SUBJECT TO THE FORM OUTTER CONTRETS SUBJECT THE THE ADD THE OCONTRETE SUBJECT AND THE PARACTORES SUBJECT TO THE RESPONDENCE AND THE CONTRET THE SUBJECT CONTRETE CONTRETE THE OWNER AND SUBJECT TO THE RESPONDENCE AND THE CONTRET THE SUBJECT TO THE RESPONDENCE AND THE CONTRET THE OWNER AND CONTRETE CONTRETTS AND THE PARACTORES SUBJECT TO THE RESPONDENCE AND THE CONTRET SUBJECT AND CONTRETE CONTRETTS THE RESULTS AND THE SUBJECT CONTRETT THE OCT THE DEVEL ADD THE ADD SUBJECT CONTRET SUBJECT TO SUBJECT CONTRETT TO THE CONTRET SUBJECT ADD TO SUBJECT CONTRETT TO THE THE CONTRET SUBJECT ADD TO SUBJECT TO PLACEMENT ADD THE ADD SUBJECT CONTRET THE ADD SUBJECT AND THE ADD SUBJECT CONTRET ADD MANDARY CONTRET
SIGNING AND PAVEMENT MARKING	
 ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC). MUNICIPAL CODE AND THESE PLANS. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728]. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 723001 EXCEPT AS MODIFIED BY THE PLANS. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRCTIONAL ARROWS SHALL BE REFLECTORIZED THERMORLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. 	

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FAVING NUTES	SANITARY SEWER NOTES
RADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR JS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING KS; AND FINAL CLEAN-UP AND ALL RELATED WORK. ENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; FUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. LE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED. LE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR HE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION CIPAL CODE.	 GENERAL A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE. B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING: PLAN CODE DESCRIPTION DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).
PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 5 THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE 0 SHALL DEVELOP A MINIMUM OF 3.500 PSI COMPRESSIVE STRENGTH AT FOURTEEN 3E BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION STITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 Ibs OF COLLATED. IN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF 4E FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL. A CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE 3 TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION 1CKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB 2ANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL INTERVALS AND AT ALL PC'S. PT'S AND CURB RETURNS. ALTERNATE FNDS OF THE	 PVC: PRESSURE RATED PVC PIPE MEETING ASIM D-2241 WITH ASIM D-3139 GASKETED JUINT, SDR 26 "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN. D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE. E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY. G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.
THERE WITH METAL EXPANSION TUBES. SAWED OF FORMED CONTRACTION GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO JTTER WILL BE ACCEPTED. ATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND R THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS. TER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.	 H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES: a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION. b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER. BEDDING:
CORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 DED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO DATIONS, ETC. BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. PROVIDE 1/2 "PREMOLDED FIBER EXPANSION JOINT SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT /EMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED JOINTS SHALL BE AS SHOWN ON THE PLANS.	 A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE. C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED, REFER TO THE TRENCH BACKFILL LIMITS DETAIL.
SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III. JB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE MINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS MINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS S. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE	 MANHOLES: A. SANITARY SEWER MANHOLES SHALL BE 4'-O" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980. B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.
S AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE MPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD DGE CONSTRUCTION IN ILLINOIS. HE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE LY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C 30. CE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF EAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION E SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT	 4. FRAMES AND LIDS: A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE. B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.
IG THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN CE COURSE SHALL BE STAGGERED A MINIMUM OF 6". SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO RIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE ED BY THE MUNICIPAL ENGINEER OR OWNER.	 5. DROP MANHOLE ASSEMBLIES: A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION. 9. TEST RESULTS: A. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OF CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE, REPAIR OR DEPENDENTS
OUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAYEMENT NER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING (. ST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, 'OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION. INOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY . OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE ICKNESS VERIFICATION.	 10. CERTIFICATION: A. CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING", ASTM STANDARDS D-2412 OR D-2241 AS APPROPRIATE FOR THE PIPE TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT. 11. RECORD DRAWINGS: A. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) INCLUDING

	STORM SEWER NOTES
1. GEN	ERAL:
Α.	ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:
	PLAN CODE: MATERIAL RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS, (ASTM C-443); TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.
	DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11) CEMENT LINING IS NOT REQUIRED.
	PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINT
	HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH: OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.
	UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.
B.	"BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.
с.	ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
D.	ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.
E۰	THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3′) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3′) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

	STORM SEWER NOTES]
2.	 BEDDING: A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS. 			
	 A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED. B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES. C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS. D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND. 		REMARKS	1
4.	CASTINGS: A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.		0. DATE	
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	WATERMAIN NOTES		S PER	I
1.	 PIPE MATERIALS: A. WATERMAINS OR SERVICES 3" OR LARGER IN DIAMETER SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A-21.50 (AWWA C150) AND ANSI A-21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A-21.4 (AWWA C-104). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111). 		17 REVISION 17 REVISION REMARKS	
	 A. ALL FITTINGS SHALL BE CAST-IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED PER ANSI A21.4. COST OF FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE. B. ALL DUCTILE IRON WATERMAIN AND FITTINGS SHALL BE WRAPPED IN 8-MIL POLYETHYLENE WRAP. ALL MECHANICAL JOINT FITTINGS SHALL USE STAINLESS STEEL NUTS AND BOLTS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF WATERMAIN COMPLETE IN PLACE. 		2 05/11/ 1 05/08/ NO. DATE	1
3.	WATER SERVICES: A. WATER SERVICE PIPE, 2" IN DIAMETER OR SMALLER, SHALL BE TYPE K COPPER WATER TUBING, CONFORMING TO ASTM B-88 AND B-251, WITH COMPRESSION OR FLARED JOINTS.			
4.	 VALVES: A. GATE VALVES SHALL BE USED ON ALL WATERMAIN 3" AND LARGER. ALL VALVES SHALL TURN COUNTER- CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS. B. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS. 		SMO	
5.	VALVE VAULTS: A. VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE NEENAH R-1712, OR EQUAL, WITH "WATER" EMBOSSED ON THE LID.	VTIONS		
6.	 FIRE HYDRANTS: A. FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD NO. C-502, LATEST REVISION, AND SHALL BE A MODEL SHOWN ON THE PLANS AND APPROVED BY THE MUNICIPALITY. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE ROADWAY. B. PROVIDE THE RODS FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL WHERE NOT BOLTED TOGETHER. C. THE BREAK FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS. 	SPECIFICA	NSDALE N HINSDALE, I	
7.	CORPORATION STOPS: A. CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800, AND SHALL INCLUDE "J" BEND, TAIL PIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON PLANS. B. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH PVC PIPE SHALL BE IN CONJUCTION WITH THE CORPORATION STOP.		=	
8.	 SERVICE BOX: PROVIDE CURB VALVE AND CURB BOX AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6') FEET OF BURY. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS. AND AWWA SPECIFICATIONS. 			
9.	BEDDING:	RS 3INEER	700, 018 065	/ //
	A. ALL DUCTILE IRON WATERMAIN SHALL HAVE COARSE SAND BEDDING EXTENDED TO AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.	IGINEE ENT ENC	RS 4, Suite 1 Ilinois 60 7) 696-4	
	 OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION. A MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8') FEET EXCEPT AT SPECIAL CROSSINGS. CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATERMAIN AT ALL BENDS, TEE, ELBOWS, ETC. 	ISULTING EN DEVELOPM	D SURVEYO Higgins Road Rosemont, 4060 Fax: (84	
10.	IEPA WATERMAIN PROTECTION: A. HORIZONTAL SEPARATION	CON	LAN 9575 W. 47) 696-	
	 a) WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION. b) WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN: LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET; LOCAL CONDITIONS INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED 		Phone: (8	
	EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. c) BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET (a) OR (b) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING. B. VERTICAL SEPARATION			
	 a WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANCE FROM THE SEWER OR DRAIN. b) BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN: 1) IT IS IMPOSED TO OPTAIN THE PROPED VEDICAL SEPARATION AS DESCRIPTED IN (A) ADDIES OF 	SPA	CECO INC.	
	 2) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN. c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN. d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FORM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET. 	PILEN 90165 DATE 0471	IAME: SPEC : 4/17]]
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17 OF 18

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Existing Grades at Proposed Foundation Corners

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						House		
Lot #	NW	NE	SE	sw	Average	Туре	TF Front	TF Rear
Existing 1					0.00	L/O		
2	94.46	93.40	90.16	92.62	92.66	L/O	96.40	91.9
3	92.95	92.20	92.44	96.20	93.45	STD	95.40	
4	93.35	92.65	92.16	92.59	92.69	STD	95.80	
5	98.10	97.06	93.50	93.75	95.60	STD	96.80	
6	95.67	95.04	95.54	96.46	95.68	STD	98.00	
7	92.57	89.68	90.31	92.56	91.28	STD	94.20	
8	89.50	90.50	90.00	90.00	90.00	STD	93.50	
9	88.85	88.03	88.02	89.51	88.60	STD	92.00	
10	85.98	85.67	85.75	86.29	85.92	STD	90.50	
11	85.44	85.79	85.36	85.59	85.55	STD	88.50	
12	85.04	84.33	83.59	84.44	84.35	STD	87.00	
13	85.80	83.80	82.87	84.69	84.29	STD	85.00	
14	82.30	80.50	79.58	80.77	80.79	STD	82.10	
15	80.16	80.87	81.52	80.94	80.87	STD	82.30	
16	79.34	79.67	79.83	79.00	79.46	STD	82.20	
17	77.58	77.32	75.41	74.76	76.27	L/O	81.30	76.80
18	76.92	77.36	74.47	73.73	75.62	L/O	80.50	76.00
19	73.84	76.13	74.44	74.36	74.69	L/O	81.00	76.50
20	73.86	72.95	74.26	73.61	73.67	L/O	81.60	77.10
21	77.93	74.98	73.39	74.32	75.16	L/O	81.90	77.40
22	78.00	75.82	75.82	78.10	76.94	W/O	84.40	75.40
23	78.78	75.93	78.70	83.40	79.20	W/O	86.40	77.40
24	83.69	80.21	82.36	83.84	82.53	W/O	87.80	78.80
25	84.72	82.85	80.95	90.10	84.66	W/O	88.90	79.90
26	86.89	81.00	80.71	89.20	84.45	W/O	90.20	81.20
27	88.40	81.39	83.58	86.39	84.94	W/O	90.20	81.20
28	77.74	78.61	83.78	84.25	81.10	W/O	88.30	79.30
29	82.93	79.22	76.81	82.68	80.41	W/O	88.60	79.60
30	82.48	78.00	80.46	83.27	81.05	W/O	88.10	79.10
31	85.31	83.26	82.00	84.10	83.67	L/O	88.70	84.20
32	85.79	85.67	85.21	85.09	85.44	L/O	88.80	84.30
33	85.30	85.80	84.90	83.76	84.94	L/O	88.70	84.20
34	82.56	84.15	83.19	81.03	82.73	L/O	88.80	84.30
35	93.11	89.00	93.12	92.59	91.96	W/O	95.50	86.50
36	91.67	84.60	84.69	92.25	88.30	W/O	95.00	86.00
37	92.69	85.70	86.32	92.41	89.28	W/O	95.00	86.00
38	88.11	90.00	86.43	86.31	87.71	W/O	95.00	86.00
39	85.79	88.54	88.24	85.13	86.93	L/O	90.00	85.50
40	82.87	84.66	83.91	81.38	83.21	L/O	86.50	82.00
41	80.04	80.90	80.06	80.04	80.26	STD	82.30	
42	80.73	80.55	79.51	79.18	79.99	STD	81.70	
43	88.77	90.80	86.44	81.22	86.81	STD	82.20	

Hinsdale Meadows Lower Level Designation - Cellar, Basement, or Full Story Based on Change between Top of Foundation (TF) and Existing Grade

	Bottom of	Existing		Cellar	STD
	lowest level	Average		BSMT	LO
	ceiling (TF+.08)	Grade	Change	Story	WO
Lot 2	96.48	92.66	3.82	BSMT	LO
Lot 3	95.48	93.45	2.03	Cellar	STD
Lot 4	95.88	92.69	3.19	Cellar	STD
Lot 5	96.88	95.60	1.28	Cellar	STD
Lot 6	98.08	95.68	2.40	Cellar	STD
Lot 7	94.28	91.63	2.65	Cellar	STD
Lot 8	93.58	89.93	3.65	BSMT	STD
Lot 9	92.08	88.70	3.38	Cellar	STD
Lot 10	90.58	86.01	4.57	BSMT	STD
Lot 11	88.58	85.46	3.12	Cellar	STD
Lot 12	87.08	84.44	2.64	Cellar	STD
Lot 13	85.08	84.12	0.96	Cellar	STD
Lot 14	82.18	80.79	1.39	Cellar	STD
Lot 15	82.38	80.87	1.51	Cellar	STD
Lot 16	82.28	79.46	2.82	Cellar	STD
Lot 17	81.38	76.27	5.11	BSMT	LO
Lot 18	80.58	75.62	4.96	BSMT	LO
Lot 19	81.08	74.69	6.39	Story	LO
Lot 20	81.68	73.67	8.01	Story	LO
Lot 21	81.98	75.16	6.82	Story	LO
Lot 22	84.48	76.94	7.54	Story	WO
Lot 23	86.48	79.20	7.28	Story	WO
Lot 24	87.88	82.53	5.35	BSMT	WO
Lot 25	88.98	84.66	4.32	BSMT	WO
Lot 26	90.28	84.45	5.83	BSMT	WO
Lot 27	90.28	84.94	5.34	BSMT	WO
Lot 28	88.38	81.10	7.28	Story	WO
Lot 29	88.68	80.41	8.27	Story	WO
Lot 30	88.18	81.05	7.13	Story	WO
Lot 31	88.78	83.67	5.11	BSMT	LO
Lot 32	88.88	85.44	3.44	Cellar	LO
Lot 33	88.78	84.94	3.84	BSMT	LO
Lot 34	88.88	82.73	6.15	Story	LO
Lot 35	95.58	91.96	3.62	BSMT	WO
Lot 36	95.08	88.30	6.78	Story	WO
Lot 37	95.08	89.28	5.80	BSMT	WO
Lot 38	95.08	88.25	6.83	Story	WO
Lot 39	90.08	86.93	3.15	Cellar	LO
Lot 40	86.58	83.21	3.37	Cellar	LO
Lot 41	82.38	80.26	2.12	Cellar	STD
Lot 42	81.78	79.99	1.79	Cellar	STD
Lot 43	82.28	86.81	-4.53	Cellar	STD

April 12, 2017

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

Brett Duffy – SPACECO, Inc.

FROM: Donald R. Dressel, PE, CFM

SUBJECT: Evaluation of Existing and Proposed Conditions Detention Pond Evaluation

Study Objective

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

"As-Built" Conditions Study Results

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

- "As-Built" Pond topography, prepared by Cowhey Gudmundson Leder, Ltd. (CGL), dated November 14, 2005 and located in Appendix 1.
- "As-Built" Pond Elevation-Storage Relationship prepared by SPACECO, Inc. SPACECO "As-Built" topography.
- The 6.5" restrictor "As-Built" invert elevation of 665.77' (Design invert = 665.00'). The "As-Built" plan drawing is located in Appendix 1.
- "As-Built" Special Structure No. 66 (Overflow Structure) crest elevation is 670.86' (Design crest elevation = 671.0'). The "As-Built" plan drawing is located in Appendix 1.
- Approved Proposed Conditions Runoff Curve Number (RCN) = 83 calculation located in Appendix 3.
- Proposed Conceptual Land Plan, dated February 22, 2017 located in Appendix 3.
- Revised Proposed Conditions RCN = 84 calculations located in Appendix 3.

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

Table 1 Detention Storage Requirements

Detention Basin Parameters	Permitted Condition (RCN=83)	"As-Built" Condition (RCN=83)
Inflow (cfs)	18.7	18.7
Outflow (cfs)	2.45	3.34
Elevation (feet)	670.78	671.05
Detention Volume	8.94	8.84
(acre-feet)		

(1) Allowable Release Rate = 2.52 cfs

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

Proposed Overflow Structure Modification

The "As-Built" TR-20 hydrologic model was modified by assuming the Overflow Structure crest elevation would be raised to 671.3'. Appendix 2 contains the proposed Overflow Structure modification technical support documents. Table 2 summarizes the results.

Detention Basin Parameters	Approved Condition (RCN=83)	Proposed Modified Condition (RCN=83) (2)
Inflow (cfs)	18.7	18.7
Outflow (cfs) (1)	2.45	2.50
Elevation (feet)	670.78	671.11
Detention Volume (acre-feet)	8.94	9.06

Table 2 Proposed Outlet Structure Modification Summary

- (1) Allowable Release Rate = 2.52 cfs
- (2) Used Modified Overflow Structure Rating Curve

Proposed Land Plan Conditions

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

• Sedgwick Conceptual Land Plan, Sheet L-0, prepared by BSB Design, dated February 22, 2016. The proposed land plan is located in Appendix 3.

The RCN calculation associated with the proposed land plan is located in Appendix 2. The proposed conditions RCN is 84. The proposed Modified Condition TR-20 Hydrologic Model was revised to simulate a RCN=84. Table 3 compares this simulation to the approved condition.

Table 3 Proposed Outlet Structure Modification Summary

Detention Basin Parameters	Approved Condition (RCN=83)	Proposed Modified Condition (RCN=84) (2)
Inflow (cfs)	18.7	18.7
Outflow (cfs) (1)	2.45	2.52
Elevation (feet)	670.78	671.21
Detention Volume (acre-feet)	8.94	9.20

- (3) Allowable Release Rate = 2.52 cfs
- (4) Used Modified Overflow Structure Rating Curve

The TR-20 Hydrologic Model results indicated that the required detention storage volume for a proposed condition RCN=84 is 9.20 acre-feet. Table 3 verifies the modified outlet detention basin will meet the allowable release of 2.52 cfs at a HWL elevation of 671.21' with the required storage volume.

Conclusion

In order to meet the required detention storage volume for the subject site, the existing overflow structure will need to be modified by raising the crest elevation by 0.52 feet from the "As-Built" condition crest elevation. This modification will raise the HWL elevation 0.3 feet above the original approved HWL design elevation. The actual detention storage volume provided in the stormwater basin is calculated from the NWL to HWL elevations. There is no credit given for detention storage for the volume of water below the NWL elevation. Even if the stormwater basin's bottom has silt, the detention storage is still calculated the same as we have summarized in this Technical Memorandum, between the NWL and HWL elevations.

The proposed Overflow Structure modification will provide sufficient detention storage volume at the proposed HWL elevation to maintain the Allowable Release Rate (2.52 cfs) with a proposed conditions RCN of 84.

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FAX (217) 524-7525 www.illinoishistory.gov

Cook County Hinsdale Demolition and New Construction, Hinsdale Meadows SE Corner 55th St. and County Line Road; 502 Hannah Ln., 5511 Barton Ln., 535 Hannah Ln., 510 Hannah Ln. SPACECO-9016 IHPA Log #008052417

June 1, 2017

Brian Ratajczak Spaceco, Inc. 9575 W. Higgins Road, Suite 700 Rosemont, IL 60018

Dear Mr. Ratajczak:

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact David Halpin, Cultural Resources Manager, at 217/785-4998.

Sincerely,

Rachel Leibowitz, Ph.D. Deputy State Historic Preservation Officer

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

bsbdesign.com

New Haven: Character Elevations

Elevation Style - 1 Hinsdale Meadows Hinsdale, IL

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New Haven: Character Elevations

Elevation Style - 2 Hinsdale Meadows Hinsdale, IL

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New Haven: Character Elevations

Elevation Style - 2 Hinsdale Meadows Hinsdale, IL

Elevation Style - 1

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Elevation Style - 2

New Haven: Character Elevations

Optional Bonus Room Hinsdale Meadows Hinsdale, IL

Lookout Condition

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Walkout Condition

New Haven: Character Elevations

Lookout and Walkout Conditions Hinsdale Meadows Hinsdale, IL

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New Haven: Floor Plans

Hinsdale Meadows Hinsdale, IL

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SCALE: 1/4" = 1'-0"

Main Floor Plan

OPT EXPANDED WIC Main Floor Plan

SCALE: 1/4" = 1'-0"

Hinsdale Meadows Hinsdale, IL

BSB DESIGN

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New Haven: Floor Plans - Main Floor Options

OPT EXTENDED LIVING @ LOOKOUT Main Floor Plan SCALE: 1/4" = 1'-0"

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OPT SCREEN PORCH @ LOOKOUT Main Floor Plan

SGALE: 1/4" = 1'-0"

New Haven: Floor Plans - Lookout Options

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SCALE: 1/4" = 1'-0"

OPT WALKOUT Main Floor Plan

New Haven: Floor Plans - Walkout Options

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Cellar / Lookout Plan

New Haven: Floor Plans

Hinsdale Meadows Hinsdale, IL

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Basement / Walkout Plan

New Haven: Floor Plans

Hinsdale Meadows

Hinsdale, IL

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Ridgefield: Character Elevations

Elevation Style - 1 Hinsdale Meadows Hinsdale, IL

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Ridgefield: Character Elevations

Elevation Style - 2 Hinsdale Meadows Hinsdale, IL

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Ridgefield: Character Elevations

Elevation Style - 1 Hinsdale Meadows Hinsdale, IL





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Ridgefield: Character Elevations

Elevation Style - 2 Hinsdale Meadows Hinsdale, IL







Elevation Style - 1

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Elevation Style - 2

Ridgefield: Character Elevations

Optional Bonus Room Hinsdale Meadows Hinsdale, IL







Elevation Style 1 - Standard



Elevation Style 2- Standard

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Elevation Style 1 - Bonus



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Elevation Style 2- Bonus

Ridgefield: Character Elevations



Alt Front-Load Garage **Hinsdale Meadows**



Hinsdale, IL





Lookout Condition

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Walkout Condition

Ridgefield: Character Elevations

Lookout and Walkout Conditions Hinsdale Meadows



Hinsdale, IL

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Main Floor Plan

Ridgefield: Floor Plans

OPT LUXURY OWNER'S BATH Main Floor Plan SCALE: 1/4" = 1'-0"

Hinsdale Meadows



Hinsdale, IL





OPT BATH 4 Upper Floor Plan SCALE: 1/4" = 1'-0"

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737 S.F. **Upper Floor Plan** Scale: 1/4" = 1'-0"

Ridgefield: Floor Plans

Hinsdale Meadows Hinsdale, IL



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OPT OWNER'S BAY Main Floor Plan SCALE: 1/4" = 1'-0"

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OPT LUXURY OWNER'S BATH **Main Floor Plan** SCALE: 1/4" = 1'-0"

OPT LOFT / FAMILY ROOM **Main Floor Plan**SCALE: 1/4" = 1'-0"

Ridgefield: Floor Plans - Options

Hinsdale Meadows Hinsdale, IL









OPT LOOKOUT Main Floor Plan SCALE: 1/4" = 1'-0"

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OPT EXTENDED LIVING @ LOOKOUT Main Floor Plan

SCALE: 1/4" = 1'-0"

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OPT WALKOUT Main Floor Plan

SCALE: 1/4" = 1'-0"

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Ridgefield: Floor Plans - Walkout Options





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Submitted for the July 12, 2017, PC Meeting

Hinsdale, IL



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Patio 10'-0" X 10'-0" ____





SCALE: 1/4" = 1'-0"

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Ridgefield: Floor Plans





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Basement / Walkout Plan

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Ridgefield: Floor Plans





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Torrington: Character Elevations

Elevation Style - 1 Hinsdale Meadows Hinsdale, IL







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Torrington: Character Elevations

Elevation Style - 2 Hinsdale Meadows Hinsdale, IL









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Torrington: Character Elevations

Elevation Style - 1 Hinsdale Meadows Hinsdale, IL









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Torrington: Character Elevations





Elevation Style - 2 Hinsdale Meadows Hinsdale, IL



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Elevation Style - 1

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Elevation Style - 2

Torrington: Character Elevations

Optional Bonus Room Hinsdale Meadows Hinsdale, IL



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Lookout Condition

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Walkout Condition

Torrington: Character Elevations

Lookout and Walkout Conditions Hinsdale Meadows Hinsdale, IL



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Torrington: Floor Plans - Main Floor Options



Hinsdale Meadows Hinsdale, IL



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Torrington: Floor Plans - Upper Floor Options



OPT LOFT / FAMILY ROOM Upper Floor Plan





Hinsdale, IL

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Torrington: Floor Plans - Lookout Options







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Torrington: Floor Plans - Walkout Options











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Torrington: Floor Plans

Hinsdale Meadows



Hinsdale, IL





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Torrington: Floor Plans

Hinsdale Meadows



Hinsdale, IL





Rear Elevation



Left Elevation

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Right Elevation



Front Elevation

Ranch: Character Elevations

Hinsdale Meadows Hinsdale, IL



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Torrington - Ranch: Floor Plan - 2309 S.F.



Hinsdale Meadows



Hinsdale, IL

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Woodbridge: Character Elevations

Elevation Style - 1 Hinsdale Meadows Hinsdale, IL







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Woodbridge: Character Elevations

Elevation Style - 2 Hinsdale Meadows Hinsdale, IL









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Woodbridge: Character Elevations

Elevation Style - 1 Hinsdale Meadows Hinsdale, IL









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Woodbridge: Character Elevations

Elevation Style - 2 Hinsdale Meadows Hinsdale, IL







Elevation Style - 1



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Elevation Style - 2

Woodbridge: Character Elevations

Optional Bonus Room Hinsdale Meadows Hinsdale, IL







Elevation Style 1 - Standard



Elevation Style 2- Standard

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Elevation Style 1 - Bonus



Elevation Style 2- Bonus

Woodbridge: Character Elevations

Alt Front-Load Garage Hinsdale Meadows



Hinsdale, IL





Lookout Condition

EDWARD R.JAMES ——HOMES——

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Walkout Condition

Woodbridge: Character Elevations

Lookout and Walkout Conditions Hinsdale Meadows



Hinsdale, IL

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Woodbridge: Floor Plans









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Woodbridge: Floor Plans

Hinsdale Meadows Hinsdale, IL











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OPT LOOKOUT Main Floor Plan

Main Floor Plan SCALE: 1/4" = 1-0"

SCALE: 1/4" = 1'-0"

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Woodbridge: Floor Plans - Lookout Options





41

Main Floor Plan SCALE: 1/4" = 1"-0"

OPT EXTENDED LIVING @ LOOKOUT

Submitted for the July 12, 2017, PC Meeting

DESIGN

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山心型





OPT WALKOUT Main Floor Plan SCALE: 1/4" = 1"-0"

OPT SCREEN PORCH @ WALKOUT Main Floor Plan 5GALE: 1/4" = 1'-0"

EDWARD R.JAMES ——HOMES——

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Woodbridge: Floor Plans

Hinsdale Meadows Hinsdale, IL



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Basement / Walkout Plan

SCALE: 1/4" = 1'-0"

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Woodbridge: Floor Plans



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Lookout Condition



Lookout Condition with Optional Stair

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Walkout Condition



Walkout Condition with Optional Stair

Typical Rear Porch Condition

Lookout and Walkout Conditions Hinsdale Meadows



Hinsdale, IL







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Lookout Condition



Lookout Condition with Optional Stair

Typical Screened Porch Option





Walkout Condition

Walkout Condition with Optional Stair

Optional Screen Porch Hinsdale Meadows Hinsdale, IL



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Lookout Condition



Lookout Condition with Optional Stair

Typical Sun Room Option



Walkout Condition with Optional Stair



Walkout Condition

Optional Sun Room Hinsdale Meadows Hinsdale, IL



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Front Elevation

SCALE: 3/16"=1'-0"



Rear Elevation - Walkout Condition

SCALE: 3/16"=1'-0"

EDWARD R.JAMES ——HOMES——

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Side (Right) Elevation - Walkout Condition SCALE: 3/16"=1'-0"

Torrington: Building Height Exhibit



Hinsdale Meadows



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Hinsdale, IL



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Duet Twinhomes AB: Character Elevations

Hinsdale Meadows Hinsdale, IL



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Hinsdale Meadows



Hinsdale, IL







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Duet Twinhomes AB: Character Elevations

Hinsdale Meadows Hinsdale, IL







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Duet Twinhomes AB: Character Elevations





Submitted for the July 12, 2017, PC Meeting

DESIGN





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Lookout Condition



Lookout Condition with Optional Stair

Walkout Condition with Optional Stair

Duet Twinhomes AB: Character Elevations





Walkout Condition

Lookout and Walkout Conditions **Hinsdale Meadows**



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Hinsdale, IL





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Lookout Condition



Lookout Condition with Optional Stair

Duet Twinhomes AB: Character Elevations





Walkout Condition

Walkout Condition with Optional Stair

Optional Screen Porch Hinsdale Meadows Hinsdale, IL



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Walkout Condition



Lookout Condition with Optional Stair

Walkout Condition with Optional Stair

Duet Twinhomes AB: Character Elevations



Lookout Condition



Optional Sun Room Hinsdale Meadows Hinsdale, IL



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Duet Twinhomes BB: Character Elevations

Hinsdale Meadows Hinsdale, IL



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Duet Twinhomes BB: Character Elevations

Hinsdale Meadows Hinsdale, IL



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Duet Twinhomes BB: Character Elevations

Hinsdale Meadows Hinsdale, IL



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Duet Twinhomes: Floor Plans



Plan B: 1,447 S.F. Main Floor Plan SCALE: 3/16" = 1'-0" xtr1-0

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Duet Twinhomes: Floor Plans - Upper Floor Options

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EDWARD R.JAMES ——HOMES——



Upper Floor Plan SCALE: 3/16" = 1'-O"





PLAN B: ALTERNATE BEDROOM 2 SUITE Upper Floor Plan 5CALE: 3/16" = 1'-0" xfr2-0

Hinsdale Meadows Hinsdale, IL







PLAN A OPT SCREEN PORCH Main Floor Plan SCALE: 3/16" = 1'-0"

EDWARD R.JAMES ——HOMES——

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Duet Twinhomes: Floor Plans - Screen Porch Options





PLAN B OPT SCREEN PORCH @ LOOKOUT Main Floor Plan SCALE: 3/16" = 1'-0"





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PRIVACY FENCE w/ LANDSCAPING

RFA

Patio

GRILL

PLAN A OPT SUN ROOM Main Floor Plan



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Duet Twinhomes: Floor Plans - Sun Room Options



GRILL

| AREA |

Patio

 $\underset{|4'-4''}{\text{Sun Room}}$



PLAN B OPT SUN ROOM @ LOOKOUT Main Floor Plan SCALE: 3/16" = 1'-0"

Hinsdale Meadows Hinsdale, IL







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Rear Elevation - Walkout Condition

Scale: 3/16" = 1'-0"



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Duet Twinhomes AB: Building Height Exhibit

Hinsdale Meadows Hinsdale, Illinois



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1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Hinsdale, Illinois. The site, which is currently occupied by three single-family homes, is located in the southeast quadrant of the intersection of 55th Street with County Line Road. As proposed, the development will contain 42 age-targeted duplex homes and 22 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.

Figure 1 shows the location of the site in relation to the area roadway system. Figure 2 shows the aerial view of the site area.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and weekday evening peak hours
- Gap study results and analysis
- Recommendations with respect to adequacy of the site access system and adjacent roadway system





Site Location

Figure 1





Aerial View of Site Location

Figure 2



2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which is currently occupied by three single-family homes, is located in the southeast quadrant of the intersection of 55th Street with County Line Road. Land uses in the vicinity of the site are primarily residential and medical with residential homes to the north, east, and west and the RML Specialty Hospital to the south.

Existing Roadway System Characteristics

The following summarizes the existing roadway characteristics within the vicinity of the site which are illustrated in **Figure 3**.

55th Street (DuPage County Route 35) is an east-west arterial 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/right-turn lane on both approaches. 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 the Illinois Department of Transportation (IDOT), is under the jurisdiction of IDOT east of County Line Road and the DuPage County Division of Transportation (DuDOT) west of County Line Road, and carries an Annual Average Daily Traffic (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 miles per hour (mph).

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 by IDOT as a major collector north of 55th Street and as a minor arterial south of 55th Street. County Line Road is under the jurisdiction of the Cook County Department of Transportation and Highways south of 55th Street, carries an AADT volume of 7,300 vehicles, and has a posted speed limit of 35 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 Barton Lane is under stop sign control at its intersection with 55th Street. A westbound left-turn lane is provided on 55th Street at its intersection with Barton Lane.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Thursday, January 19, 2017 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- 55th Street with County Line Road
- County Line Road with the RML Specialty Hospital Access Drive

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M. **Figure 4** illustrates the existing peak hour traffic volumes.

Accident Analysis

KLOA, Inc. obtained accident data from IDOT for the past five years (2010 to 2014) for the intersections of 55th Street with County Line Road, 55th Street with Barton Lane, and County Line Road with Hannah Lane. **Tables 1**, **2**, and **3** summarize the accident data for the intersections. A review of the data showed that there were no fatalities reported.

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.





Table 155TH STREET WITH COUNTY LINE ROAD ACCIDENT SUMMARY

	Type of Accident Frequency						
Year	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2010	3	-	7	-	3	-	13
2011	2	-	10	-	2	1	15
2012	-	-	6	-	2	-	8
2013	-	-	10	3	1	-	14
2014	<u>1</u>	=	<u>9</u>	<u>-</u>	<u>1</u>	Ξ	<u>11</u>
Total	6	0	42	3	9	1	61
Average/Year	1.2	0	8.4	>1.0	1.8	>1.0	12.2

Table 255TH STREET WITH BARTON LANE ACCIDENT SUMMARY

	Type of Accident Frequency						
Year	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2010	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-
Total	0	0	0	0	0	0	0
Average/Year	0	0	0	0	0	0	0



 Table 3

 COUNTY LINE ROAD WITH HANNAH LANE ACCIDENT SUMMARY

	Type of Accident Frequency						
Year	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2010	-	-	-	-	-	-	-
2011	-	-	1	-	-	-	1
2012	-	-	2	-	-	-	2
2013	-	-	-	-	-	-	-
2014	Ξ	<u> </u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>-</u>	<u>1</u>
Total	0	0	3	0	1	0	4
Average/Year	0	0	<1.0	0	<1.0	0	<1.0



Gap Study Results

In order to determine the number and frequency of gaps in the 55th Street and County Line Road traffic streams, gap studies were conducted on the same days the traffic counts were conducted and during the same time periods. The gap studies measured the number of gaps in the eastbound direction on 55th Street and in the northbound direction on County Line Road that will accommodate inbound left-turn movements and outbound right-turn movements as well as the gaps in both directions (concurrent) that will accommodate outbound left-turn movements. According to the *Highway Capacity Manual* published by the Transportation Research Board (TRB) of the National Academies, the critical gap is defined as the minimum time interval in the major-street traffic stream that allows intersection entry for one minor-street vehicle and the follow-up time is defined as the time between departure of one vehicle from the minor street and the departure of the next vehicle using the same major-street gap.

Based on the above criteria, the following is a summary of the critical gaps and follow up times required for vehicles to perform various maneuvers to and from Barton Lane and Hannah Lane.

- Left-Turn from Minor Street
 - Critical gap:
 - Five Lane Roadway: 7.5 seconds
 - Two Lane Roadway: 7.1 seconds
 - Follow-up time:
 - Five Lane Roadway: 3.5 seconds
 - Two Lane Roadway: 3.5 seconds
- Left-Turn from Major Street
 - Critical gap:
 - Five Lane Roadway: 4.1 seconds
 - Two Lane Roadway: 4.1 seconds
 - Follow-up time:
 - Five Lane Roadway: 2.2 seconds
 - Two Lane Roadway: 2.2 seconds
- Right-Turn from Minor Street
 - Critical gap:
 - Five Lane Roadway: 6.9 seconds
 - Two Lane Roadway: 6.2 seconds
 - Follow-up time:
 - Five Lane Roadway: 3.3 seconds
 - Two Lane Roadway: 3.3 seconds

Tables 4 and **5** show the results of the available gaps (includes critical gap and follow-up time) to allow the left-turns in and left-turns out of the site in 60 minute intervals at Barton Lane and Hannah Lane, respectively. Copies of the gap study results are included in the Appendix.



Table 455TH STREET GAP STUDY RESULTS

	Number of Potential Movements Based on Gaps Available					
	Westbound Northbound Northbo					
Time Periods	Left-Turn In	Left-Turn Out	Right-Turn Out			
7:30 – 8:30 A.M.	1,056	186	612			
4:30 – 5:30 P.M.	916	117	510			

Table 5

COUNTY LINE ROAD GAP STUDY RESULTS

	Number of Potential Movements Based on Gaps Available					
Time Devieds	Southbound	Westbound	Westbound			
Time Perious	Len-Turn In	Lett-Turn Out	Right-Turn Out			
7:30 – 8:30 A.M.	780	179	421			
4:30 – 5:30 P.M.	1,028	149	585			


3. Traffic Characteristics of the Proposed Development

Proposed Development Plan

The plans for the proposed residential development call for 42 age-targeted duplex homes and 22 age-targeted single-family homes. Three existing single-family homes will be eliminated as part of the development. 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. A copy of the site plan can be found in the Appendix of the report.

Directional Distribution

The directional distribution of future site-generated trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which development-generated traffic will approach and depart the proposed development were estimated based on existing travel patterns, as determined from the traffic counts. The estimated directional distribution of development traffic is shown in **Figure 5**.

Estimated Site 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:

- 42 senior adult housing attached units
- 22 senior adult housing detached units

Table 6 summarizes the estimated trips for the proposed development. Also included in Table 6 is the estimated trips that would be generated by the development of the previously approved 36 single-family homes.

As can be seen from Table 6, when compared with the previously approved development, the proposed development will generate an additional eight trips during the morning peak hour (one additional trip every approximately thirteen minutes), 16 fewer trips during the evening peak hour, and 140 fewer trips on a daily basis which is a 34 percent reduction.





Table 6 TRIP GENERATION SUMMARY

Land-Use		Week P	day M eak Ho	orning our	Wee I	kday E Peak Ho	vening our	Daily Two- Way Traffic
Code	Type/Quantity	In	Out	Total	In	Out	Total	Total
Proposed D	evelopment							
251	Senior Adult Housing-Detached (22 Units)	12	22	34	9	5	14	124
252	Senior Adult Housing-Attached (42 Units)	<u>3</u>	<u>6</u>	<u>9</u>	<u>6</u>	<u>6</u>	<u>12</u>	<u>146</u>
	Total:	15	28	43	15	11	26	270
Previously A	Approved Developme	ent						
210	Single-Family Detached (36 Units)	9	26	35	26	16	42	410
	Difference:	+6	+2	+8	-11	-5	-16	-140



4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5) and are illustrated in **Figure 6**.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Year 2040 average daily traffic projections provided by the Chicago Metropolitan Agency for Planning (CMAP), an increase of 1.5 percent per year over six years (buildout year plus five years) for a total of nine percent was applied to the existing traffic volumes to obtain projected Year 2023 traffic volumes. A copy of the CMAP projection letter is included in the Appendix.

Total Projected Traffic Volumes

The existing traffic volumes accounting for growth were combined with the peak hour traffic volumes generated by the development to determine the Year 2023 total projected traffic volumes that are shown in **Figure 7**.







5. Traffic Analysis and Recommendations

Traffic analyses were performed for the intersections in the study area to determine the operation of the existing roadway system, evaluate the impact of the proposed development, and determine the ability of the roadway system to accommodate projected traffic demands. Analyses were performed for the weekday morning and weekday evening peak hours for both the existing and projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 2010* and analyzed using HCS 2010 software. The analyses for the traffic-signal controlled intersections were accomplished using field measured cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and projected conditions are presented in **Tables 7**, **8**, and **9**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.



011110			0 = 1 8	22 21			0 01 11 1							
	D l. II	E	astboun	ıd	W	Vestbour	ıd	No	orthbour	nd	So	outhbour	nd	011
	Peak Hour	L	Т	R	L	Т	R	L	Т	R	L	Т	R	Overall
S	Weekday Morning	B 19.2	C 27.5	C 27.8	C 20.6	C 26.9	C 27.0	D 45.0	E 38) .5	D 38.8	L 52) 2.9	C – 32.6
ting ition	Peak Hour		C – 26.5			C – 26.3			D – 41.5			D – 51.7	,	
Exis Cond	Weekday Evening	C 22.9	D 35.9	D 36.4	C 25.1	C 30.6	C 30.6	D 43.0	32	.9	C 32.0	E 57	E 7.9	D – 37.1
	Peak Hour		D – 35.4			C – 30.1			D – 38.0			D – 54.4		2 0/11
l	Weekday Morning	C 20.8	C 30.1	C 30.4	C 22.3	C 29.3	C 29.4	D 46.6	E 39) .8	D 38.7	Г 53) 5.0	C – 34.5
scted ition	Peak Hour		C – 29.0)		C – 28.7			D – 42.8			D – 51.9)	0 0 110
Proje Cond	Weekday Evening	C 24.7	D 39.7	D 40.4	C 27.5	C 33.4	C 33.5	D 47.1	32	.9	C 32.1	E 61	E 8	D – 40.1
	Peak Hour		D – 39.2	2		C – 32.9			D – 39.8			E – 58.0	1	
Delay is	measured in seco	onds.												

Table 7 CAPACITY ANALYSIS RESULTS – 55TH STREET WITH COUNTY LINE ROAD – SIGNALIZED



Table 8

EXISTING LEVEL OF SERVICE AND DELAY – UNSIGNALIZED INTERSECTIONS

	Wee Mornii Ho	kday 1g Peak 9ur	Wee Evenir He	kday ng Peak our
Intersection	LOS	Delay	LOS	Delay
County Line Road with RML Specialty Hospital	Access D	rive	-	-
Westbound Approach	С	24.4	С	18.0
Southbound Left Turn	А	9.3	А	8.3
LOS = Level of Service Delay is measured in seconds.				

Table 9

PROJECTED LEVEL OF SERVICE AND DELAY – UNSIGNALIZED INTERSECTIONS

	Wee Mornin Ho	kday ng Peak our	Wee Evenin Ho	kday 1g Peak 0ur
Intersection	LOS	Delay	LOS	Delay
County Line Road with RML Specialty Hospital	Access D	rive		
Westbound Approach	D	28.0	С	19.5
Southbound Left Turn	А	9.4	А	8.5
55 th Street with Barton Lane				
Westbound Left Turn	А	9.5	В	10.2
Northbound Approach	С	15.1	С	17.5
County Line Road with Hannah Lane				
Westbound Approach	С	20.5	С	18.2
Southbound Left Turn	А	9.1	А	8.4
LOS = Level of Service Delay is measured in seconds.				



Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and/or traffic control improvements necessary to accommodate the development traffic.

55th Street with County Line Road

The results of the capacity analyses indicate that the signalized intersection of 55th Street with County Line Road is currently operating at an acceptable Level of Service (LOS) C during the weekday morning peak hour and an acceptable overall LOS D during the evening peak hour. Under future conditions, the intersection is expected to continue to operate at the existing LOS during both peak hours. It should be noted that the increase in overall delay will be approximately three seconds or less and is primarily the result of background traffic growth. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development.

County Line Road with RML Specialty Hospital Access Drive

The results of the capacity analyses indicate that the turning movements at the unsignalized intersection of County Line Road with the RML Specialty Hospital access drive are currently operating at a good LOS C or better during the weekday morning and evening peak hours. Under future conditions, the turning movements at the intersection are expected to operate at an acceptable LOS D or better during the peak hours. As such, the RML Specialty Hospital access drive will be adequate in accommodating the traffic projected to be generated by the proposed development.

55th Street with Barton Lane

The results of the capacity analyses indicate that under future conditions the turning movements at the unsignalized intersection of 55th Street with Barton Lane are projected to operate at a good LOS C or better during the weekday morning and evening peak hours. As such, Barton Lane will be adequate in accommodating the traffic projected to be generated by the proposed development and will provide efficient and flexible access.

Currently, a westbound left-turn lane with approximately 145 feet of storage and approximately 175 feet of taper is provided on 55th Street serving Barton Lane. Which will be adequate in accommodating the projected traffic volumes. An eastbound right-turn lane warrant analysis was conducted for 55th Street at its intersection with Barton Lane based on IDOT Bureau of Design and Environment Manual (BDE) requirements. Based on the analysis, it was determined that a right-turn lane will not be warranted. The warrant analysis is included in the Appendix.

County Line Road with Hannah Lane

The results of the capacity analyses indicate that under future conditions the turning movements at the unsignalized intersection of County Line Road with Hannah Lane are projected to operate at a good LOS C or better during the weekday morning and evening peak hours. As such, Hannah Lane will be adequate in accommodating the traffic projected to be generated by the proposed development and will provide efficient and flexible access.



A southbound left-turn lane and a northbound right-turn lane warrant analysis were conducted for County Line Road at its intersection with Hannah Lane based on IDOT BDE requirements. Based on the analysis, it was determined that a southbound left-turn lane may be warranted. However, widening County Line Road to provide a southbound left-turn lane is not needed based on the following:

- The left-turn movement is projected to operate at a good LOS A during the peak hours.
- The results of the gap study discussed in the next section indicate that numerous gaps are available in the northbound traffic stream, allowing the southbound left-turn movements to be made with minimal delays.
- The site was previously approved for single-family homes that would have generated more traffic than the proposed development and a left-turn lane was not required at that time.
- Other minor roadways intersecting County Line Road within the area are not provided with left-turn lanes on County Line Road.
- The left-turn lane is warranted primarily due to the high volume of opposing northbound traffic and not the number of southbound left-turn movements.

Based on the aforementioned notes, a southbound left-turn lane on County Line Road should not be considered at this intersection. The warrant analyses are included in the Appendix.



Gap Study Evaluation

As previously indicated, a gap study was conducted on 55th Street at its intersection with Barton Lane and on County Line Road at its intersection with Hannah Lane. Based on a review of the gap study results presented in tables 4 and 5 and the estimated trip generation assignment presented in Figure 6, **Tables 10** and **11** show the number of available gaps compared to the number of required gaps that are needed to accommodate the projected development traffic turning to and from Barton Lane and Hannah Lane, respectively.

	Weekday Morr	ing Peak Hour	Weekday Even	ing Peak Hour
Movement	Available Gaps	Required Gaps	Available Gaps	Required Gaps
Left Turns In	1,056	5	916	5
Right Turns Out	612	8	510	3
Left Turns Out	186	9	117	4

Table 10 REQUIRED GAPS AT 55TH STREET

Table 11

REQUIRED GAPS AT COUNTY LINE ROAD

	Weekday Morr	ing Peak Hour	Weekday Even	ing Peak Hour
Movement	Available Gaps	Required Gaps	Available Gaps	Required Gaps
Left Turns In	780	3	1,028	3
Right Turns Out	421	5	585	2
Left Turns Out	179	6	149	2

As shown in Tables 10 and 11, there are sufficient gaps in traffic on 55th Street and County Line Road to accommodate the inbound left turns, outbound right turns, and outbound left turns for the weekday morning and evening peak hours of adjacent roadway traffic. This indicates that the intersections will operate adequately and will provide efficient access to the proposed development.



6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The site is well-located with respect to the local and regional roadway system.
- Given the number of homes proposed and age-targeted nature of the development, the proposed development will generate a low volume traffic during the peak hours and on a daily basis and will be less than what was previously approved.
- The results of the capacity analyses indicate that the traffic generated by the proposed development will not significantly impact traffic on 55th Street or County Line Road.
- The intersection of 55th Street with County Line Road will experience minimal increases in delay with an overall increase of approximately three seconds under future conditions.
- The existing access system serving the site, with Barton Lane off 55th Street and Hannah Lane off County Line Road, will ensure that flexible and efficient access is provided to serve the proposed development.
- The results of the gap study evaluation indicate that there will be sufficient gaps in the 55th Street and County Line Road traffic streams for projected site traffic to enter onto and exit off Barton Lane and Hannah Lane.





Traffic Count Summary Sheets Gap Study Results Year 2040 CMAP Letter Level of Service Criteria Capacity Analysis Summary Sheets Turn Lane Warrants

Traffic Count Summary Sheets



Rosemont, Illinois, United States 60018 (847)518-9990 Count Name: County Line Road with 55th Street Site Code: Start Date: 01/19/2017 Page No: 1

Turning Movement Data

			55th	Street			-		55th	Street	Ū				County L	ine Road					County L	ine Road			
Start Time	HaTurn	l oft	Thru	Right	Pade	App.	LI-Turn	l oft	Thru	Right	Pade	App.	HaTuro	l oft	Thru	Right	Pade	App.	H-Turn	l oft	Thru	Right	Pode	App.	Int Total
7:00 444	0-rum	05	440			Total	0-rum	44	140	10		Total	0-rum	00		10		Total	0-1411	-		10		Total	540
7:00 AM	0	25	143	26		194	0	11	142	12		165	0	68	- 64	13		145	0	5	23				542
7:15 AM	0	26	204	41	0	2/1	0	15	1/9	12	0	206	0	67	/2	13	0	152	0	8	21		0	36	665
7:30 AM	0	34	174	38	0	246	0	14	165	27	0	206	0	/5	102	9	0	186	0	1	47	30	0		716
7:45 AM	0	45	163	59		267	0	21	168	25		214	0	074	99	14		174	0	9	59	- 10		/8	733
	0	130	004	104	0	978	0	01	004	70	0	791	0	2/1		49	0	1007	0	23	150	5/	0	230	2000
8:00 AM	0	25	107	48	0	230	0	21	1/0	24	0	221	0	63	63	9	0	155	0	2	42	9	0		659
8:10 AM	0	31	100			201	0	31	147	10		100	0	00	70	9	. 0	100	0	11	40				6/1
8:30 AIVI	0	20	140	40	0	210	0	24	133	10	0	174	0	97	70	11	0	190	0	0	27	19	0	 57	609
6.45 Alvi	0	22	620	221	0	040	0	23	F04	61	0	754	0	254	260	46	0	660	0	25	102	12	0	264	2627
	0	90	030		. 0	949	0	99	594	01		7.04	0	304	200	40	. 0	000	0	- 30	103	40		204	2027
4.00 PM	0	17	185	- 55	0	257	0	23	171	6	0	200	0	48	40	- 12	0	100	0	20	- 66	16	0	102	659
4:15 PM	0	18	211	77	0	306	0	29	194	5	0	228	0	46	40	12	0	98	0	14	57	24	0	95	727
4:30 PM	0	8	202	64	0	274	0	24	206	9		239	0	72	40	12		124	0	19	83	23	0	125	762
4:45 PM	0	10	185	77	0	272	0	24	228	9	0	261	0	60	48	22	0	130	0	17	69	30	0	116	779
Hourly Total	0	53	783	273	0	1109	0	100	799	29	0	928	0	226	168	58	0	452	0	70	275	93	0	438	2927
5:00 PM	0	25	183	72	0	280	0	25	200	19	0	244	0	62	30	20	0	112	0	15	77	29	0	121	757
5:15 PM	0	17	181	73	0	271	0	27	238	6	0	271	0	51	44	14	0	109	0	14	84	26	0	124	775
5:30 PM	0	20	192	64	0	276	0	19	208	11	0	238	0	46	38	13	0	97	0	14	65	23	0	102	713
5:45 PM	0	16	160	61	0	237	0	21	170	7	0	198	0	47	49	17	0	113	0	17	75	19	0	111	659
Hourly Total	0	78	716	270	0	1064	0	92	816	43	0	951	0	206	161	64	0	431	0	60	301	97	0	458	2904
Grand Total	0	359	2813	928	0	4100	0	352	2863	209	0	3424	0	1057	926	217	0	2200	0	188	909	293	0	1390	11114
Approach %	0.0	8.8	68.6	22.6	-	-	0.0	10.3	83.6	6.1	-	-	0.0	48.0	42.1	9.9	-	-	0.0	13.5	65.4	21.1	-	-	-
Total %	0.0	3.2	25.3	8.3	-	36.9	0.0	3.2	25.8	1.9	-	30.8	0.0	9.5	8.3	2.0	-	19.8	0.0	1.7	8.2	2.6	-	12.5	-
Lights	0	353	2770	913	-	4036	0	341	2828	203	-	3372	0	1044	916	215	-	2175	0	182	893	290	-	1365	10948
% Lights	-	98.3	98.5	98.4	-	98.4	-	96.9	98.8	97.1	-	98.5	-	98.8	98.9	99.1	-	98.9	-	96.8	98.2	99.0	-	98.2	98.5
Buses	0	2	11	5	-	18	0	7	5	1	-	13	0	2	2	0	-	4	0	4	12	2	-	18	53
% Buses	-	0.6	0.4	0.5	-	0.4	-	2.0	0.2	0.5	-	0.4	-	0.2	0.2	0.0	-	0.2	-	2.1	1.3	0.7	-	1.3	0.5
Single-Unit Trucks	0	3	22	9	-	34	0	4	20	3	-	27	0	9	6	1	-	16	0	0	3	1	-	4	81
% Single-Unit Trucks	-	0.8	0.8	1.0	-	0.8	-	1.1	0.7	1.4	-	0.8	-	0.9	0.6	0.5	-	0.7	-	0.0	0.3	0.3	-	0.3	0.7
Articulated Trucks	0	1	10	1	-	12	0	0	9	2	-	11	0	2	2	1	-	5	0	2	1	0	-	3	31
% Articulated Trucks	-	0.3	0.4	0.1	-	0.3	-	0.0	0.3	1.0	-	0.3	-	0.2	0.2	0.5	-	0.2	-	1.1	0.1	0.0	-	0.2	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	- 1	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-



Rosemont, Illinois, United States 60018 (847)518-9990 Count Name: County Line Road with 55th Street Site Code: Start Date: 01/19/2017 Page No: 3

Turning Movement Peak Hour Data (7:30 AM)

			55th	Street					55th	Street					County L	ine Road					County L	ine Road			
Start Time			Easu.	Dound		App.			wesu	Dunu		App.				Dound		App.				Dound		App.	
	U-Turn	Left	l hru	Right	Peds	Total	U-Turn	Left	Ihru	Right	Peds	Total	U-Turn	Left	Ihru	Right	Peds	Total	U-Turn	Left	Ihru	Right	Peds	Total	Int. I otal
7:30 AM	0	34	174	38	0	246	0	14	165	27	0	206	0	75	102	9	0	186	0	1	47	30	0	78	716
7:45 AM	0	45	163	59	0	267	0	21	168	25	0	214	0	61	99	14	0	174	0	9	59	10	0	78	733
8:00 AM	0	25	157	48	0	230	0	21	176	24	0	221	0	83	63	9	0	155	0	2	42	9	0	53	659
8:15 AM	0	31	168	62	0	261	0	31	147	10	0	188	0	88	60	9	0	157	0	11	48	6	0	65	671
Total	0	135	662	207	0	1004	0	87	656	86	0	829	0	307	324	41	0	672	0	23	196	55	0	274	2779
Approach %	0.0	13.4	65.9	20.6	-	-	0.0	10.5	79.1	10.4	-	-	0.0	45.7	48.2	6.1	-	-	0.0	8.4	71.5	20.1	-	-	-
Total %	0.0	4.9	23.8	7.4	-	36.1	0.0	3.1	23.6	3.1	-	29.8	0.0	11.0	11.7	1.5	-	24.2	0.0	0.8	7.1	2.0	-	9.9	-
PHF	0.000	0.750	0.951	0.835	-	0.940	0.000	0.702	0.932	0.796	-	0.938	0.000	0.872	0.794	0.732	-	0.903	0.000	0.523	0.831	0.458	-	0.878	0.948
Lights	0	133	652	201	-	986	0	83	641	82	-	806	0	302	319	40	-	661	0	21	195	55	-	271	2724
% Lights	-	98.5	98.5	97.1	-	98.2	-	95.4	97.7	95.3	-	97.2	-	98.4	98.5	97.6	-	98.4	-	91.3	99.5	100.0	-	98.9	98.0
Buses	0	1	5	3	-	9	0	3	4	1	-	8	0	0	0	0	-	0	0	1	0	0	-	1	18
% Buses	-	0.7	0.8	1.4	-	0.9	-	3.4	0.6	1.2	-	1.0	-	0.0	0.0	0.0	-	0.0	-	4.3	0.0	0.0	-	0.4	0.6
Single-Unit Trucks	0	1	5	3	-	9	0	1	7	2	-	10	0	4	4	0	-	8	0	0	1	0	-	1	28
% Single-Unit Trucks	-	0.7	0.8	1.4	-	0.9	-	1.1	1.1	2.3	-	1.2	-	1.3	1.2	0.0	-	1.2	-	0.0	0.5	0.0	-	0.4	1.0
Articulated Trucks	0	0	0	0	-	0	0	0	4	1	-	5	0	1	1	1	-	3	0	1	0	0	-	1	9
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.6	1.2	-	0.6	-	0.3	0.3	2.4	-	0.4	-	4.3	0.0	0.0	-	0.4	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Rosemont, Illinois, United States 60018 (847)518-9990 Count Name: County Line Road with 55th Street Site Code: Start Date: 01/19/2017 Page No: 4

Turning Movement Peak Hour Data (4:30 PM)

			55th Eastt	Street					55th : Westl	Street bound					County L North	ine Road					County L South	ine Road bound			
Start Time	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	8	202	64	0	274	0	24	206	9	0	239	0	72	40	12	0	124	0	19	83	23	0	125	762
4:45 PM	0	10	185	77	0	272	0	24	228	9	0	261	0	60	48	22	0	130	0	17	69	30	0	116	779
5:00 PM	0	25	183	72	0	280	0	25	200	19	0	244	0	62	30	20	0	112	0	15	77	29	0	121	757
5:15 PM	0	17	181	73	0	271	0	27	238	6	0	271	0	51	44	14	0	109	0	14	84	26	0	124	775
Total	0	60	751	286	0	1097	0	100	872	43	0	1015	0	245	162	68	0	475	0	65	313	108	0	486	3073
Approach %	0.0	5.5	68.5	26.1	-	-	0.0	9.9	85.9	4.2	-	-	0.0	51.6	34.1	14.3	-	-	0.0	13.4	64.4	22.2	-	-	-
Total %	0.0	2.0	24.4	9.3	-	35.7	0.0	3.3	28.4	1.4	-	33.0	0.0	8.0	5.3	2.2	-	15.5	0.0	2.1	10.2	3.5	-	15.8	-
PHF	0.000	0.600	0.929	0.929	-	0.979	0.000	0.926	0.916	0.566	-	0.936	0.000	0.851	0.844	0.773	-	0.913	0.000	0.855	0.932	0.900	-	0.972	0.986
Lights	0	60	746	284	-	1090	0	99	868	43	-	1010	0	244	162	68	-	474	0	65	307	108	-	480	3054
% Lights	-	100.0	99.3	99.3	-	99.4	-	99.0	99.5	100.0	-	99.5	-	99.6	100.0	100.0	-	99.8	-	100.0	98.1	100.0	-	98.8	99.4
Buses	0	0	0	1	-	1	0	1	1	0	-	2	0	1	0	0	-	1	0	0	5	0	-	5	9
% Buses	-	0.0	0.0	0.3	-	0.1	-	1.0	0.1	0.0	-	0.2	-	0.4	0.0	0.0	-	0.2	-	0.0	1.6	0.0	-	1.0	0.3
Single-Unit Trucks	0	0	3	1	-	4	0	0	3	0	-	3	0	0	0	0	-	0	0	0	1	0	-	1	8
% Single-Unit Trucks	-	0.0	0.4	0.3	-	0.4	-	0.0	0.3	0.0	-	0.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.2	0.3
Articulated Trucks	0	0	2	0	-	2	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	0.3	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Rosemont, Illinois, United States 60018 (847)518-9990 Count Name: County Line Road with RML Specialty Hospital Access Drive Site Code: Start Date: 01/19/2017 Page No: 1

Turning Movement Data

		RML Spec	cialty Hospital Ac Westbound	cess Drive			0	County Line Road Northbound				(County Line Roa Southbound	d		
Start Time	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
7:00 AM	0	3	2	0	5	0	135	8	0	143	0	8	52	0	60	208
7:15 AM	0	5	4	0	9	0	165	3	0	168	0	6	68	0	74	251
7:30 AM	0	14	7	0	21	0	171	7	0	178	0	5	96	0	101	300
7:45 AM	0	7	1	0	8	0	160	11	0	171	0	6	123	0	129	308
Hourly Total	0	29	14	0	43	0	631	29	0	660	0	25	339	0	364	1067
8:00 AM	0	6	2	0	8	0	151	10	0	161	0	8	111	0	119	288
8:15 AM	0	4	3	0	7	0	154	10	0	164	0	6	136	0	142	313
8:30 AM	0	3	3	0	6	0	164	6	0	170	0	3	127	0	130	306
8:45 AM	0	0	2	0	2	0	156	2	0	158	0	7	114	0	121	281
Hourly Total	0	13	10	0	23	0	625	28	0	653	0	24	488	0	512	1188
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	1	0	1	0	98	3	0	101	0	1	151	0	152	254
4:15 PM	0	8	4	0	12	0	95	4	0	99	0	4	156	0	160	271
4:30 PM	0	9	6	0	15	0	122	1	0	123	0	5	165	0	170	308
4:45 PM	0	2	7	0	9	0	124	2	0	126	0	0	178	0	178	313
Hourly Total	0	19	18	0	37	0	439	10	0	449	0	10	650	0	660	1146
5:00 PM	0	6	9	0	15	0	107	2	0	109	0	2	164	0	166	290
5:15 PM	0	4	9	0	13	0	108	2	0	110	0	3	172	0	175	298
5:30 PM	0	10	2	0	12	0	97	2	0	99	0	3	147	0	150	261
5:45 PM	0	4	2	0	6	0	107	2	0	109	0	2	152	0	154	269
Hourly Total	0	24	22	0	46	0	419	8	0	427	0	10	635	0	645	1118
Grand Total	0	85	64	0	149	0	2114	75	0	2189	0	69	2112	0	2181	4519
Approach %	0.0	57.0	43.0	-	-	0.0	96.6	3.4	-	-	0.0	3.2	96.8	-	-	-
Total %	0.0	1.9	1.4	-	3.3	0.0	46.8	1.7	-	48.4	0.0	1.5	46.7	-	48.3	-
Lights	0	85	63	-	148	0	2092	75	-	2167	0	65	2079	-	2144	4459
% Lights	-	100.0	98.4	-	99.3	-	99.0	100.0	-	99.0	-	94.2	98.4	-	98.3	98.7
Buses	0	0	0	-	0	0	2	0	-	2	0	0	16	-	16	18
% Buses	-	0.0	0.0	-	0.0	-	0.1	0.0	-	0.1	-	0.0	0.8	-	0.7	0.4
Single-Unit Trucks	0	0	1	-	1	0	15	0	-	15	0	4	15	-	19	35
% Single-Unit Trucks	-	0.0	1.6	-	0.7	-	0.7	0.0	-	0.7	-	5.8	0.7	-	0.9	0.8
Articulated Trucks	0	0	0	-	0	0	5	0	-	5	0	0	2	-	2	7
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.2	0.0	-	0.2	-	0.0	0.1	-	0.1	0.2
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-



Rosemont, Illinois, United States 60018 (847)518-9990 Count Name: County Line Road with RML Specialty Hospital Access Drive Site Code: Start Date: 01/19/2017 Page No: 2

Turning Movement Peak Hour Data (7:30 AM)

0 . .		RML Spec	cialty Hospital Ac Westbound	cess Drive	·			County Line Roa Northbound	d	,		(County Line Road	d		
Start Time	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
7:30 AM	0	14	7	0	21	0	171	7	0	178	0	5	96	0	101	300
7:45 AM	0	7	1	0	8	0	160	11	0	171	0	6	123	0	129	308
8:00 AM	0	6	2	0	8	0	151	10	0	161	0	8	111	0	119	288
8:15 AM	0	4	3	0	7	0	154	10	0	164	0	6	136	0	142	313
Total	0	31	13	0	44	0	636	38	0	674	0	25	466	0	491	1209
Approach %	0.0	70.5	29.5	-	-	0.0	94.4	5.6	-	-	0.0	5.1	94.9	-	-	-
Total %	0.0	2.6	1.1	-	3.6	0.0	52.6	3.1	-	55.7	0.0	2.1	38.5	-	40.6	-
PHF	0.000	0.554	0.464	-	0.524	0.000	0.930	0.864	-	0.947	0.000	0.781	0.857	-	0.864	0.966
Lights	0	31	13	-	44	0	625	38	-	663	0	24	456	-	480	1187
% Lights	-	100.0	100.0	-	100.0	-	98.3	100.0	-	98.4	-	96.0	97.9	-	97.8	98.2
Buses	0	0	0	-	0	0	0	0	-	0	0	0	6	-	6	6
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	1.3	-	1.2	0.5
Single-Unit Trucks	0	0	0	-	0	0	8	0	-	8	0	1	4	-	5	13
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	1.3	0.0	-	1.2	-	4.0	0.9	-	1.0	1.1
Articulated Trucks	0	0	0	-	0	0	3	0	-	3	0	0	0	-	0	3
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.5	0.0	-	0.4	-	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	_	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Rosemont, Illinois, United States 60018 (847)518-9990 Count Name: County Line Road with RML Specialty Hospital Access Drive Site Code: Start Date: 01/19/2017 Page No: 3

Turning Movement Peak Hour Data (4:30 PM)

		RML Spec	cialty Hospital Ac Westbound	cess Drive	·			County Line Roa Northbound	d			(County Line Road	t		
Start Time	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:30 PM	0	9	6	0	15	0	122	1	0	123	0	5	165	0	170	308
4:45 PM	0	2	7	0	9	0	124	2	0	126	0	0	178	0	178	313
5:00 PM	0	6	9	0	15	0	107	2	0	109	0	2	164	0	166	290
5:15 PM	0	4	9	0	13	0	108	2	0	110	0	3	172	0	175	298
Total	0	21	31	0	52	0	461	7	0	468	0	10	679	0	689	1209
Approach %	0.0	40.4	59.6	-	-	0.0	98.5	1.5	-	-	0.0	1.5	98.5	-	-	-
Total %	0.0	1.7	2.6	-	4.3	0.0	38.1	0.6	-	38.7	0.0	0.8	56.2	-	57.0	-
PHF	0.000	0.583	0.861	-	0.867	0.000	0.929	0.875	-	0.929	0.000	0.500	0.954	-	0.968	0.966
Lights	0	21	31	-	52	0	460	7	-	467	0	10	674	-	684	1203
% Lights	-	100.0	100.0	-	100.0	-	99.8	100.0	-	99.8	-	100.0	99.3	-	99.3	99.5
Buses	0	0	0	-	0	0	0	0	-	0	0	0	3	-	3	3
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.4	-	0.4	0.2
Single-Unit Trucks	0	0	0	-	0	0	1	0	-	1	0	0	2	-	2	3
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.2	0.0	-	0.2	-	0.0	0.3	-	0.3	0.2
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	_	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Gap Study Results



Rosemont, Illinois, United States 60018 (847)518-9990 nbutler@kloainc.com Count Name: 55th Street Gap Study Site Code: Start Date: 01/19/2017 Page No: 1

Combined Direction

Start Time	2.0 - 3.0	3.0 - 4.0	4.0 - 5.0	5.0 - 6.0	6.0 - 7.0	7.0 - 8.0	8.0 - 9.0	9.0 - 10.0	10.0 - 11.0	11.0 - 12.0	12.0 - 13.0	13.0 - 14.0	14.0 - 15.0	15.0 - 16.0	16.0 - 17.0	17.0 - 18.0	18.0 - 19.0	19.0 - 20.0	20.0 - 21.0	21.0 - 22.0	22.0 - 23.0	23.0 - 24.0	24.0 - 25.0	25.0 - 26.0	26.0 - 27.0	27.0 - 28.0	28.0 - 100.7	Total
7:30 AM	31	30	9	8	4	3	3	1	3	1	2	0	1	1	0	2	0	1	1	0	1	1	1	0	0	0	0	104
7:45 AM	33	24	20	9	8	5	3	3	3	1	0	1	2	0	0	1	1	0	0	0	0	0	0	0	0	0	0	114
8:00 AM	39	17	11	9	6	2	2	2	2	2	3	1	1	1	0	2	0	0	1	1	0	0	0	1	0	0	2	105
8:15 AM	25	22	10	10	10	3	6	1	0	2	3	1	0	1	0	1	1	0	0	2	0	0	0	0	0	0	1	99
4:30 PM	33	20	5	8	8	4	4	1	1	3	2	1	3	1	1	0	0	0	1	0	1	0	0	0	0	0	0	97
4:45 PM	40	19	11	13	7	5	3	3	1	1	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	107
5:00 PM	41	17	12	13	7	3	1	0	2	0	1	1	0	1	0	0	0	0	0	0	1	1	0	0	0	0	0	101
5:15 PM	41	22	9	4	3	2	4	4	1	0	1	0	0	0	1	1	0	0	1	0	0	0	0	0	0	0	1	95
Total	283	171	87	74	53	27	26	15	13	10	13	6	8	5	3	7	2	1	4	3	3	2	1	1	0	0	4	822
Total %	34.4	20.8	10.6	9.0	6.4	3.3	3.2	1.8	1.6	1.2	1.6	0.7	1.0	0.6	0.4	0.9	0.2	0.1	0.5	0.4	0.4	0.2	0.1	0.1	0.0	0.0	0.5	100.0



Rosemont, Illinois, United States 60018 (847)518-9990 nbutler@kloainc.com Count Name: 55th Street Gap Study Site Code: Start Date: 01/19/2017 Page No: 2

Westbound (Westbound)

Start Time	2.0 - 3.0	3.0 - 4.0	4.0 - 5.0	5.0 - 6.0	6.0 - 7.0	7.0 - 8.0	8.0 - 9.0	9.0 - 10.0	10.0 - 11.0	11.0 - 12.0	12.0 - 13.0	13.0 - 14.0	14.0 - 15.0	15.0 - 16.0	16.0 - 17.0	17.0 - 18.0	18.0 - 19.0	19.0 - 20.0	20.0 - 21.0	21.0 - 22.0	22.0 - 23.0	23.0 - 24.0	24.0 - 25.0	25.0 - 26.0	26.0 - 27.0	27.0 - 28.0	28.0 - 100.7	Total
7:30 AM	23	24	7	8	3	3	7	0	4	2	2	1	1	1	1	0	0	0	0	1	2	2	1	0	0	0	4	97
7:45 AM	20	18	16	8	11	5	3	1	6	0	0	2	2	1	0	1	2	1	0	1	0	1	0	0	1	0	2	102
8:00 AM	35	17	6	8	8	5	1	3	2	2	3	1	0	1	0	1	0	1	2	1	1	1	1	2	0	1	2	105
8:15 AM	24	17	9	9	8	3	5	1	2	3	7	0	0	4	1	1	1	0	0	3	1	0	0	0	0	0	2	101
4:30 PM	31	15	7	7	10	10	6	0	4	2	3	1	3	0	1	2	0	0	2	1	1	0	0	0	1	0	0	107
4:45 PM	31	23	6	9	7	7	4	3	2	1	1	1	4	1	1	1	0	0	1	2	0	0	0	0	0	0	2	107
5:00 PM	22	16	13	15	8	2	2	1	2	1	1	1	1	0	1	0	0	0	1	1	2	1	1	0	0	0	3	95
5:15 PM	33	19	16	8	7	3	5	2	3	1	0	3	1	0	0	0	1	1	0	0	0	2	0	0	0	0	2	107
Total	219	149	80	72	62	38	33	11	25	12	17	10	12	8	5	6	4	3	6	10	7	7	3	2	2	1	17	821
Total %	26.7	18.1	9.7	8.8	7.6	4.6	4.0	1.3	3.0	1.5	2.1	1.2	1.5	1.0	0.6	0.7	0.5	0.4	0.7	1.2	0.9	0.9	0.4	0.2	0.2	0.1	2.1	100.0



Rosemont, Illinois, United States 60018 (847)518-9990 nbutler@kloainc.com Count Name: 55th Street Gap Study Site Code: Start Date: 01/19/2017 Page No: 3

Eastbound (Eastbound)

Start Time	2.0 - 3.0	3.0 - 4.0	4.0 - 5.0	5.0 - 6.0	6.0 - 7.0	7.0 - 8.0	8.0 - 9.0	9.0 - 10.0	10.0 - 11.0	11.0 - 12.0	12.0 - 13.0	13.0 - 14.0	14.0 - 15.0	15.0 - 16.0	16.0 - 17.0	17.0 - 18.0	18.0 - 19.0	19.0 - 20.0	20.0 - 21.0	21.0 - 22.0	22.0 - 23.0	23.0 - 24.0	24.0 - 25.0	25.0 - 26.0	26.0 - 27.0	27.0 - 28.0	28.0 - 100.7	Total
7:30 AM	11	9	5	4	1	0	0	1	0	0	0	0	0	0	1	2	1	3	1	0	1	1	0	1	0	0	8	50
7:45 AM	21	8	3	6	3	3	1	3	2	0	1	2	0	2	1	1	0	1	0	2	1	0	2	1	1	0	6	71
8:00 AM	14	11	3	1	0	1	2	1	0	0	1	1	0	0	0	1	0	2	0	0	0	0	0	1	0	1	10	50
8:15 AM	12	13	4	4	1	2	2	0	3	0	1	1	1	0	2	1	1	0	0	0	1	0	0	0	2	0	8	59
4:30 PM	19	7	2	1	2	0	3	1	2	2	3	0	1	2	2	1	0	2	0	1	0	1	2	1	0	0	5	60
4:45 PM	16	6	5	3	1	3	5	2	4	2	1	0	0	4	1	2	0	0	1	1	1	0	0	0	0	1	7	66
5:00 PM	19	10	5	2	3	3	2	1	2	2	1	1	2	0	0	1	0	0	0	1	2	1	0	0	0	0	7	65
5:15 PM	23	10	3	5	0	2	3	3	0	0	2	2	0	1	1	3	1	0	0	0	2	0	0	0	0	2	4	67
Total	135	74	30	26	11	14	18	12	13	6	10	7	4	9	8	12	3	8	2	5	8	3	4	4	3	4	55	488
Total %	27.7	15.2	6.1	5.3	2.3	2.9	3.7	2.5	2.7	1.2	2.0	1.4	0.8	1.8	1.6	2.5	0.6	1.6	0.4	1.0	1.6	0.6	0.8	0.8	0.6	0.8	11.3	100.0



Rosemont, Illinois, United States 60018 (847)518-9990 nbutler@kloainc.com Count Name: County Line Road Gap Study Site Code: Start Date: 01/19/2017 Page No: 1

Combined Direction

Start Time	2.0 - 3.0	3.0 - 4.0	4.0 - 5.0	5.0 - 6.0	6.0 - 7.0	7.0 - 8.0	8.0 - 9.0	9.0 - 10.0	10.0 - 11.0	11.0 - 12.0	12.0 - 13.0	13.0 - 14.0	14.0 - 15.0	15.0 - 16.0	16.0 - 17.0	17.0 - 18.0	18.0 - 19.0	19.0 - 20.0	20.0 - 21.0	21.0 - 22.0	22.0 - 23.0	23.0 - 24.0	24.0 - 25.0	25.0 - 26.0	26.0 - 27.0	27.0 - 28.0	28.0 - 99.0	Total
7:30 AM	44	23	18	13	6	1	4	2	5	2	2	0	1	1	0	0	0	0	0	2	0	0	1	0	0	0	0	125
7:45 AM	54	24	19	5	2	8	2	5	3	1	0	1	1	2	0	1	0	0	0	0	1	0	0	0	0	0	0	129
8:00 AM	50	18	10	13	3	3	1	3	4	0	0	1	2	1	1	0	1	1	3	0	0	0	0	1	0	0	0	116
8:15 AM	53	17	14	7	5	2	2	1	0	0	3	1	1	2	1	1	0	0	1	0	0	0	1	0	0	0	1	113
4:30 PM	52	22	11	12	10	7	4	4	1	3	3	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	133
4:45 PM	48	28	18	13	5	7	6	4	5	3	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	139
5:00 PM	58	24	9	11	6	6	3	6	0	3	1	2	1	1	0	2	0	1	0	0	0	0	0	0	0	0	0	134
5:15 PM	57	31	15	12	9	3	4	1	1	2	3	1	0	0	0	0	1	0	1	0	1	0	0	0	0	0	0	142
Total	416	187	114	86	46	37	26	26	19	14	13	7	7	8	3	5	2	2	5	2	2	0	2	1	0	0	1	1031
Total %	40.3	18.1	11.1	8.3	4.5	3.6	2.5	2.5	1.8	1.4	1.3	0.7	0.7	0.8	0.3	0.5	0.2	0.2	0.5	0.2	0.2	0.0	0.2	0.1	0.0	0.0	0.1	100.0



Rosemont, Illinois, United States 60018 (847)518-9990 nbutler@kloainc.com Count Name: County Line Road Gap Study Site Code: Start Date: 01/19/2017 Page No: 2

Start Time	2.0 - 3.0	3.0 - 4.0	4.0 - 5.0	5.0 - 6.0	6.0 - 7.0	7.0 - 8.0	8.0 - 9.0	9.0 - 10.0	10.0 - 11.0	11.0 - 12.0	12.0 - 13.0	13.0 - 14.0	14.0 - 15.0	15.0 - 16.0	16.0 - 17.0	17.0 - 18.0	18.0 - 19.0	19.0 - 20.0	20.0 - 21.0	21.0 - 22.0	22.0 - 23.0	23.0 - 24.0	24.0 - 25.0	25.0 - 26.0	26.0 - 27.0	27.0 - 28.0	28.0 - 99.0	Total
7:30 AM	13	6	8	5	6	2	5	1	0	6	1	0	1	2	0	2	2	0	1	2	0	1	1	2	0	1	6	74
7:45 AM	20	14	11	3	3	2	4	2	4	3	1	1	1	2	0	1	1	1	1	1	0	0	2	1	1	0	6	86
8:00 AM	28	12	9	7	2	1	1	1	3	2	2	3	2	1	0	1	0	0	0	1	2	0	0	1	3	0	5	87
8:15 AM	29	10	10	7	8	7	2	1	2	1	2	4	0	1	1	1	4	0	2	0	0	2	1	0	0	0	2	97
4:30 PM	34	10	11	11	8	3	8	4	3	2	3	0	2	0	1	1	4	0	2	3	1	0	0	0	0	0	0	111
4:45 PM	42	20	11	15	8	10	5	4	2	4	2	1	3	0	1	0	0	0	0	2	0	0	0	1	0	0	2	133
5:00 PM	39	23	7	8	9	6	1	6	0	2	2	1	3	3	1	2	0	1	0	1	0	1	1	0	0	1	1	119
5:15 PM	39	25	18	10	7	4	3	3	4	5	3	1	3	0	1	0	1	0	0	1	0	0	0	3	0	0	0	131
Total	244	120	85	66	51	35	29	22	18	25	16	11	15	9	5	8	12	2	6	11	3	4	5	8	4	2	22	838
Total %	29.1	14.3	10.1	7.9	6.1	4.2	3.5	2.6	2.1	3.0	1.9	1.3	1.8	1.1	0.6	1.0	1.4	0.2	0.7	1.3	0.4	0.5	0.6	1.0	0.5	0.2	2.6	100.0

Southbound (Southbound)



Rosemont, Illinois, United States 60018 (847)518-9990 nbutler@kloainc.com Count Name: County Line Road Gap Study Site Code: Start Date: 01/19/2017 Page No: 3

Northbound (Northbound)

Start Time	2.0 - 3.0	3.0 - 4.0	4.0 - 5.0	5.0 - 6.0	6.0 - 7.0	7.0 - 8.0	8.0 - 9.0	9.0 - 10.0	10.0 - 11.0	11.0 - 12.0	12.0 - 13.0	13.0 - 14.0	14.0 - 15.0	15.0 - 16.0	16.0 - 17.0	17.0 - 18.0	18.0 - 19.0	19.0 - 20.0	20.0 - 21.0	21.0 - 22.0	22.0 - 23.0	23.0 - 24.0	24.0 - 25.0	25.0 - 26.0	26.0 - 27.0	27.0 - 28.0	28.0 - 99.0	Total
7:30 AM	38	24	13	8	6	2	2	1	2	1	2	0	3	1	1	0	0	0	0	0	0	0	0	0	0	0	5	109
7:45 AM	35	19	17	4	3	7	4	0	4	0	2	1	1	0	1	0	1	0	0	0	1	0	0	1	0	1	5	107
8:00 AM	38	9	10	16	1	3	2	2	1	0	0	5	1	1	1	2	1	2	1	1	1	1	0	0	0	1	3	103
8:15 AM	42	26	8	9	3	3	3	1	1	0	0	1	0	3	0	1	1	0	1	0	1	0	0	2	0	0	3	109
4:30 PM	24	18	5	4	6	4	2	2	3	2	1	1	1	2	2	1	3	1	1	0	1	0	0	2	0	1	4	91
4:45 PM	31	10	7	8	4	5	3	2	1	4	1	1	0	0	2	4	1	0	3	0	0	0	1	0	1	0	5	94
5:00 PM	18	7	6	5	2	3	5	2	1	1	1	1	3	1	0	1	1	1	1	2	0	0	0	1	1	1	7	72
5:15 PM	22	11	6	9	4	2	5	2	2	3	0	1	0	3	1	0	0	0	1	1	0	0	0	0	0	3	8	84
Total	248	124	72	63	29	29	26	12	15	11	7	11	9	11	8	9	8	4	8	4	4	1	1	6	2	7	40	769
Total %	32.2	16.1	9.4	8.2	3.8	3.8	3.4	1.6	2.0	1.4	0.9	1.4	1.2	1.4	1.0	1.2	1.0	0.5	1.0	0.5	0.5	0.1	0.1	0.8	0.3	0.9	5.2	100.0

Year 2040 CMAP Letter



233 South Wacker Drive Suite 800 Chicago, Illinois 60606

312 454 0400 www.cmap.illinois.gov

November 3, 2016

Nicholas J. Butler Consultant Kenig, Lindgren, O'Hara and Aboona, Inc. 9575 West Higgins Road Suite 400 Rosemont, IL 60018

Subject: 55th Street @ County Line Road DuPage County DOT

Dear Mr. Butler:

In response to a request made on your behalf and dated November 3, 2016, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

INTERSECTION	West Leg	North Leg	East Leg	South Leg
55 th Street @ County Line Road	22,900	9,800	21,000	13,900

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2016 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP Senior Planner, Research & Analysis

cc: Loper (DuPage County DOT) S:\AdminGroups\ResearchAnalysis\SmallAreaTrafficForecasts_CY16\Hinsdale\du-52-16\du-52-16.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized I	ntersections		
Level of			Average Control Delav
Service	Interpretati	on	(seconds per vehicle)
A	Favorable progression. Most vehicl indication and travel through the in stopping.	es arrive during the green tersection without	≤10
В	Good progression, with more vehic Level of Service A.	les stopping than for	>10 - 20
С	Individual cycle failures (i.e., one of are not able to depart as a result of during the cycle) may begin to appe stopping is significant, although ma through the intersection without sto	or more queued vehicles insufficient capacity ear. Number of vehicles any vehicles still pass opping.	>20 - 35
D	The volume-to-capacity ratio is hig ineffective or the cycle length is too and individual cycle failures are no	h and either progression is o long. Many vehicles stop ticeable.	>35 - 55
E	Progression is unfavorable. The vol high and the cycle length is long. Ir frequent.	lume-to-capacity ratio is ndividual cycle failures are	>55 - 80
F	The volume-to-capacity ratio is ver very poor and the cycle length is lo clear the queue.	y high, progression is ng. Most cycles fail to	>80.0
Unsignalize	d Intersections		
	Level of Service	Average Total Del	ay (SEC/VEH)
	А	0 - 1	10
	В	> 10 -	15
	С	> 15 -	25
	D	> 25 -	35
	E	> 35 -	50
	F	> 50)
Source: <i>High</i>	way Capacity Manual, 2010.		

Capacity Analysis Sheets

HCS 2010 Signalized Intersection Input Data

			5 20	iu sig	nanz	eu mi	ersec		imput	Dala					
a															
General Inform	nation								Intersec	tion Info	ormatic	on	- 1	4	
Agency		KLOA, Inc.							Duration	, h	0.25		-		<u>+</u>
Analyst		NJB		Analys	is Date	7/15/2	016		Area Typ	e	Other		<u> </u>		*- <mark>}</mark> -
Jurisdiction		IDOT		Time F	Period	AM			PHF		0.95			w+e o	÷.
Urban Street		55th Street		Analys	is Year	2017			Analysis	Period	1> 7:(00	R C		4
Intersection		55th Street with Co	unty	File Na	ame	55th a	nd Cou	nty Li	ne AMEX	.xus			_ 1	ጎተ	
Project Descrip	tion	Existing AM Peak F	lour											NIWTI	P" D
Demand Inform	nation				EB		T	W	'B		NB			SB	
Approach Move	ement			L	Т	R	L	Т	R	L	Т	R	L	Т	R
Demand (v), v	eh/h			135	662	207	87	65	56 86	307	324	41	23	197	55
				1	1	_		1							
Signal Informa	tion			s -	La	2	.3 5		5	205					
Cycle, s	122.7	Reference Phase	2		<u>۲</u>	R	Ř	, i	S S	17 5	17				4
Offiset, s	0	Reference Point	Begin	Green	5.7	1.9	53.5	3.5	5 12.5	23.0)	_	<u> </u>		
	Yes	Simult. Gap E/W	On	Yellow	3.5	0.0	4.5	3.5	5 3.5	4.5			Y	_	
Force Mode	Fixed	Simult. Gap N/S	On	Rea	0.0	0.0	1.5	0.0	0.0	1.5		5	6	7	
Traffic Informa	tion				EB			WE	3		NB			SB	
Approach Move	ement			L	Т	R	L	Т	R	L	Т	R	L	Т	R
Demand (<i>v</i>), ve	h/h			135	662	207	87	656	86	307	324	41	23	197	55
Initial Queue (G	2 ₅), veh/	ĥ		0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation	n Flow F	Rate (<i>s</i> ₀), veh/h		1900	1900	1900	1900	190	0 1900	1900	1900	1900	1900	1900	1900
Parking (Nm), m	nan/h			0	L			Non	e		None			None	
Heavy Vehicles	(Рнv), С	%		2	2		5	2		2	2		9	1	
Ped / Bike / RT	OR, /h			0	0	0	0	0	0	0	0	0	0	0	0
Buses (Nb), bus	ses/h			0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (A7	Γ)			3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filter	ing (I)			1.00	1.00	1.00	1.00	1.00	0 1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W)), ft			12.0	12.0		12.0	12.0	כ ב	12.0	12.0		12.0	12.0	
Turn Bay Lengt	h, ft			165	0		165	0		115	0		85	0	
Grade (<i>Pg</i>), %					0			0			0			0	
Speed Limit, mi	i/h			35	35	35	35	35	35	35	35	35	25	25	25
Phase Informa	tion			EBL		EBT	WBI	_	WBT	NBL		NBT	SBL	_	SBT
Maximum Gree	n (Gmax) or Phase Split, s		20.0		55.0	20.0)	55.0	20.0) .	45.0	20.0	, ,	45.0
Yellow Change	Interval	(Y), s		3.5		4.5	3.5		4.5	3.5		4.5	3.5		4.5
Red Clearance	Interval	l (<i>Rc</i>), s		0.0		1.5	0.0		1.5	0.0		1.5	0.0		1.5
Minimum Greer	ר (<i>Gmin</i>) ו	, S		3		15	3		15	3		8	3		8
Start-Up Lost T	ime(<i>lt</i>)	, S		2.0		2.0	2.0		2.0	2.0		2.0	2.0		2.0
Extension of Eff	fective (Green (<i>e</i>), s		2.0		2.0	2.0		2.0	2.0		2.0	2.0		2.0
Passage (<i>PT</i>), s	S			3.0		7.0	3.0	\rightarrow	7.0	3.0		4.0	3.0		4.0
Recall Mode				Off		Min	Off		Min	Off		Off	Off		Off
Dual Entry				Yes		Yes	Yes	;	Yes	Yes		Yes	Yes	\rightarrow	Yes
Walk (<i>Walk</i>), s				0.0		0.0	0.0	_	0.0	0.0		0.0	0.0	\rightarrow	0.0
Pedestrian Clea	arance	Time (<i>PC</i>), s		0.0		0.0	0.0		0.0	0.0		0.0	0.0		0.0
Multimodal Inf	ormatio	on			EB			WB	3		NB			SB	
85th % Speed /	Rest in	Walk / Corner Radi	us	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Cros	swalk V	Vidth / Length, ft		9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Is	sland / C	Curb		0	0	No	0	0	No	0	0	No	0	0	No
Width Outside /	Bike La	ane / Shoulder, ft		12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Sigr	nal / Oco	cupied Parking		No		0.50	No		0.50	No		0.50	No		0.50

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HCS 2010 Signalized Intersection Results Summary

				Ū											
General Inform	nation								Intersec	tion Inf	ormatio	on	2	지사하다	× l <u>x</u>
Agency		KLOA, Inc.							Duration	, h	0.25			44	
Analyst		NJB		Analys	is Date	e 7/15/2	016		Area Typ	e	Other		4		4
Jurisdiction		IDOT		Time F	Period	AM			PHF		0.95		*	W	<u>↓</u> <u>↓</u>
Urban Street		55th Street		Analys	is Yea	· 2017			Analysis	Period	1> 7:(00	4		к. 1
Intersection		55th Street with Co	unty	File Na	ame	55th a	nd Cou	nty Li	ne AMEX	.xus				5 \$	
Project Descrip	tion	Existing AM Peak F	lour										ĥ	41441	× (*
							_								
Demand Inform	nation				EB			W	/B		NB			SB	
Approach Move	ement			L	Т	R	L		r R	L	Т	R	L	Т	R
Demand (v), v	eh/h			135	662	207	87	65	56 86	307	324	41	23	197	55
0	1				_	_					_				
Signal Informa					La				5	203	۵ L				
Cycle, s	122.7	Reference Phase	2		Γ ^ε	R	R	· 1	5 5	17 5	17	1			4
Offset, s	0	Reference Point	Begin	Green	5.7	1.9	53.5	3.5	5 12.5	5 23.0)		5		
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	3.5	0.0	4.5	3.5	5 3.5	4.5		~	Y		
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0	1.5	0.0	0.0	1.5	_	5	6	7	
T . D K			_	EDI	_	EDT			MDT			NDT	0.01	_	ODT
Assigned Dhee				EBL	-	EBI	VVB			NBI	-	NBI	SBL	-	SBI
Assigned Phase	e			C		2	1	\rightarrow	0	3		8	1		4
Case Number				1.1		4.0	1.1		4.0	1.1		4.0	1.1		4.0
Change Duration	(V±D			2.5	+	6.0	9.2	+	6.0	25.0	, .	40.1 6.0	7.0		29.0
Max Allow Hear	, (7 + A dway (1	с), S MAH) с		3.5		11.0	3.5	-	11 0	3.5		5.1	3.3		5.1
	ce Time	α_{α} (α_{α}) s		7.3		25.2	4.0	-	20.9	19 /	1	24 3	4.2		19.1
Green Extensio	n Time	(q_{s}) , (q_{s}) , (q_{s})		0.3	-	20.2	0.0	-	32.7	0.1	r	37	0.4		3.9
Phase Call Pro	hability	(90), 3		1.00		1 00	1.00	,	1 00	1.00)	1.00	1.00)	1.00
Max Out Proba	bility			0.00		0.98	0.00))	0.97	1.00	,)	0.04	0.00		0.01
	onity			0.00	· ·	0.00	0.00	,	0.01	1.00	,	0.04	0.00		0.01
Movement Gro	oup Res	sults			EB			WE	3		NB			SB	
Approach Move	ement			L	Т	R	L	Т	R	L	Т	R	L	Т	R
Assigned Move	ment			5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow F	Rate(<i>v</i>), veh/h		142	477	438	92	398	3 383	323	384		24	265	
Adjusted Satura	ation Flo	ow Rate (<i>s</i>), veh/h/l	In	1774	1863	1710	1723	186	3 1787	1774	1826		1660	1810	
Queue Service	Time (🤉	g s), s		5.3	23.2	23.2	3.6	18.8	8 18.9	17.4	22.3		1.4	17.1	
Cycle Queue C	learanc	e Time (<i>g c</i>), s		5.3	23.2	23.2	3.6	18.8	8 18.9	17.4	22.3		1.4	17.1	
Green Ratio (g	/C)			0.50	0.45	0.45	0.48	0.44	4 0.44	0.36	0.32		0.22	0.19	
Capacity (<i>c</i>), v	/eh/h			364	841	772	285	812	2 779	394	582		218	340	
Volume-to-Capa	acity Ra	atio (X)		0.391	0.567	0.567	0.321	0.49	0 0.491	0.820	0.661		0.111	0.780	
Back of Queue	(Q), ft/	/In (95 th percentile)	100.8	405.9	373.8	67.9	341.	.6 326.4	344.1	391.8		29.1	328	
Back of Queue	(Q), Ve	eh/In (95 th percent	ile)	4.0	16.0	15.0	2.6	13.	5 13.1	13.5	15.4		1.1	13.0	
Queue Storage	Ratio (RQ) (95 th percent	tile)	0.61	0.00	0.00	0.41	0.00	0 0.00	2.99	0.00		0.34	0.00	
Uniform Delay ((<i>d</i> 1), s	/ven		18.5	24.8	24.8	19.9	24.8	8 24.8	32.5	36.1		38.6	47.4	
Incremental De	lay (<i>a</i> 2), s/ven		0.7	2.8	3.0	0.6	2.1	2.2	12.5	2.4		0.2	5.5	
Control Dates (elay (d	3), s/ven		0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (a), s/ve	en		19.2 P	27.6	27.8	20.6	26.9	9 27.0	45.0	38.5		38.8	52.9	
Approach Dolo	- (LUS)	/1.05		D 26 5			26.0						D 517		
Intersection Delay	y, s/ven lav, s/ve	h /1 09		20.5		0	20.3	,	U	41.	,	U	C 31.7		0
	ay, 5/VE					32							<u> </u>		
Multimodal Re	sults				EB			WF	3		NB			SB	
Pedestrian LOS	S Score	/ LOS		2.3		В	2.3		В	2.8		С	2.9		С
Bicycle LOS Sc	ore / LC	DS		1.4		А	1.2		А	1.7		А	1.0		A

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		HCS 20	10 S	ign	alize	d Inte	ersect	ion l	nte	ermed	diate \	/alue	S			
General Inform	nation									Inters	section	Inform	ation			
Agency		KLOA, Inc.								Durat	ion, h	0.2	25	2		
Analyst		NJB		A	nalysis	Date	7/15/201	16		Area	Туре	Ot	her	4 1		
Jurisdiction		IDOT		T	me Per	riod /	۹M			PHF		0.9	95	*		
Urban Street		55th Street		A	nalysis	Year 2	2017			Analy	sis Peri	od 1>	7:00	A.M.		
Intersection		55th Street with Co	unty	F	ile Nam	ie 5	55th and	d Cour	nty L	ine AM	EX.xus					
Project Descrip	tion	Existing AM Peak H	lour													
Demand Inform	nation			+		EB			N	VB		I	NB	_	SB	
Approach Move	ement			┶	L	Т	R	L		Т	R	L	T R		Т	R
Demand (<i>v</i>), v	eh/h				135	662	207	87	6	56 8	86 3	07 3	824 41	23	197	55
Signal Informa	tion							F		1 1						
Signal morma	400.7	Deference Dhase	2	-	_	7 -	2	.2 8		2	6	11:0	~	*		
Cycle, s	122.7	Reference Phase	2 Domi	_			3	₹ "		5	517	517	1	\$ 2		4
Unsee, s	U Vaa	Simult Can 5/M	Беді	' G	reen 5	5.7	1.9	53.5	3.	.5 1	2.5 2	23.0	_	5		
Uncoordinated	res	Simult. Gap E/W	On		ellow 3	3.5	0.0	4.5	3.	.5 3	3.5 4	.5		Y	-	
Force Mode	Fixed	Simult. Gap N/S	On	R	ea lu).0	0.0	1.5	0.	.0 0	0.0	.5	5	6	/	
					EB		1	WE	3			NB			SB	
Saturation Flo	w / Dela	av		L	Т	R	L	Т	Т	R	L	Т	R	L	Т	R
Lane Width Adj	ustment	Factor (<i>f</i> _w)	1.	000	1.000	1.000	1.000	1.00	0	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle	Adjustm	ent Factor (fHV)	0.	980	0.980	1.000	0.952	0.98	0	1.000	0.980	0.980	0 1.000	0.917	0.990	1.000
Approach Grad	e Adiust	tment Factor (f_q)	1.	000	1.000	1.000	1.000	1.00	0	1.000	1.000	1.000) 1.000	1.000	1.000	1.000
Parking Activity	Adiustn	nent Factor (f_{ρ})	1.	000	1.000	1.000	1.000	1.00	0	1.000	1.000	1.000) 1.000	1.000	1.000	1.000
Bus Blockage A	djustme	ent Factor (fbb)	1.	000	1.000	1.000	1.000	1.00	0	1.000	1.000	1.000) 1.000	1.000	1.000	1.000
Area Type Adju	stment l	Factor (fa)	1.	000	1.000	1.000	1.000	1.00	0	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization	Adjustr	nent Factor (<i>f</i> LU)	1.	000	1.000	1.000	1.000	1.00	0	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjust	tment F	actor (fLT)	0.	952	0.000		0.952	0.00	0		0.952	0.000)	0.952	0.000	
Right-Turn Adju	stment	Factor (fRT)			0.918	0.918		0.95	59	0.959		0.980	0.980		0.962	0.962
Left-Turn Pedes	strian Ad	djustment Factor (fLp	ob) 1.	000			1.000		Ť		1.000			1.000		
Right-Turn Ped-	-Bike Ad	djustment Factor (f _{Rt}	ob)			1.000				1.000			1.000			1.000
Movement Satu	ration F	Flow Rate (s), veh/h	1	774	2722	851	1723	322	7	423	1774	1621	205	1660	1415	395
Proportion of Ve	ehicles /	Arriving on Green (F	P) 0	.06	0.45	0.45	0.05	0.4	4	0.44	0.16	0.32	0.32	0.03	0.19	0.19
Incremental De	lay Fact	tor (<i>k</i>)	0	.11	0.50	0.50	0.11	0.5	0	0.50	0.35	0.20		0.11	0.15	
Signal Timing	/ Mover	nent Groups		EBI	E	EBT/R	WE	3L	W	BT/R	NB	L	NBT/R	SBL	- 9	SBT/R
Lost Time (<i>t</i> _L)			_	3.5		6.0	3.	5	6	6.0	3.5	;	6.0	3.5		6.0
Green Ratio (g/	′C)			0.50)	0.45	0.4	8	0	.44	0.3	6	0.32	0.22	2	0.19
Permitted Satur	ration Fl	ow Rate (sp), veh/h/	'In	689		0	59	1		0	111	0	0	931	_	0
Shared Saturati	ion Flow	v Rate (<i>ssh</i>), veh/h/ln		50.0		0.0	50			2.0	- 25		0.0			0.0
Permitted Effec	tive Gre	en lime (g_p), s	+	24 6)	0.0	53. 20	5		J.U	25.		0.0	23.0		0.0
Permitted Ouo		(gu), s		54.0	,	0.0	30.	2		5.0	5.0		0.0	14.0	,	0.0
Time to First Pk			+	0.0		0.0	4.		-	10	0.0		0.0	0.2		0.0
	Time P	(gr), S	-	0.0		0.0	0.0	J	ι	J.U	0.0		0.0	0.0	_	0.0
Queue Service	Soturo	tion Flow (g_{-}) web/b	S //m				-	_						<u> </u>		
Protected Right	Effectiv	/e Green Time (<i>a</i> _R).	S				-									
Multimodal		(3. 7)	+		FB			W	B			NB			SB	
Pedestrian F _w /	Fv			1.55	7	0.00	1.5	57	0	.00	2.10	07	0.00	2.10	7	0.00
Pedestrian <i>F</i> ₅ /	Fdelay			0.00	0 (0.117	0.0	00	0.	.119	0.00	0	0.134	0.00	0 0	0.148
Pedestrian Mcor	mer / M cw	,														
Bicycle cb / db			9	03.2	26	18.45	872	40	19	9.50	637.	00	28.49	375.6	0	40.46
Bicycle Fw / Fv				-3.64	4	0.87	-3.6	64	0	.72	-3.6	4	1.17	-3.64	1	0.48
				_												

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--- Messages ----

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ----

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HCS 2010 Signalized Intersection Input Data

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a									• •						6 T
General Inform	nation								Intersec	tion Inf	ormatic	on	- 1	4 L	
Agency		KLOA, Inc.							Duration	, h	0.25		-		
Analyst		NJB		Analys	is Date	7/15/2	016		Area Typ	e	Other		- ÷		*
Jurisdiction		IDOT		Time F	Period	PM			PHF		0.99		* →	w+e o	÷.
Urban Street		55th Street		Analys	is Year	2017			Analysis	Period	1> 7:(00	1		4
Intersection		55th Street with Co	unty	File Na	ame	55th a	nd Cou	nty Li	ine PMEX	.xus				ጎዮ	
Project Descrip	tion	Existing PM Peak F	lour										h	4144	۲ (*
Demand Inform	notion				ГР			10	/P		ND			CD.	
Approach Move	mont			1		P				1		P	1 .	Т	P
Demand (v) v	ah/h			60	751	286	100	87	72 /3	245	170	68	65	313	108
Demand (V), V	CH/H			00	701	200	100	01	2 40	240	113	00	00	010	100
Signal Informa	tion					5	5	9	ι.		a 🗌				
Cycle, s	129.1	Reference Phase	2	1	12	- 2	- 2 8	Ξ,	2 2	12 54	↑2 ¥		₽		
Offset, s	0	Reference Point	Begin	Green	16	17	5/ 1	5.0	5 58			1	1 2		4
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	3.5	0.0	4.5	3.5	5 3.5	4.5		x	↔		
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0	1.5	0.0	0.0	1.5		5	6	7	ĺ
Traffic Informa	tion				EB			WE	3		NB			SB	
Approach Move	ement			L	Т	R	L	Т	R	L	Т	R	L	Т	R
Demand (<i>v</i>), ve	h/h		e (s _o) veh/h				100	872	2 43	245	179	68	65	313	108
Initial Queue (C	≬ ⊳), veh/	h	0	0	0	0	0	0	0	0	0	0	0	0	
Base Saturation	n Flow F	Rate (<i>s</i> ₀), veh/h	1900	1900	1900	1900	190	0 1900	1900	1900	1900	1900	1900	1900	
Parking (Nm), m	nan/h			0	L			Non	e		None			None	
Heavy Vehicles	(Рнv), с	%		0	1		1	1		1	0		0	2	
Ped / Bike / RT	OR, /h			0	0	0	0	0	0	0	0	0	0	0	0
Buses (<i>N</i> _b), bus	ses/h			0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (A	<u>()</u>			3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filter	ing (I)			1.00	1.00	1.00	1.00	1.00	0 1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W)), ft			12.0	12.0		12.0	12.0	0	12.0	12.0		12.0	12.0	
Turn Bay Lengt	n, π			165	0		165	0		115	0		85	0	
Grade (Pg), %	//=			25	0	25	25	0	25	- 25	0	25	- 25	0	- 25
Speed Limit, m	/11			35	35	30	30	35	35	30	35	30	25	20	25
Phase Informa	tion			EBL		EBT	WBI	-	WBT	NBL	-	NBT	SBL		SBT
Maximum Gree	n (<i>G</i> max)) or Phase Split, s		20.0	,	55.0	20.0)	55.0	20.0) .	45.0	20.0		45.0
Yellow Change	Interval	(Y), s		3.5		4.5	3.5		4.5	3.5		4.5	3.5		4.5
Red Clearance	Interval	(<i>R</i> c), s		0.0		1.5	0.0		1.5	0.0		1.5	0.0		1.5
Minimum Greer	ר (<i>Gmin</i>)	, S		3		15	3		15	3		8	3		8
Start-Up Lost T	ime (<i>It</i>),	, S		2.0		2.0	2.0		2.0	2.0		2.0	2.0		2.0
Extension of Ef	fective (Green (e), s		2.0		2.0	2.0		2.0	2.0		2.0	2.0		2.0
Passage (<i>PT</i>), s	s			3.0		7.0	3.0		7.0	3.0		4.0	3.0		4.0
Recall Mode				Off		Min	Off		Min	Off		Off	Off		Off
Dual Entry				Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes
Walk (<i>Walk</i>), s				0.0		0.0	0.0		0.0	0.0		0.0	0.0		0.0
Pedestrian Clea	arance 7	Time (<i>PC</i>), s		0.0		0.0	0.0		0.0	0.0		0.0	0.0		0.0
Multimedal	orm of!				ED)					CD	
85th % Spood	Rostin	Walk / Corpor Podi		0	EB	25	0	No)))))	0	NB	25	0	SB No	25
Walkway / Cros	Nest IN	Vidth / Length ft	uð	9.0	12	25	90	12	20	9.0	12	25	90	12	25
Street Width / Id	sland / (0	0	No	0	0	No	9.0 0	0	No	0	0	No
Width Outside	Bikela	ane / Shoulder ft		12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Sign		cupied Parking		No	0.0	0.50	No	0.0	0.50	No	0.0	0.50	No	0.0	0.50
		- Proce Continued							0.00						

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HCS 2010 Signalized Intersection Results Summary

				Ŭ							,				
General Informa	ation								Interse	ction Inf	ormatio	on	P	4241	x la
Agency		KLOA, Inc.							Duration	n, h	0.25			44	
Analyst		NJB		Analys	sis Date	e 7/15/2	2016		Area Ty	ре	Other		4		4
Jurisdiction		IDOT		Time F	Period	PM			PHF		0.99		*	W E	↓ <u>↓</u> <u>↓</u>
Urban Street		55th Street		Analys	sis Yea	r 2017			Analysis	Period	1> 7:0	00	4		к. 1
Intersection		55th Street with Co	unty	File Na	ame	55th a	ind Cou	nty Li	ne PME	(.xus				5 \$	
Project Description	on	Existing PM Peak F	lour	п				-					n n	41491	× (*
Demand Informa	ation				EB		\vdash	W	′B		NB			SB	
Approach Moven	nent			L	Т	R	L		r R	L	Т	R	L	Т	R
Demand (<i>v</i>), ve	h/h			60	751	286	100	87	72 43	245	179	68	65	313	108
Signal Informati	ion				1	5	5	5							
	120 1	Reference Phase	2			48	ila i		2	243	<u>1</u>		~		
Offset s	0	Reference Point	Begin									1	Y 2		4
	Ves	Simult Gap E/W	On	Green	4.6	1.7	54.1	5.5	5 5.8	34.9)		₽		
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0	4.5	3.:	5 3.5 7 0.0	4.5		5	6	7	
	i ixou	onnan: oup 170	OII	Ttou	0.0	0.0	1.0	0.0	0.0	1.0					
Timer Results				EBL	_	EBT	WB	L	WBT	NB	_	NBT	SBL	_	SBT
Assigned Phase				5		2	1		6	3		8	7		4
Case Number			1.1		4.0	1.1		4.0	1.1		4.0	1.1		4.0	
Phase Duration,	s			8.1		60.1	9.8		61.8	18.3	3	50.3	9.0		40.9
Change Period, ((Y+R a	c), S	3.5		6.0	3.5		6.0	3.5		6.0	3.5		6.0	
Max Allow Head	e Period, (Y+R c), s ow Headway (MAH), s					11.9	4.0		11.9	4.0		5.1	4.2		5.1
Queue Clearance	e Time	(gs),s		4.4		33.0	6.1		26.1	14.4	1	15.6	5.3		31.6
Green Extension	Time	(g e), s		0.1		21.1	0.2		28.6	0.4		4.4	0.1		3.4
Phase Call Proba	ability			1.00)	1.00	1.00)	1.00	1.00)	1.00	1.00)	1.00
Max Out Probabi	ility			0.00)	1.00	0.00)	0.99	0.37	7	0.01	0.00)	0.20
	_				==		_	14/5					_	0.5	
Movement Grou	ip Res	ults			EB		<u> </u>		3	<u> </u>	NB			SB	
Approach Moven	nent			L E	1	R 12			16		0	10 10			R 14
Adjusted Flow D) yoh/h		0 61	2	12	101	0		3	0	10	1	4	14
Adjusted Flow Ra), ven/n w Roto (a) vob/b/l	In	1010	1001	490	1702	400	400	1702	1010		1910	425	
				24	21.0	21.0	1792	24	1 1000 1 24.1	1792	12.6		1010	20.6	
	arance	(α_{s}) , s		2.4	31.0	31.0	4.1	24.	1 24.1	12.4	13.6		3.3	29.0	
Green Ratio (a/		5 mile (g ?), 3		0.45	0.42	0.42	0.47	04	1 2 - 1 3 0 4 3	0.40	0.34		0.31	0.27	
Capacity (c) ve	eh/h			261	788	713	240	813	800	302	621		388	482	
Volume-to-Capac	citv Ra	tio (X)		0.232	0.697	0.698	0.421	0.57	3 0.573	0.821	0.402		0.169	0.883	
Back of Queue (Q). ft/	In (95 th percentile))	47.8	534.4	490.7	80.7	424.	9 416	259.5	251.2		68.2	537.2	
Back of Queue (Q), ve	eh/In (95 th percent	, ile)	1.9	21.2	19.6	3.2	16.9	9 16.6	10.3	10.0		2.7	21.1	
Queue Storage F	Ratio (RQ) (95 th percent	, tile)	0.29	0.00	0.00	0.49	0.0	0.00	2.26	0.00		0.80	0.00	
Uniform Delay (a	d 1), s/	/veh	,	22.5	30.8	30.8	23.9	27.	7 27.7	31.8	32.3		31.8	45.1	
Incremental Dela	ay (d 2), s/veh		0.5	5.1	5.6	1.2	2.9	3.0	11.3	0.6		0.2	12.8	
Initial Queue Del	lay (d	3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d	d), s/ve	eh		22.9	35.9	36.4	25.1	30.6	30.6	43.0	32.9		32.0	57.9	
Level of Service	(LOS)			С	D	D	С	С	С	D	С		С	Е	
Approach Delay,	s/veh	/ LOS		35.4		D	30.1	1	С	38.0)	D	54.4		D
Intersection Dela	ay, s/ve	h / LOS				37	7.1						D		
Multimodal Res	ults				EB			WE	3		NB			SB	
Pedestrian LOS	Score	/LOS		2.3		В	2.3		В	2.8		С	2.8		С
Bicycle LOS Sco	ore / LC)S		1.4		A	1.3		A	1.3		A	1.3		A

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		HCS 20	10 Si	gna	lized	d Inte	rsect	ion l	nte	ermed	diate V	alues	6			
										-						
General Inform	nation									Inters	section	nforma	tion			
Agency		KLOA, Inc.								Durat	ion, h	0.2	5	-		
Analyst		NJB		An	alysis	Date 7	7/15/201	6		Area	Туре	Oth	ner	4 10		
Jurisdiction		IDOT		Tin	ne Per	iod F	PM			PHF		0.9	9	**		
Urban Street		55th Street		An	alysis	Year 2	2017			Analy	sis Perio	od 1>	7:00	A.M.		
Intersection		55th Street with Co	unty	File	e Nam	e 5	55th and	l Coun	ity Li	ine PM	EX.xus					
Project Descrip	tion	Existing PM Peak H	lour													
				_							_			_		
Demand Inform	nation					EB			W	/B		N	IB		SB	
Approach Move	ement				-	Т	R	L		Г	R	-	T R		Т	R
Demand (<i>v</i>), v	eh/h			6	0	751	286	100	87	72 4	43 24	45 1	79 68	65	313	108
Signal Informa	tion		-				F	F								
Signal morma	120.1	Deference Dhees	2			7 ~	E.	.2 5		2	4	14	~	~		
Cycle, s	129.1	Reference Phase	Z			E.		5	0	5	517	517	1	2		4
Unseed, S	Vee	Simult Con E/M	On	Gre	en 4	.6	1.7	54.1	5.5	5 5	5.8 3	4.9	_	4		
Earoo Mada	Fixed	Simult Cop N/S	On	Yel	low 3	.5	0.0	4.5	3.5	5 3	8.5 4	.5	∽_	Y	7	
Force wode	Fixed	Simult. Gap N/S	On	Re	u IU	.0	0.0	1.5	0.0	0 10	J.O 1	.5	5	0	,	
					EB			\//F	2			NB			SB	
Saturation Flo	w / Dela	av.			т	R			,	R		Т	R		Т	R
Lane Width Adi	e Width Adjustment Factor (fw)					1 000	1 000	1 00	0.	1 000	1 000	1 000	1 000	1 000	1 000	1 000
Heavy Vehicle	ie Width Adjustment Factor (<i>fw</i>) avy Vehicle Adjustment Factor (<i>fнv</i>)					1.000	0.990	0.99	0	1.000	0.990	1.000	1.000	1.000	0.980	1,000
Approach Grad	o Adjust	tment Eactor (fr)	1.0		1 000	1.000	1 000	1.00	0	1.000	1,000	1.000	1.000	1.000	1 000	1.000
Parking Activity	Adjustn	nent Eactor $(f_{\rm p})$	1.0		1.000	1.000	1.000	1.00	0	1.000	1.000	1.000	1.000	1.000	1.000	1,000
Bus Blockage A	diustme	Point Factor (f_{bb})	1.0		1.000	1.000	1.000	1.00	0	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adiu	stment I	Eactor (f_2)	1.0		1.000	1.000	1.000	1.00	0	1.000	1.000	1.000	1.000	1.000	1.000	1,000
Lane Utilization	Adjustn	nent Factor (fu)	1.0		1.000	1.000	1.000	1.00	0 ·	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adius	tment E	actor $(f_{l,T})$	0.9	52	0.000	1.000	0.952	0.00	0	1.000	0.952	0.000	1.000	0.952	0.000	1.000
Right-Turn Adiu	stment	Eactor (f_{BT})	0.0		0.905	0 905	0.002	0.98	3 (0 983	0.002	0.953	0.953	0.002	0.956	0.956
Left-Turn Pede	strian Ac	diustment Factor (fu	b) 1.0	00	0.000	0.000	1.000	0.00	<u> </u>	0.000	1.000	0.000	0.000	1.000	0.000	0.000
Right-Turn Ped	-Bike Ac	diustment Factor (<i>f</i> _B	b)			1.000		<u> </u>	•	1.000			1.000			1.000
Movement Satu	ration F	low Rate (s), veh/h	- 181	0	2596	988	1792	355	5	175	1792	1312	498	1810	1324	457
Proportion of Ve	ehicles A	Arriving on Green (P) 0.0	4	0.42	0.42	0.05	0.43	3	0.43	0.11	0.34	0.34	0.04	0.27	0.27
Incremental De	lav Fact	or (k)	0.1	1	0.50	0.50	0.11	0.50)	0.50	0.24	0.15		0.11	0.28	
	,	()							-					-		
Signal Timing	/ Mover	ment Groups	E	EBL	E	BT/R	WE	BL	WE	BT/R	NBI	-	NBT/R	SBL	. 9	SBT/R
Lost Time (tL)				3.5		6.0	3.5	5	6	6.0	3.5		6.0	3.5		6.0
Green Ratio (g/	(C)		C	.45		0.42	0.4	7	0.	.43	0.40)	0.34	0.31		0.27
Permitted Satur	ration Fl	ow Rate (<i>s</i> _P), veh/h/	In 6	615		0	542	2	(0	968		0	1148	3	0
Shared Saturat	ion Flow	/ Rate (<i>ssh</i>), veh/h/ln														
Permitted Effec	tive Gre	en Time (<i>g</i> _P), s	5	4.1		0.0	54.	3	0	0.0	36.9)	0.0	34.9)	0.0
Permitted Servi	ce Time	e (gu), s	2	9.7		0.0	23.	1	0	0.0	5.4		0.0	28.7	,	0.0
Permitted Queu	ie Servi	ce Time (<i>g_{ps}</i>), s		2.7			7.2	2			5.4			0.4		
Time to First Bl	ockage	(<i>g</i> _f), s		0.0		0.0	0.0)	0	0.0	0.0		0.0	0.0		0.0
Queue Service	Time Be	efore Blockage (<i>g</i> _{fs}),	s													
Protected Right	Satura	tion Flow (<i>s</i> _R), veh/h	/In													
Protected Right	Effectiv	ve Green Time (<i>g</i> _R),	s													
Multimodal					EB			WE	3			NB			SB	
Pedestrian <i>F</i> _w /	Fv		1.	557		0.00	1.55	57	0.	.00	2.10	7	0.00	2.10	7	0.00
Pedestrian Fs /	Fdelay		0.	000	C	0.124	0.00	00	0.1	122	0.00	0	0.133	0.00) (0.142
Pedestrian Mcor	mer / Mcw	,														
Bicycle cb / db			83	7.79) 2	21.80	864.	89	20	0.80	685.6	8	27.88	541.1	4 3	34.35
Bicycle Fw / Fv				3.64		0.91	-3.6	4	0.	.85	-3.6	4	0.82	-3.64	1	0.81

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--- Messages ----

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ----

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	HCS 2010 Two-Way St	top-Control Repor	t
General Information		Site Information	
Analyst	NJB	Intersection	County Line and RML
Agency/Co.	KLOA, Inc.	Jurisdiction	Cook County
Date Performed	1/25/2017	East/West Street	RML Access Drive
Analysis Year	2017	North/South Street	County Line Road
Time Analyzed	АМ	Peak Hour Factor	0.97
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing AM Peak Hour		



Major Street: North-South

Vehicle Volumes and Adj	ustme	ents																		
Approach		Eastb	ound			West	bound			North	bound			South	bound					
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R				
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6				
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0				
Configuration							LR					TR		LT						
Volume, V (veh/h)						31		13			659	38		25	466					
Percent Heavy Vehicles (%)						0		0						4						
Proportion Time Blocked																				
Percent Grade (%)							0													
Right Turn Channelized		Ν	lo			Ν	lo			Ν	10			Ν	10					
Median Type/Storage				Undi	vided															
Critical and Follow-up He	eadwa	ays																		
Base Critical Headway (sec)																				
Critical Headway (sec)																				
Base Follow-Up Headway (sec)																				
Follow-Up Headway (sec)																				
Delay, Queue Length, and	d Leve	el of S	ervice	e																
Flow Rate, v (veh/h)							45							26						
Capacity, c (veh/h)							230							873						
v/c Ratio							0.20							0.03						
95% Queue Length, Q ₉₅ (veh)							0.7							0.1						
Control Delay (s/veh)							24.4							9.3						
Level of Service, LOS							С							А						
Approach Delay (s/veh)						24	4.4							0	.8					
Approach LOS							С													

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HCS 2010 TWSC Version 6.90 County Line and RML AMEX.xtw

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Submitted for the July 12, 2017, PC Meeting

	HCS 2010 Two-Way St	top-Control Repor	t
General Information		Site Information	
Analyst	NJB	Intersection	County Line and RML
Agency/Co.	KLOA, Inc.	Jurisdiction	Cook County
Date Performed	1/25/2017	East/West Street	RML Access Drive
Analysis Year	2017	North/South Street	County Line Road
Time Analyzed	PM	Peak Hour Factor	0.97
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing PM Peak Hour		

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Major Street: North-South

venicle volumes and Adj	ustme	ints														
Approach		Eastb	ound			West	oound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						21		31			461	7		10	689	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized		N	lo			Ν	lo			Ν	lo			Ν	lo	
Median Type/Storage				Undi	vided											
Critical and Follow-up He	eadwa	iys														
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																
Delay, Queue Length, and	d Leve	l of S	ervice	e												
Flow Rate, v (veh/h)							54							10		
Capacity, c (veh/h)							332							1091		
v/c Ratio							0.16							0.01		
95% Queue Length, Q ₉₅ (veh)							0.6							0.0		
Control Delay (s/veh)							18.0							8.3		
Level of Service, LOS							С							Α		
Approach Delay (s/veh)						18	3.0							0	.2	
Approach LOS						(С									

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HCS 2010 TWSC Version 6.90 County Line and RML PMEX.xtw

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HCS 2010 Signalized Intersection Input Data

			5 20	IV SIY	IIdiiZ	eu mi	ersec	uon	imput	Dala				_	
- · · ·									•						
General Inform	nation	<u></u>							Intersec	tion Info	ormatio	on	- 1		
Agency		KLOA, Inc.		1					Duration	h	0.25		-		
Analyst		NJB		Analys	is Date	7/15/2	016		Area Typ	е	Other				۵. - ۲ <mark>-</mark> ۴۰
Jurisdiction		IDOT		Time F	Period	AM			PHF		0.95		**	W = E	+-
Urban Street		55th Street		Analys	is Year	2023			Analysis	Period	1> 7:(00	4		7 -
Intersection		55th Street with Co	unty	File Na	ame	55th a	nd Cou	nty Li	ne AMFU	xus				ግዮ	
Project Descrip	tion	Future AM Peak Ho	our										1	41441	[*]) ۲
									_						
Demand Inform	nation				EB		<u> </u>	W	B	<u> </u>	NB		<u> </u>	SB	
Approach Move	ement			L	Т	R	L	Т	R	L	T	R	L	T	R
Demand (<i>v</i>), v	eh/h			135	725	209	87	72	2 88	310	355	41	24	216	55
Signal Informa	tion					1	5								
Signal Informa		Defense Dhara	0		20	2		1	2	245					
Cycle, s	125.2	Reference Phase	Z			R	R.		\$ \$1	7 5	r I				4
	0		Begin	Green	5.9	2.0	53.7	3.5	5 12.7	25.0		_	5		
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	3.5	0.0	4.5	3.5	5 3.5	4.5			Y		
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0	1.5	0.0	0.0	1.5		5	6	7	
Troffic Informe	4								,					CD	
	tion				EB	D)			D		<u>58</u>	
Approach Move	ement			L	1	R	L	1	R	L		R	L	1	R
Demand (v), ve	h/h			135	725	209	87	722	88	310	355	41	24	216	55
Initial Queue (C	<i>≵₀</i>), veh/	h		0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation	h Flow F	Rate (<i>s</i> ₀), veh/h		1900	1900	1900	1900	1900	J 1900	1900	1900	1900	1900	1900	1900
Parking (Nm), m	nan/h			0	L			Non	e		None			None	
Heavy Vehicles	(Рнv), Ч	%		2	2		5	2		2	2		9	1	
Ped / Bike / RT	OR, /h			0	0	0	0	0	0	0	0	0	0	0	0
Buses (<i>N</i> _b), bus	ses/h			0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (A	Γ)			3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filter	ing (I)			1.00	1.00	1.00	1.00	1.00) 1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W)), ft			12.0	12.0		12.0	12.0)	12.0	12.0		12.0	12.0	
Turn Bay Lengt	h, ft			165	0		165	0		115	0		85	0	
Grade (<i>Pg</i>), %					0			0			0			0	
Speed Limit, mi	i/h			35	35	35	35	35	35	35	35	35	25	25	25
Phase Informa	tion			ERI		ERT	\//PI			NRI			SBI		SBT
Maximum Gree	n (Grav) or Phase Split s		20.0		55.0	20.0	-	55.0	20.0		45.0	20.0		45.0
Vollow Change				20.0	· · ·	4.5	20.0	, -	1.5	20.0	· · ·	45.0	20.0	_	45.0
Ped Clearance	Interval	$ (P_i) _{\mathcal{S}}$		0.0		4.5	0.0	-	4.5	0.0		4.5	0.0		4.5
Minimum Groom				0.0		1.5	0.0	-+-	1.5	0.0		0	0.0		1.J Q
Start-Un Lost T	$I \left(O \right)$	s. s		2.0		2.0	2.0	-	2.0	20		2.0	2.0		2.0
Extension of Ef	foctive ($\frac{1}{2}$		2.0		2.0	2.0	+	2.0	2.0		2.0	2.0		2.0
Extension of En		Sieeli (e), s		2.0	-	2.0	2.0	-	2.0	2.0		2.0	2.0		2.0
Passaye (PT),	5			3.0 Off		7.0	3.0 Off	-	7.0	3.0 Off		4.0 Off	3.0	\rightarrow	4.0
				Vaa		IVIII1	Vaa		IVIII1	Vaa	_	Vaa	Vaa		Vaa
				res		res	res	-	res	res		res	res	\rightarrow	res
vvaik (<i>vvalk</i>), s				0.0		0.0	0.0		0.0	0.0		0.0	0.0		0.0
Pedestrian Clea	arance	nme (<i>PC</i>), s		0.0		U.U	0.0		0.0	0.0		U.U	0.0		U.U
Multimodal Inf	ormatic	on			FB			WB			NB			SB	
85th % Speed /	Rest in	Walk / Corner Radi	us	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Cros	swalk V	Vidth / Lenath. ft		9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Is	sland / (Curb		0	0	No	0	0	No	0	0	No	0	0	No
Width Outside /	Bike La	ane / Shoulder. ft		12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Sigr	nal / Oco	cupied Parking		No		0.50	No		0.50	No		0.50	No		0.50
												-			

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HCS 2010 Signalized Intersection Results Summary

			Ū							, i				
General Information								Interse	ction Inf	ormatio	on	2	지사수수수	× l <u>x</u>
Agency	KLOA, Inc.							Duratio	ո, h	0.25			44	
Analyst	NJB		Analys	is Date	e 7/15/2	016		Area Ty	ре	Other		4		× *
Jurisdiction	IDOT		Time F	Period	AM			PHF		0.95		*	W	← 4
Urban Street	55th Street		Analys	is Yea	· 2023			Analysis	s Period	1> 7:0	00	4		¥
Intersection	55th Street with Cou	unty	File Na	ame	55th a	nd Cou	nty Li	ine AMFl	J.xus				5 10	-
Project Description	Future AM Peak Ho	ur										h	41491	* (*
Demond Information							10						0.0	
Demand Information				EB	D	<u> </u>	-				D	<u> </u>	SB T	D
			125	725	200	L 	7	1 IX	210	255	11	24	216	55
Demand (V), Ven/m			155	125	209	07	12	22 00	510	555	41	24	210	55
Signal Information						5	_	ι.		0				
Cycle, s 125.2	Reference Phase	2	1	P "			- T	7 7	177 B	 ↑Z		4		ĺ
Offset, s 0	Reference Point	Begin	Groop	5.0	20	53.7	2	5 12	7 25 (1	1 2		4
Uncoordinated Yes	Simult. Gap E/W	On	Yellow	3.5	0.0	4.5	3.	5 3.5	4.5	, 	~	\mathbf{r}		ſ
Force Mode Fixed	Simult. Gap N/S	On	Red	0.0	0.0	1.5	0.0	0.0	1.5		5	6	7	
Timer Results			EBL	-	EBT	WB	L	WBT	NB		NBT	SBL	-	SBT
Assigned Phase			5		2	1	\rightarrow	6	3		8	7		4
Case Number			1.1		4.0	1.1	\rightarrow	4.0	1.1		4.0	1.1		4.0
Phase Duration, s			11.3		61.6	9.4	\rightarrow	59.7	23.2	2	47.2	7.0		31.0
Change Period, (Y+R	c), S		3.5		6.0	3.5	\rightarrow	6.0	3.5		6.0	3.5		6.0
Max Allow Headway (I	MAH), s		4.0	_	11.9	4.0	\rightarrow	11.9	4.0	_	5.1	4.2		5.1
Queue Clearance Time	e (gs), s		7.5		28.3	5.7		23.8	19.	/	26.8	3.5		20.7
Green Extension Time	(ge), s		0.3		26.3	0.2	\rightarrow	29.9	0.0		3.9	0.0		4.2
Phase Call Probability			1.00	<u> </u>	1.00	1.00	, ,	1.00	1.00		1.00	1.00		1.00
Max Out Probability			0.00		0.99	0.00	,	0.99	1.00	, , , , , , , , , , , , , , , , , , ,	0.06	0.00		0.02
Movement Group Res	sults			EB			WE	3		NB			SB	
Approach Movement			L	Т	R	L	Т	R	L	Т	R	L	Т	R
Assigned Movement			5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v	^r), veh/h		142	511	472	92	435	5 418	326	417		25	285	
Adjusted Saturation Flo	ow Rate (<i>s</i>), veh/h/l	n	1774	1863	1718	1723	186	3 1791	1774	1829		1660	1815	
Queue Service Time (g s), s		5.5	26.3	26.3	3.7	21.	8 21.8	17.7	24.8		1.5	18.7	
Cycle Queue Clearanc	e Time (<i>g c</i>), s		5.5	26.3	26.3	3.7	21.	8 21.8	17.7	24.8		1.5	18.7	
Green Ratio (g/C)			0.49	0.44	0.44	0.48	0.4	3 0.43	0.37	0.33		0.23	0.20	
Capacity (<i>c</i>), veh/h			332	828	764	259	799	9 768	392	601		208	362	
Volume-to-Capacity Ra	atio (X)		0.427	0.618	0.618	0.354	0.54	4 0.544	0.833	0.693		0.122	0.789	
Back of Queue (Q), ft	/In (95 th percentile)	1->	105.5	455.8	421.2	/1.1	388	.5 3/1.1	353.1	432.6		30.6	353	
Back of Queue (Q), V	en/in (95 th percenti	ie) ile)	4.2	17.9	16.8	2.1	15.	3 14.8	13.9	17.0		1.1	14.0	
Queue Storage Ratio (RQ) (95 in percent	lie)	0.64	0.00	0.00	0.43	0.0		3.07	0.00		0.30	0.00	
Uniform Delay (0 1), s			19.9	20.0	20.0	21.5	20.	0 <u>20.0</u>	32.5	30.5		30.4	47.0	
Incremental Delay (d 2			0.9	3.4	3.7	0.0	2.7		14.0	3.3		0.3	5.4 0.0	
Control Delay (d) s/u	3), 5/VEII		20.8	30.1	30.4	22.3	20	3 20 /	46.6	30.8		38.7	53.0	
Level of Service (LOS)			20.0 C.	00.1	C.	C.	29.	C	-+0.0	D		D	D	
Approach Delay s/veh	/LOS		29.0		C	28 7	,	C	42 8		D	51 9		D
Intersection Delay, s/ver	eh / LOS		20.0		34	1.5		Ŭ	12.0		_	С		-
						-			1					
Multimodal Results				EB			WE	3		NB			SB	
Pedestrian LOS Score	/ LOS		2.3		В	2.3		В	2.8		С	2.9		С
Bicycle LOS Score / LO	DS		1.4		А	1.3		A	1.7		А	1.0		А

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		HCS 20	10 S	ign	alize	d Inte	ersect	ion l	nte	rmed	diate \	/alue	S			
									1	_						
General Inform	nation									Inters	section	Inform	ation			
Agency		KLOA, Inc.								Durat	ion, h	0.2	25	3		
Analyst		NJB		A	nalysis	Date	7/15/201	16		Area	Туре	Ot	her	4 1		
Jurisdiction		IDOT		T	me Per	riod /	٩M			PHF		0.9	95	4		
Urban Street		55th Street		A	nalysis	Year 2	2023			Analy	sis Peri	od 1>	7:00	A.M.		
Intersection		55th Street with Co	unty	F	ile Nam	ie (55th and	d Coun	ty Li	ine AM	FU.xus					
Project Descrip	tion	Future AM Peak Ho	bur													
-				-												
Demand Inform	nation			╇		EB			W	/B	_	1	NB		SB	
Approach Move	ement			┢	L		R	L			R	L	I R	L	1	R
Demand (v), v	eh/h				135	725	209	87	72	22 8	88 3	10 3	55 41	24	216	55
Signal Informa	tion				-	1		F								
	125.2	Boforonoo Dhooo	2		_	7 ~	2	.2 5	-	2	6	113	-	~		
Offect s	125.2	Reference Priase	Rogi				3	5		`	SA7	<u> </u>	1	2		4
Uncoordinated	Voc	Simult Con E/M	On	<u> </u>	reen 5	5.9	2.0	53.7	3.5	5 1	2.7 2	25.0	_	4		
Earco Modo	Fixed	Simult Cap N/S	On		ellow 3	3.5	0.0	4.5	3.5		3.5 4	.5		Y	7	
Porce Mode	Fixeu	Sinuit. Gap N/S	On		eu lu	J.0	0.0	1.5	10.0	5 10		.5	5	0	1	
					EB			WE	3			NB			SB	
Saturation Flo	w / Dela	ay		L	Т	R	L	Т		R	L	Т	R	L	Т	R
Lane Width Adj	ne Width Adjustment Factor (fw)					1.000	1.000	1.00	0 1	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle	avy Vehicle Adjustment Factor (fHV)					1.000	0.952	0.98	0 1	1.000	0.980	0.980	1.000	0.917	0.990	1.000
Approach Grad	e Adjus	tment Factor (f_q)	1.	000	1.000	1.000	1.000	1.00	0 1	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity	Adjustn	nent Factor (f_p)	1.	000	1.000	1.000	1.000	1.00	0 1	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage A	djustme	ent Factor (fbb)	1.	000	1.000	1.000	1.000	1.00	0 1	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adju	stment	Factor (fa)	1.	000	1.000	1.000	1.000	1.00	0 1	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization	Adjustr	ment Factor (<i>f</i> LU)	1.	000	1.000	1.000	1.000	1.00	0 1	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjust	tment F	actor (fLT)	0.	952	0.000		0.952	0.00	0		0.952	0.000)	0.952	0.000	
Right-Turn Adju	stment	Factor (fRT)			0.923	0.923		0.96	2 (0.962		0.982	0.982		0.965	0.965
Left-Turn Pedes	strian Ao	djustment Factor (fL	ob) 1.	000			1.000				1.000			1.000		
Right-Turn Ped-	-Bike Ad	djustment Factor (f _{R/}	ob)			1.000				1.000			1.000		-	1.000
Movement Satu	ration F	Flow Rate (s), veh/h	1	774	2780	801	1723	325	7	397	1774	1639	189	1660	1447	368
Proportion of Ve	ehicles /	Arriving on Green (F	?) 0	.06	0.44	0.44	0.05	0.43	3	0.43	0.16	0.33	0.33	0.03	0.20	0.20
Incremental De	lay Fact	tor (<i>k</i>)	0	.11	0.50	0.50	0.11	0.50)	0.50	0.36	0.25		0.11	0.15	
Signal Timing	/ Mover	ment Groups		EBI	- E	EBT/R	WE	3L	WB	BT/R	NB	L	NBT/R	SBL	- 5	SBT/R
Lost Time (t _L)				3.5		6.0	3.	5	6	i.0	3.5		6.0	3.5		6.0
Green Ratio (<i>g</i> /	′C)			0.49)	0.44	0.4	8	0.4	43	0.3	7	0.33	0.23	3	0.20
Permitted Satur	ration Fl	low Rate (<i>s</i> _p), veh/h/	'In	644		0	55	4	(0	108	9	0	904		0
Shared Saturati	ion Flow	v Rate (<i>s</i> _{sh}), veh/h/lr		54.4		0.0	50	-			07	_		05.0		0.0
Permitted Effec	tive Gre	en lime (g_p), s	+	54.1		0.0	53.	2	0	0.0	27.		0.0	25.0)	0.0
Permitted Oue		$(g_u), s$		6.2	,	0.0	21.	. 3	0	.0	0.3		0.0	14.4	•	0.0
Permitted Queu	ie Servi	ce lime (g _{ps}), s	+	6.3	_	0.0	5.	2	0	0	6.3		0.0	0.3	_	0.0
Time to First Bio	оскаде	(<i>g</i> f), s		0.0	_	0.0	0.0)	0	.0	0.0		0.0	0.0	_	0.0
Queue Service	Time Be	efore Blockage (gfs),	S //us		_			\rightarrow			<u> </u>				_	
Protected Right	Effectiv	uon Fiow (<i>s</i> _R), ven/h /e Green Time (<i>a</i> ₂)	/III S												_	
Multimodal		le Green nine (gk),		_	FB			\//	R			NB			SB	
Pedestrian F _w /	Fv			1.55	7	0.00	1.5	57	0.0	.00	2.10	7	0.00	2,10	7	0.00
Pedestrian <i>F</i> _s /	F _{delav}			0.00	0 (0.119	0.0	00	0.1	121	0.00	0	0.134	0.00	0 (0.148
Pedestrian Mcor	ner / Mcw	/					1.5	-								
Bicycle <i>c</i> _b / <i>d</i> _b			8	888.8	37 -	19.32	857	73	20	.42	657.	54	28.21	398.5	54 4	40.14
Bicycle Fw / Fv				-3.64	4	0.93	-3.6	64	0.	78	-3.6	4	1.23	-3.64	4	0.51
				-			1									

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--- Messages ----

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ----

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HCS 2010 Signalized Intersection Input Data

			5 20	IV SIY	nanz	eum	erset		imput	Dala				_	
0									1.4				T D		51
General Inform	nation								Intersec	tion Info	ormatic	on	- 1	44	
Agency		KLOA, Inc.							Duration	, h	0.25		-		×
Analyst		NJB		Analys	sis Date	7/15/2	016		Area Typ	е	Other		*		
Jurisdiction				lime F	'eriod	PM			PHF		0.99			w+e 0	1
Urban Street		55th Street		Analys	is Year	2023			Analysis	Period	1> 7:(00	1		4
Intersection		55th Street with Co	unty	File Na	ame	55th a	ind Cou	nty Li	ne PMFU	.xus			_ 1	11	
Project Descrip	tion	Future PM Peak Ho	our											414441	<u> </u>
Demand Inform	nation				FB			Ŵ	B		NB		1	SB	_
Approach Move	ment				Т	R		Т	- R	1 1	Т	R	1 1	Т	R
Demand (v) v	eh/h			60	822	288	100	95	54 44	246	196	68	66	342	108
Bolhand (V), V	UN/II			00	ULL	200	100			210	100	00	00	012	100
Signal Informa	tion					5	5	<u> </u>	5						
Cycle, s	131.2	Reference Phase	2	1	12	- 2	₽₽₽	· .		12 50	12		4		
Offset, s	0	Reference Point	Begin	Groon	16	1.0	5/ 1	5.6	5 5 9	26 9		1	1 2		4
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	3.5	0.0	4.5	3.5	5 3.5	4.5	_	x	✐		
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0	1.5	0.0	0.0	1.5		5	6	7	
Traffic Informa	tion				EB			WE	3		NB			SB	
Approach Move	ement			L	Т	R	L	Т	R	L	Т	R	L	Т	R
Demand (v), ve	h/h			60	822	288	100	954	44	246	196	68	66	342	108
Initial Queue (G	≬ ⊳), veh/	'n		0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation	n Flow F	Rate (<i>s</i> ₀), veh/h		1900	1900	1900	1900	190	0 1900	1900	1900	1900	1900	1900	1900
Parking (Nm), m	nan/h			0	L			Non	е		None			None	
Heavy Vehicles	(Рнv), С	%		0	1		1	1		1	0		0	2	
Ped / Bike / RT	OR, /h			0	0	0	0	0	0	0	0	0	0	0	0
Buses (Nb), bus	ses/h			0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (A7	<u></u>			3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filter	ing (I)			1.00	1.00	1.00	1.00	1.00	0 1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W)), ft			12.0	12.0		12.0	12.0)	12.0	12.0		12.0	12.0	
Turn Bay Lengt	h, ft			165	0		165	0		115	0		85	0	
Grade (<i>Pg</i>), %					0			0			0			0	
Speed Limit, mi	i/h			35	35	35	35	35	35	35	35	35	25	25	25
Phase Informa	tion			EBI		EBT	W/BI		WBT	NBI		NBT	SBI		SBT
Maximum Gree	n (Grav) or Phase Split s		20.0		55.0	20.0	-	55.0	20.0		15.0	20.0		45.0
Yellow Change				3.5	· · ·	4 5	3.5	+	4 5	3.5	/ <u> </u>	4.5	3.5		4.5
Red Clearance	Interval	(R_c) s		0.0		1.5	0.0	-	1.5	0.0		1.5	0.0		1.5
Minimum Green				3		15	3	-	15	3		8	3		8
Start-Up Lost Ti	ime (<i>It</i>)	, s . s		2.0		2.0	2.0	-	2.0	2.0		2.0	2.0		2.0
Extension of Eff	fective (Green (e), s		2.0		2.0	2.0	+	2.0	2.0		2.0	2.0	_	2.0
Passage (PT), s	S			3.0		7.0	3.0	-	7.0	3.0		4.0	3.0		4.0
Recall Mode	-			Off	+	Min	Off	+	Min	Off		Off	Off		Off
Dual Entry				Yes		Yes	Yes		Yes	Yes		Yes	Yes		Yes
Walk (<i>Walk</i>), s				0.0		0.0	0.0	+	0.0	0.0		0.0	0.0		0.0
Pedestrian Clea	arance 7	Time (PC). s		0.0		0.0	0.0	-	0.0	0.0		0.0	0.0		0.0
	edestrian Clearance Time (<i>PC</i>), s						0.0		5.5	0.0		5.0	0.0		5.2
Multimodal Inf	ormatio	on			EB			WB			NB			SB	
85th % Speed /	Rest in	Walk / Corner Radi	us	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Cros	swalk V	Vidth / Length, ft		9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Is	sland / C	Curb		0	0	No	0	0	No	0	0	No	0	0	No
Width Outside /	Bike La	ane / Shoulder, ft		12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Sigr	nal / Oco	cupied Parking		No		0.50	No		0.50	No		0.50	No		0.50

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HCS 2010 Signalized Intersection Results Summary

		-		J				-			· ,				
General Inform	nation								Interse	ction Inf	ormatio	on	P	지사하다	× la
Agency		KLOA, Inc.							Duration	ı, h	0.25			44	
Analyst		NJB		Analys	sis Date	e 7/15/2	016		Area Ty	be	Other		4		4
Jurisdiction		IDOT		Time F	Period	PM			PHF		0.99		\Rightarrow \rightarrow	WE	
Urban Street		55th Street		Analys	sis Yea	r 2023			Analysis	Period	1> 7:(00	4 14 		*
Intersection		55th Street with Co	unty	File Na	ame	55th a	nd Cou	nty Li	ine PMFl	J.xus	_!			5 \$	
Project Descrip	tion	Future PM Peak Ho	our										'n	41441	× (*
Demand Inform	nation				EB			W	/B		NB			SB	
Approach Move	ement			L	Т	R	L		Г R	L	T	R	L	Т	R
Demand (v), v	eh/h			60	822	288	100	95	54 44	246	196	68	66	342	108
				1	1	_		_							
Signal Informa	tion				2	_ 5	3		5	203	a .				
Cycle, s	131.2	Reference Phase	2		۲ ۲		"R"		5 5	17 5	17				4
Offset, s	0	Reference Point	Begin	Green	4.6	1.8	54.1	5.	5 5.8	36.8	3		5		
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	3.5	0.0	4.5	3.	5 3.5	4.5		~	Y		
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0	1.5	0.0	0 0.0	1.5	_	5	6	7	
T . D K			_	EDI		EDT			MOT			NDT	0.01	_	ODT
Timer Results				EBI		EBI	WB			NB		NBI	SBL		SBI
Assigned Phase	9			5	_	2		\rightarrow	6	3	_	8			4
Case Number	Number Duration, s					4.0	1.1	\rightarrow	4.0	1.1		4.0	1.1		4.0
Phase Duration	se Duration, s nge Period, (Y+R c), s					60.1	9.9	\rightarrow	61.9	18.4	+	52.Z	9.0		42.8
Change Period,	inge Period, ($Y+Rc$), s					0.0	3.5		0.0	3.5	_	0.U	3.5		0.0 E 1
	uway (<i>1</i>	(\mathbf{q}_{1}) s		4.0	-	37.0	4.0	\rightarrow	20.0	4.0		0.1 16.6	4.2	_	34.2
Croop Extensio	ce nine n Timo	$(g_s), s$		4.0		37.0	0.2	\rightarrow	29.9	14.3	,	10.0	0.1		26
Bhase Call Brol	h nne	(<i>g</i> e), s		1.00	<u> </u>	17.1	1.00	\rightarrow	20.0	1.00		4.7	1.00		2.0
Max Out Broba	bility			0.00	, ,	1.00	0.00		1.00	0.20		0.01	0.00		0.26
Max Out Floba	onity			0.00	,	1.00	0.00	,	1.00	0.3	9	0.01	0.00	, , ,	0.30
Movement Gro	oup Res	ults			EB			WE	3		NB			SB	
Approach Move	ement			L	Т	R	L	Т	R	L	Т	R	L	Т	R
Assigned Move	ment			5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow F	Rate (v), veh/h		61	586	535	101	508	3 500	248	267		67	455	
Adjusted Satura	ation Flo	w Rate (<i>s</i>), veh/h/l	In	1810	1881	1713	1792	188	1 1852	1792	1816		1810	1786	
Queue Service	Time (g	g s), S		2.5	34.9	35.0	4.2	27.	9 27.9	12.5	14.6		3.4	32.2	
Cycle Queue C	learanc	e Time (<i>g c</i>), s		2.5	34.9	35.0	4.2	27.	9 27.9	12.5	14.6		3.4	32.2	
Green Ratio (g	/C)			0.45	0.41	0.41	0.46	0.4	3 0.43	0.41	0.35		0.32	0.28	
Capacity (<i>c</i>), v	eh/h			231	776	707	216	801	1 789	291	639		386	501	
Volume-to-Capa	acity Ra	itio(X)		0.262	0.756	0.757	0.468	0.63	84 0.634	0.854	0.417		0.173	0.907	
Back of Queue	(Q), ft/	In (95 th percentile))	49.7	600.5	555.3	84	484	.4 474.5	269.8	267.9		69.5	592.3	
Back of Queue	(Q), ve	eh/In (95 th percent	ile)	2.0	23.8	22.2	3.3	19.	2 19.0	10.7	10.7		2.8	23.3	
Queue Storage	Ratio (RQ) (95 th percent	tile)	0.30	0.00	0.00	0.51	0.0	0.00	2.35	0.00		0.82	0.00	
Uniform Delay ((d1), s	/veh		24.1	32.9	32.9	26.0	29.	6 29.6	32.0	32.3		31.5	45.6	
Incremental De	lay (<i>d</i> 2), s/veh		0.6	6.8	7.4	1.6	3.8	3 3.9	15.1	0.6		0.2	16.3	
Initial Queue De	elay (<i>d</i>	з), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/ve	eh		24.7	39.7	40.4	27.5	33.4	4 33.5	47.1	32.9		31.7	61.8	
Level of Service	e (LOS)			С	D	D	С	C	C	D	С		С	E	
Approach Delay	, s/veh	/LOS		39.2	2	D	32.9	9	С	39.8	3	D	58.0)	E
Intersection De	lay, s/ve	h / LOS				4().1						D		
					_										
Multimodal Re	sults	// 00			EB	-		WE	3		NB	_		SB	
Pedestrian LOS	Score	/LOS		2.3		В	2.3		В	2.8		С	2.8		С
Bicycle LOS Sc	ore / LC	05		1.5		A	1.4		A	1.3		A	1.3		A

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		HCS 20	10 Si	gn	alizeo	d Inte	rsect	ion l	nte	erme	diate \	/alue	S			
_																
General Inform	nation									Inters	section	Inform	ation	_		
Agency		KLOA, Inc.								Durat	ion, h	0.2	25	3		
Analyst		NJB		Ar	nalysis	Date 7	7/15/201	6		Area	Туре	Ot	her	4		
Jurisdiction		IDOT		Ti	me Per	iod F	РМ			PHF		0.9	99	44		
Urban Street		55th Street		Ar	nalysis	Year 2	2023			Analy	sis Peri	od 1>	7:00	ALM.		
Intersection		55th Street with Co	unty	Fi	le Nam	e 5	55th and	l Cour	nty L	ine PM	IFU.xus			_ · · ·		
Project Descrip	tion	Future PM Peak Ho	bur													
Domand Inform	nation					ER			V	VB		•	JB		SB	
Approach Move	ment			⊢	1	т	R	1	V	т	R		TR		Т	R
Demand (v) v	eh/h				60	822	288	100	q	54	44 7	46 1	96 68	66	342	108
	CH/H				00	022	200	100	3		2		50 00	00	042	100
Signal Informa	tion		-	Г			5	5	-	6	2			2.42		
Cycle, s	131.2	Reference Phase	2	1	-	20	2	2		2	517	5.02	<u> </u>	4		
Offset, s	0	Reference Point	Begin		reen 1	6	1.8	5/ 1	5	5 6		6.8	1	Y ²		4
Uncoordinated	Yes	Simult. Gap E/W	On	Ye	ellow 3	.5	0.0	4.5	3.	.5 3	3.5 4	.5		\rightarrow		
Force Mode	Fixed	Simult. Gap N/S	On	R	ed 0	.0	0.0	1.5	0.	.0 0).0 ´	.5	5	6	7	
			_				_				_					
					EB			W	В			NB			SB	
Saturation Flo	w / Dela	ay		-	Т	R	L	Т		R	L	Т	R	L	Т	R
Lane Width Adj	ustment	Factor (<i>f</i> _w)	1.0	00	1.000	1.000	1.000	1.00	00	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle A	Adjustm	ent Factor (<i>f</i> _{HV})	1.0	00	0.990	1.000	0.990	0.99	90	1.000	0.990	1.000	1.000	1.000	0.980	1.000
Approach Grad	e Adjus	tment Factor (<i>f</i> _g)	1.0	00	1.000	1.000	1.000	1.00	00	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity	Adjustn	nent Factor (f _p)	1.0	00	1.000	1.000	1.000	1.00	00	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage A	djustme	ent Factor (fbb)	1.0	00	1.000	1.000	1.000	1.00	00	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adju	stment	Factor (fa)	1.0	00	1.000	1.000	1.000	1.00	00	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization	Adjustr	nent Factor (<i>f</i> _L _U)	1.0	00	1.000	1.000	1.000	1.00	00	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjus	tment F	actor (fLT)	0.9	52	0.000		0.952	0.00	00		0.952	0.000		0.952	0.000	
Right-Turn Adju	stment	Factor (fRT)	<u> </u>		0.911	0.911	1	0.98	34	0.984		0.956	0.956		0.959	0.959
Left-Turn Pedes	strian Ad	djustment Factor (fL	ob) 1.0	00	_		1.000	<u> </u>			1.000	<u> </u>	1 0 0 0	1.000		
Right-Turn Ped	-Bike Ad	djustment Factor (f _R	ob)	10	0000	1.000	1700	0.50	-	1.000	1700	10.10	1.000	10.10	4057	1.000
Movement Satu	Iration F	Now Rate (s), ven/h	18	10	2663	932	1792	356	8	165	1792	1348	468	1810	1357	429
Proportion of Ve	enicies /	Arriving on Green (F	') 0.0	J4	0.41	0.41	0.05	0.4	3	0.43	0.11	0.35	0.35	0.04	0.28	0.28
Incremental De	lay Faci	tor (<i>K</i>)	0.	11	0.50	0.50	0.11	0.5	0	0.50	0.26	0.15		0.11	0.32	
Signal Timing	/ Mover	ment Groups		FBI	E	BT/R	WF	31	W	BT/R	NB		NBT/R	SBI	9	SBT/R
Lost Time (<i>t</i> _L)				3.5		6.0	3.5	5	6	6.0	3.5		6.0	3.5		6.0
Green Ratio (g/	(C)			0.45		0.41	0.4	6	0).43	0.4	1	0.35	0.32	2	0.28
Permitted Satur	ermitted Saturation Flow Rate (s _p), veh/h/ln			568		0	50	5		0	942	2	0	1130)	0
Shared Saturation Flow Rate (ssh), veh/h/ln																
Permitted Effec	tive Gre	en Time (<i>g</i> ₂), s		54.1		0.0	54.	4	(0.0	38.	B	0.0	36.8	}	0.0
Permitted Servi	ce Time	e (g _u), s		26.0		0.0	19.	1	(0.0	4.6	;	0.0	29.5	5	0.0
Permitted Queue Service Time (g_{ps}), s			3.4			8.8	3			4.6	;		0.5			
Time to First Blo	ockage	(<i>g</i> _f), s		0.0		0.0	0.0)	(0.0	0.0		0.0	0.0		0.0
Queue Service	Time Be	efore Blockage (<i>g</i> _{fs}),	s													
Protected Right	Satura	tion Flow (<i>s</i> _R), veh/h	/ln													
Protected Right	Effectiv	/e Green Time (<i>g</i> _R),	s	_												
Multimodal					EB			W	B			NB			SB	
Pedestrian F _w /	Fv		1	.557		0.00	1.58	57	0	0.00	2.10	7	0.00	2.10	/	0.00
Pedestrian Fs /	F delay			.000) (0.125	0.00	0	0.	.123	0.00	U	0.133	0.00	U	J.141
Pedestrian Mcor	mer I M cw	/				0.00	050	11	-	4 00	700	20	07.57	FO4 4	0	22.00
Bicycle Cb / Cb			8	24.7	8 2	2.00	852.		21.62		703.68		21.51	561.1	9	0.00
BICYCIE Fw / Fv				3.64		0.98	-3.6	04	0	1.92	-3.6	4	0.85	-3.64	+	0.86

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--- Messages ----

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ----

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HCS 2010 Two-Way Stop-Control Report										
General Information		Site Information								
Analyst	NJB	Intersection	County Line and RML							
Agency/Co.	KLOA, Inc.	Jurisdiction	Cook County							
Date Performed	1/25/2017	East/West Street	RML Access Drive							
Analysis Year	2023	North/South Street	County Line Road							
Time Analyzed	AM	Peak Hour Factor	0.97							
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25							
Project Description	Project Description Future AM Peak Hour									



Major Street: North-South

Vehicle Volumes and Adj	ustme	ents														
Approach		Eastb	ound			West	bound			North	bound		Southbound			
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						31		13			691	38		25	535	
Percent Heavy Vehicles (%)						0		0						4		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized	No					Ν	10			Ν	lo			Ν	lo	
Median Type/Storage	Und				vided											
Critical and Follow-up H	eadwa	ays														
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																
Delay, Queue Length, an	d Leve	el of S	ervice	9												
Flow Rate, v (veh/h)							45							26		
Capacity, c (veh/h)							201							848		
v/c Ratio							0.22							0.03		
95% Queue Length, Q ₉₅ (veh)							0.8							0.1		
Control Delay (s/veh)							28.0							9.4		
Level of Service, LOS							D							А		
Approach Delay (s/veh)					28.0								0.8			
Approach LOS					D											

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	HCS 2010 Two-way Stop-Control Report												
General Information	General Information Site Information												
Analyst	NJB	Intersection	County Line and RML										
Agency/Co.	KLOA, Inc.	Jurisdiction	Cook County										
Date Performed	1/25/2017	East/West Street	RML Access Drive										
Analysis Year	2023	North/South Street	County Line Road										
Time Analyzed	PM	Peak Hour Factor	0.97										
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25										
Project Description	Project Description Future PM Peak Hour												



					Major	Street: No	rth-South	1								
Vehicle Volumes and Ad	justme	ents														
Approach		Eastb	ound			West	bound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)		21 31 508 7 10 719											719			
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized		Ν	lo			Ν	10			Ν	10			٩	10	
Median Type/Storage				Undi	vided											
Critical and Follow-up Headways																
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																
Delay, Queue Length, an	d Leve	el of S	ervic	e												
Flow Rate, v (veh/h)							54							10		
Capacity, c (veh/h)							301							1047		
v/c Ratio							0.18							0.01		
95% Queue Length, Q ₉₅ (veh)							0.6							0.0		
Control Delay (s/veh)							19.5							8.5		
Level of Service, LOS							C							A		
Approach Delay (s/veh)						19	9.5							0	.2	
Approach LOS							С									

County Line and RML PMFU.xtw Submitted for the July 12, 2017, PC Meeting

	HCS 2010 Two-Way Stop-Control Report										
General Information		Site Information									
Analyst	NJB	Intersection	55th Street and Barton								
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT								
Date Performed	1/25/2017	East/West Street	55th Street								
Analysis Year	2023	North/South Street	Barton Lane								
Time Analyzed	АМ	Peak Hour Factor	0.95								
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25								
Project Description	Project Description Future AM Peak Hour										



Major Street: East-West

Vehicle Volumes and Adj	ustme	ents														
Approach		Eastb	ound			West	bound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	0		0	0	0
Configuration			Т	TR		L	Т				LR					
Volume, V (veh/h)			786	4		5	888			9		8				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized	No No No										Ν	lo				
Median Type/Storage		Left Only 1								1						
Critical and Follow-up He	eadwa	iys														
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																
Delay, Queue Length, and	d Leve	el of S	ervice	e												
Flow Rate, v (veh/h)						5					17					
Capacity, c (veh/h)						810					374					
v/c Ratio						0.01					0.05					
95% Queue Length, Q ₉₅ (veh)						0.0					0.1					
Control Delay (s/veh)						9.5					15.1					
Level of Service, LOS						A					C					
Approach Delay (s/veh)						C	0.1			1!	5.1					
Approach LOS											С					

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HCS 2010 TWSC Version 6.90

HCS 2010 Two-Way Stop-Control Report										
General Information		Site Information								
Analyst	NJB	Intersection	55th Street and Barton							
Agency/Co.	KLOA, Inc.	Jurisdiction	IDOT							
Date Performed	1/25/2017	East/West Street	55th Street							
Analysis Year	2023	North/South Street	Barton Lane							
Time Analyzed	PM	Peak Hour Factor	0.95							
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25							
Project Description	Future PM Peak Hour									



Major Street: East-West

Vehicle Volumes and Adju	ustme	ents															
Approach		Eastbound Westbound						North	bound		Southbound						
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R	
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12	
Number of Lanes	0	0	2	0	0 1 2 0					0	0	0		0	0	0	
Configuration			Т	TR		L	Т				LR						
Volume, V (veh/h)			952	4		5	1094			4		3					
Percent Heavy Vehicles (%)						0				0		0					
Proportion Time Blocked																	
Percent Grade (%)										()						
Right Turn Channelized	No No							N	0			N	lo				
Median Type/Storage		Left Only							1								
Critical and Follow-up He	eadwa	iys															
Base Critical Headway (sec)																	
Critical Headway (sec)																	
Base Follow-Up Headway (sec)																	
Follow-Up Headway (sec)																	
Delay, Queue Length, and	d Leve	el of S	ervice	3													
Flow Rate, v (veh/h)						5					7						
Capacity, c (veh/h)						697					295						
v/c Ratio						0.01					0.02						
95% Queue Length, Q ₉₅ (veh)						0.0					0.1						
Control Delay (s/veh)						10.2					17.5						
Level of Service, LOS		В						С									
Approach Delay (s/veh)						0	.0		17.5								
Approach LOS							С										

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HCS 2010 TWSC Version 6.90 55th and Barton PMFU.xtw

	HCS 2010 Two-Way Stop-Control Report										
General Information		Site Information									
Analyst	NJB	Intersection	County Line and Hannah								
Agency/Co.	KLOA, Inc.	Jurisdiction	Cook County								
Date Performed	1/25/2017	East/West Street	Hannah Lane								
Analysis Year	2023	North/South Street	County Line Road								
Time Analyzed	AM	Peak Hour Factor	0.97								
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25								
Project Description	Project Description Future AM Peak Hour										



					ብ ጎ Major	1 🕈 Y Street: No	rth-South	Ĩ								
Vehicle Volumes and Ad	justme	ents														
Approach	Τ	East	oound			West	oound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	F
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	(
Configuration							LR					TR		LT		
Volume, V (veh/h)						6		5			701	3		3	554	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized		١	10			Ν	lo			N	lo			Ν	10	
Median Type/Storage				Undi	vided											
Critical and Follow-up H	leadwa	iys														
Base Critical Headway (sec)																\square
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																
Delay, Queue Length, ar	nd Leve	el of S	ervic	e										<u>.</u>	<u>.</u>	
Flow Rate, v (veh/h)	Τ						11							3		Γ
Capacity, c (veh/h)							243							886		
v/c Ratio							0.05							0.00		
95% Queue Length, Q ₉₅ (veh)							0.1							0.0		
Control Delay (s/veh)							20.5							9.1		
Level of Service, LOS							С							A		
						20) 5							0	0.1	
Approach Delay (s/veh)																

43 PM

	HCS 2010 Two-Way Stop-Control Report												
General Information	General Information Site Information												
Analyst	NJB	Intersection	County Line and Hannah										
Agency/Co.	KLOA, Inc.	Jurisdiction	Cook County										
Date Performed	1/25/2017	East/West Street	Hannah Lane										
Analysis Year	2023	North/South Street	County Line Road										
Time Analyzed	PM	Peak Hour Factor	0.97										
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25										
Project Description	Project Description Future PM Peak Hour												



					A 1 Major	1 🕈 Y Street: No	rth-South	~								
Vehicle Volumes and Ad	justme	ents														
Approach	Eastbound			Westbound			Northbound				Southbound					
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						2		2			508	3		3	727	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)					0			1								
Right Turn Channelized		No			No				No			No				
Median Type/Storage				Undi	ivided											
Critical and Follow-up H	leadwa	ays														
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																
Delay, Queue Length, ar	nd Leve	el of S	ervic	e	-		<u> </u>							<u> </u>		
Flow Rate, v (veh/h)							4							3		
Capacity, c (veh/h)							277							1050		
v/c Ratio							0.01							0.00		
95% Queue Length, Q ₉₅ (veh)							0.0							0.0		
Control Delay (s/veh)							18.2							8.4		
Level of Service, LOS							C							A		
Approach Delay (s/veh)					18.2							0.1				
Approach LOS				С												

County Line and Hannah PMFU.xtw Submitted for the July 12, 2017, PC Meeting

Turn Lane Warrants





Note: For highways with a design speed below 50 mph (80 km/h), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given:	Design Speed	=	35 mph (60 km/h)
	DHV (in one direction)	=	250 vph
	Right Turns	=	100 vph

- Problem: Determine if a right-turn lane is warranted.
- Solution: To read the vertical axis, use 100 20 = 80 vph. The figure indicates that right- turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A

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Note: For highways with a design speed below 50 mph (80 km/h), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given:	Design Speed	=	35 mph (60 km/h)
	DHV (in one direction)	=	250 vph
	Right Turns	=	100 vph

- Problem: Determine if a right-turn lane is warranted.
- Solution: To read the vertical axis, use 100 20 = 80 vph. The figure indicates that right- turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A

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(40 mph Design Speed)

Figure 36-3.G

Illinois

Exhibit A

Article 1

2) Number and type of units, 42 Duplex, 21 SF, 1 existing SF, Total units 64

9) Clarification of "Common Property"

Article III

3) Deals with Duplex unit assessments: Duplex assessments include Fire and Extended Coverage and replacement reserves.

Article VI

Deals with Easements:

Par. 10, 11,12,13 all deal with clarifications.

Article VII

7) Deals with sprinkler system maintenance and ownership responsibilities by each unit owner, including Single Family and Duplex units.

Article VIII

3) Deals with exterior maintenance by unit owners and Association.

4) Roofs on Duplex units, maintenance and replacement by HOA.

5) All driveways, seal coated by HOA, includes all Single Family and Duplex units.

10, 11) Deals with fences

Article X

8, A, B, C) Deals with Landscaping and Storm sewers, water and sanitary sewers.

9) Deals with perimeter fencing as a HOA responsibility.

10) Deals with the emergency gate between RML Hospital and Hinsdale Meadows HOA.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

FOR

HINSDALE MEADOWS May 18, 2017

HINSDALE MEADOWS VENTURE, DEVELOPER

General Offices: 2550 Waukegan Road, #220, Glenview, IL 60025 Telephone (847) 724-8200

Submitted for the July 12, 2017, PC Meeting

INDEX TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HINSDALE MEADOWS SUBDIVISION

ARTICLE	I	Definitions	Page	4
ARTICLE	II	Association and Board of Directors	Page	6
ARTICLE	III	Operating Budget, Maintenance Fund and Assessments	Page	9
ARTICLE	IV	Taxes	Page	17
ARTICLE	V	Party Walls and Roofs	Page	17
ARTICLE	VI	Easements	Page	18
ARTICLE	VII	Insurance and Fire Suppression Sprinkler Systems	r Page	22
ARTICLE	VIII	Building Maintenance, Alterations and Additions	Page	24
ARTICLE	IX	Use of Lots and Common Property	Page	30
ARTICLE	Х	Utilities, Landscaping, Lawn Maintenance, and Snow Removal	Page	36
ARTICLE	XI	Ingress and Egress	Page	40
ARTICLE	XII	Miscellaneous Provisions	Page	41

EXHIBITS

- EXHIBIT A Legal Description of Hinsdale Meadows Subdivision
- EXHIBIT B BY-LAWS OF HINSDALE MEADOWS HOMEOWNERS ASSOCIATION
- EXHIBIT C Assessment Allocation Percentages to Units in Hinsdale Meadows Subdivision
- EXHIBIT D Insurance Schedule of Coverages

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

FOR

HINSDALE MEADOWS SUBDIVISION

THIS DECLARATION, made on the date hereinafter set forth by HINSDALE MEADOWS VENTURE, hereinafter referred to as "Developer" or "Declarant";

WITNESSETH:

WHEREAS, HINSDALE MEADOWS VENTURE is developing a residential community on the Real Estate, situated in the Village of Hinsdale, County of Cook, and State of Illinois, at the southeast corner of the intersection of County Line Road and 55th Street and is legally described in Exhibit "A" hereto which is incorporated herein by reference; and

WHEREAS, the title to the Real Estate to be developed is held by HINSDALE MEADOWS VENTURE and the development area will be known as HINSDALE MEADOWS SUBDIVISION; and

WHEREAS, Declarant/Developer intends to subdivide, develop and improve the Real Estate from time to time for Single Family and Single Family attached (Duplex) dwelling units with attached garages for the benefit of the Occupants and Owners; and

WHEREAS, in order to preserve and enhance the values of the Real Estate, including certain Common Property and the Lots subject to this Declaration, Declarant has or will form an Illinois not-for-profit corporation known as HINSDALE MEADOWS HOMEOWNERS ASSOCIATION ("Association") which will own and have the responsibility for the maintenance and administration of the Common Property and enforcement of the covenants, conditions, easements and restrictions as herein provided; and

WHEREAS, the Declarant is desirous of establishing for the benefit of all future Owners or Occupants of all, or any part, of the Units and Lots in HINSDALE MEADOWS SUBDIVISION, certain easements and rights, in, over, under, and to the said Common Property, and certain restrictions with respect to the use, maintenance, upkeep and repairs to both the Common Property and the Units, and fix the obligations and duties of each Owner or Occupant and the reciprocal obligations and duties of each Owner or Occupant of the Units to the other.

NOW,THEREFORE, Declarant hereby declares that all of the Common Property, Units and Lots as herein defined, in addition to such covenants, conditions, easements and restrictions as may appear on any recorded plat of subdivision of the Project, shall be held, subject to this Declaration of Covenants, Conditions, Easements and Restrictions ("Declaration"), recorded in the office of the Cook County Recorder of Deeds which covenants , conditions, easements and restrictions are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Common Property and the Lots. These covenants, conditions, easements and restrictions shall run with the land and shall be binding on all parties who become Members of HINSDALE MEADOWS HOMEOWNERS ASSOCIATION, and their successors, assign and grantees.

ARTICLE I

DEFINITIONS

For the purposes of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1) LOT: The area shown on the Plat designated by a number and/or letter, being that portion of the subdivision conveyed to an Owner including the front, rear and side yards, if any, on which is or is to be constructed a dwelling unit designed and intended for use and occupancy as a residence for a single family.

2) **PROJECT:** The entire Real Estate described as **HINSDALE MEADOWS SUBDIVISION, a Planned Development** of 64 units, consisting of 22 Single Family, including an existing Single Family home on Lot 1, and 42 Duplex Units to be constructed thereon.

3) PLAT: Plat of Subdivision for HINSDALE MEADOWS SUBDIVISION, a Planned Development, recorded and filed with the Recorder of Deeds of Cook County, Illinois.

4) UNIT: An attached or detached single family dwelling unit with an attached garage constructed in the Project on any of the Lots. When applicable the word "Unit" shall be used interchangeably with the word "Lot" and vice versa.

5) **OWNER**: The record owner, whether one or more persons, individuals or entities, of title to any Unit and Lot which is a part of the Project, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation. Where title to a Unit is conveyed to more than one person, or there is more than one beneficiary of a land trust holding legal title to a Unit, such persons are collectively known as "Owner".

6) **OCCUPANT**: Person or persons, other than an Owner, in possession of a Unit.

7) **BOARD**: Board of Directors of **HINSDALE MEADOWS HOMEOWNERS ASSOCIATION (HOA),** an Illinois not-for-profit corporation.

8) **MANAGING AGENT**: Any person, company, or corporation appointed or employed by the Developer or Association to perform management services.

9) COMMON PROPERTY: Those areas of land, together with any and all improvements that are now or may hereafter be constructed thereon, designated as "Lot A" through "Lot H", or as "Common Property", "Out Lots", "Common Elements", or "Common Areas" on any recorded Plat of Subdivision of the Real Estate to be devoted to the common use and enjoyment of the Members of the Association and to be conveyed to the Association by the Declarant, its successors and assigns, and which area shall be maintained by HINSDALE MEADOWS HOMEOWNERS ASSOCIATION as provided below unless subsequently provided otherwise by Declarant. Such designation shall not be construed as a public dedication. Common Property shall also include the screen wall located on an easement on Lot 7 through Lot 12, as further described in Article VI below.

10) **DEVELOPER: HINSDALE MEADOWS VENTURE**, its successors, assigns and licensees. The Developer may be referred to herein

as the "Declarant" where applicable.

11) **MEMBER:** Every person, individual or entity holding membership in the Association by virtue of ownership of any Unit as herein defined.

12) **REAL ESTATE:** The real property legally described in Exhibit "A" hereto.

13) **BUILDING:** A separate single family dwelling Unit or the structure in which two attached single family dwelling units are contained.

14) **PARTY WALLS:** A common wall located on a lot line which separates one attached dwelling Unit from an adjacent attached dwelling Unit.

ARTICLE II

ASSOCIATION AND BOARD OF DIRECTORS

1) Prior to the sale of any one of the Units in HINSDALE MEADOWS SUBDIVISION, there shall be incorporated under the laws of the State of Illinois a not-for-profit corporation to be called "HINSDALE MEADOWS HOMEOWNERS ASSOCIATION".

2) Every Owner of a Unit in **HINSDALE MEADOWS** shall be a Member of the Association without the right of withdrawal. Membership shall be appurtenant to and shall not be separated from ownership of any Unit. Ownership of such Unit shall be the sole qualification for membership.

3) The Association shall have two classes of voting membership:

A) The Class A Members shall be all Owners with the exception of the Developer. Class A Members shall be entitled to one (1) vote for each Unit owned.

When more than one person holds such interest in any Unit, all such persons shall be Members. The vote for each Unit shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Unit. If more than one (1) vote is cast for a Unit and the votes cast are inconsistent the vote is nullified.

B) The Class B Member shall be the Developer, and shall be entitled to 192 votes less three votes for each Unit sold, provided that Class B membership shall cease and be converted to Class A membership on or before December 31, 2021.

4) The powers of the Association shall be vested in the Board consisting initially of three (3) directors appointed by the Developer. Said directors (or their successors who may also be appointed by the Developer) shall serve until such time as the Board shall be transferred to the Owners. At the first annual meeting of the Members of the Association as provided in the By-Laws of the Association, five (5) directors shall be elected by the Owners comprising the Association. The Developer shall transfer control of the Association to the Owners no later than December 31, 2021 or one hundred twenty (120) days after seventyfive (75%) percent of the Units in the Project have been conveyed, whichever first occurs.

5) At the first annual meeting of Members of the Association five (5) directors shall be elected by the Members comprising the Association. At the election and at each election thereafter, each Unit type, Single Family and Single Family attached (Duplex) shall nominate at least 2 candidates for directors who are Unit Owners in their Unit type. Homeowners from each Unit type may vote for two (2) nominees, one of whom must be an Owner representing their Unit type and the other from either Unit type. The nominee from each Unit type who receives the most

Submitted for the July 12, 2017, PC Meeting

votes (between the candidates for each Unit type) shall be elected as a director to represent that Unit type for a two (2) year term. After the initial two winners (one from each Unit type) have been determined, from the remaining candidates who were not elected, then the three (3) nominees with the highest number of votes (regardless of Unit type) shall fill the other three director positions and shall be elected to serve for one (1) year terms. After the first annual meeting, all directors shall be elected for two (2) year terms. Upon completion of the election of directors at any annual meeting, each Unit type in **HINSDALE MEADOWS** shall be represented by at least one (1) director who is the Owner of a Unit in each Unit type.

6) Vacancies in the Board occurring between regularly scheduled meetings of the Members may be filled by the Board as provided by the Articles of Incorporation or By-Laws. The vacancy shall be filled by a representative from the same Unit type of the vacating director for the remainder of his or her term. The Association shall have such officers as shall be determined by the Board from time to time, who shall be elected by the Board and who shall manage and conduct the affairs of the Association under the direction of the Board.

7) The Board shall exercise all the powers and privileges and perform all of the duties and obligations of the Association as required by this Declaration, as it may be amended from time to time, and shall provide for, collect and shall pay for its obligations out of the assessment fund as is herein provided.

8) The Association shall adopt such reasonable rules and regulations as it may deem advisable for the maintenance,

conservation, repair and beautification of the Property, and for the health, comfort, safety and general welfare of the Owners and Occupants of **HINSDALE MEADOWS**. The entire Project shall at all times be maintained subject to such rules and regulations and amendments thereto as are from time to time enacted by the Board.

9) The Board shall represent the Owners in any negotiation or other proceeding relating to termination of the Project, or condemnation or damage to the Common Property, and shall equitably and reasonably allocate to the Owners or apply to its accounts or reserves any awards or settlements it receives.

10) The Board may appoint an Architectural Control Committee and Landscape Committee to assist and advise the Board to assure the maintenance of the Project and improvements therein in substantially the same style, manner and quality as created by the Developer and as may be required under the Village's Code requirements. The Board may appoint such additional committees as it may deem necessary to advise and assist it.

ARTICLE III

OPERATING BUDGET, MAINTENANCE FUND AND ASSESSMENTS

1) The Association shall maintain a fund to be known as the "Maintenance Fund". This fund shall be held in a federally insured bank account bearing the Association's name. The Board shall prepare an annual budget setting forth the estimated cost of all maintenance, taxes, and operation charges payable by the Association in accordance with this Declaration in its present form, or as it might be from time to time amended or changed. Each Owner shall then be assessed a percentage share of such
budget, as set forth in the assessment allocation per Exhibit "C", attached hereto. Prior to the time all Units in the subdivision have been completed, the assessment shall be only among those Units for which a certificate of occupancy has been issued by the Village of Hinsdale, Illinois, and the annual budget shall include the real estate taxes, if any, attributable to those portions of the Common Property, shown on the Plat.

2) Each Owner or Beneficial Owner of any Unit by acceptance of a deed, therefore, whether from the Declarant or any Owner, and whether or not it shall be so expressed in any such deed or other conveyance for each such Unit owned by each Owner, hereby covenants and agrees and shall be deemed to covenant and agree to pay to the Association:

- A) Annual assessments or charges to be paid in monthly installments due on the first day of each month of the year hereinafter called "monthly payment dates" or in such other installments as the Board shall elect; and
- B) Special assessments to be fixed, established and collected from time to time as hereinafter provided.

The annual and special assessments, together with the interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Unit against which each such assessment is made. Each such assessment, together with the interest thereon and costs of collection thereof as hereinafter provided, shall also be the continuing personal obligation of the person or entity who was the Owner of the Unit at the time when the assessment fell due.

3) The assessments levied by the Association and retained

in the Maintenance Fund shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents of the Project and directly related to the ownership, use and enjoyment of the Common Property, including, but not limited to landscaping as set forth in Article X hereof; real estate taxes and any other liability, and insurance in connection with the Common Property; the maintenance, repair and replacement of fences constructed on or about the Common Property by the Developer or the Association which the Association is obligated to maintain; the maintenance, repair, replacement and additions thereto including gates, entry walls and other structures, signage, irrigation, aeration systems and landscaping located in Common Property or Outlots owned or leased by the Association; for paying the costs of all labor, equipment (including the expenses of leasing any equipment) and materials required for the management, supervision and operation of the Common Property including electric and water use fees; and for otherwise performing the duties and obligations of the Board as stated herein and in its Articles of Incorporation and By-Laws. For Duplex Unit Owners, the assessments shall also include the cost of fire and casualty extended coverage insurance policies for the Duplex buildings, and for reserves for Duplex building exterior repairs, replacement, and maintenance.

4) A contribution to the Association for start-up costs and the operating reserves of the Association, in an amount equal to three (3) times the first monthly assessment for the Unit, shall be collected from the purchaser at the initial closing on the sale of each Unit by the Developer, and the purchaser shall pay its pro rata share of the monthly assessment beginning on the closing date and thereafter.

5) The Developer shall pay no assessment on any unsold Unit but shall pay the pro-rata share of landscape maintenance and snow removal expenses on finished but unsold Units, if any, incurred during the period in which a Unit receives such services and is not sold.

6) In addition to the annual assessments, the Board may levy, in any assessment year, a special assessment applicable to that year for common operating expenses, or for capital improvements agreed to by a two-thirds (2/3rds) majority of the voting members of the Association.

7) Except for reserve and replacement costs allocable solely to Single Family Attached Duplex Units, both annual and special assessments shall be allocated in a manner consistent with the following: (i) SINGLE FAMILY UNITS represent 41.79% of the total square footage of the LOTS in HINSDALE MEADOWS, and the SINGLE FAMILY ATTACHED, DUPLEX LOTS represent 58.21% of the lot area in HINSDALE MEADOWS, and (ii) the SINGLE FAMILY ATTACHED, DUPLEX LOTS' assessments will also include insurance and reserves for exterior building repairs and maintenance covering the Duplex Units, the cost of which shall be assessed only to the Duplex Unit Owners as further described in Article VII of this Declaration. The Duplex owners shall be required to carry their own insurance HO6 policy on contents and betterments and improvements, the definition of which is described in Article VII. The Assessment Allocation schedule, including the insurance coverage for the HOA and Duplex is set forth in Exhibit "C"

attached hereto.

8) The annual assessments for the first Owner of a Unit, as provided for herein, shall commence on the date of conveyance of the Unit by the Developer to the Owner. Annual assessments shall be collected monthly or as determined by the Board. The payment date or dates of any special assessments shall be fixed in the resolution authorizing such assessment.

9) The duties of the Board of Directors with respect to assessments shall be as follows:

- A) The Board by majority vote shall fix the amount of the annual assessment applicable to each Unit for each annual assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the Units and assessments applicable thereto, which shall be kept in the office of the Association and be open to inspection by any Owner.
- B) Written notice of the assessment shall thereupon be delivered or mailed to every Owner subject thereto showing the amount or amounts and the due date or dates, if the assessment is to be paid in installments.
- C) The Board shall, upon written demand, furnish to any Owner liable for said assessment, a certificate in writing signed by an officer of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid. A reasonable charge may be made by the Board for the issuance of such certificate.
- D) If the Board fails to fix the amount of an assessment as provided in (A) above, each Owner shall be responsible for the payment of an amount equal to the assessment for the previous year.

10) The Due date for regular assessments shall be the first of every month. If any assessment or part thereof is not paid within thirty (30) days after the due date, the total unpaid amount of all installments of such assessment shall immediately become due and payable and shall bear interest from the date of delinquency at two (2) points over the prime rate of interest charged by J.P. Morgan Chase Bank in Chicago, Illinois on the date the payment was due, or the highest legal rate if the rate of prime plus two (2) points is usurious. The total unpaid amount of all such installments and interest thereon shall constitute a lien on the interest in the Unit of the Owner personally obligated to pay the same and upon the recording of notice thereof by the Board shall be a lien upon such Owner's interest in the Unit. The Association may, at its election, bring an action at law for eviction or other remedy or in equity against the Owner personally obligated to pay the same in order to enforce payment and/or to foreclose the lien against the Lot and Unit subject thereto and there shall be added to the amount of such assessment the costs of preparing and filing the complaint (including reasonable attorneys' fees) in such action, and in the event a judgment is obtained, such judgment shall include the interest on the assessment and the reasonable attorneys' fees, together with the costs of the action. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Property or his Unit. Notwithstanding the foregoing, the first mortgage encumbrance owned or held by a bank, insurance company, or savings and loan association, or other person or entity engaged in the business of making real estate loans, recorded against the interest of such Owner prior to the date such notice is recorded, which by law would be a lien thereon prior to subsequently recorded encumbrances, shall have priority, except as to the

amount of assessments which become due and payable from and after the date on which the said mortgage owner or holder either takes up possession of the Unit, accepts a conveyance of any interest therein (other than as security) or files a suit to foreclose its mortgage.

11) The sale or transfer of any Unit shall not discharge the assessment lien, which shall remain in full force and effect until paid in full.

12) The following real estate subject to this Declaration shall be exempt from the assessments created herein:

- A) All of the real estate dedicated to and accepted by a local public authority.
- B) The Common Property.
- C) All of the real estate owned by Declarant or Developer, except as stated above in Article III, Section 5.

13) In the event the Directors of the Association consider the funds on deposit in HINSDALE MEADOWS HOMEOWNERS ASSOCIATION account sufficient to fulfill the purposes of the Association, they may from time to time forebear the collection of the assessments provided for in this Article III for any one or more monthly or quarterly period; however, any such forbearance shall not be a waiver of the right to collect future assessments. In the event that an assessment is not sufficient to cover the necessary expenditures as provided herein, the Board may from time to time increase that assessment to cover such expenditures.

14) The Board shall not expend in excess of \$25,000.00 over and above the annual budget in any calendar year without the approval at a special meeting of a majority of the Units represented at said meeting.

15) A special assessment for any expenditure not otherwise budgeted or capable of being paid from existing reserves may be classified as either: a) Capital replacements; b) Capital repairs; or c) Capital improvements, each defined as set forth in the table below:

CAPITAL REPAIRS /	Prior Written Notice	Board Majority	Vote of unit Owners
Assessment Amount	Before Due Date	Required	% Required
Less Than or Equal	60 Days	Simple Majority	None
to One Month's			
Regular Assessment			
More than One			
Month's Regular	0.0 Dourd	Cimple Majority	Nene
Assessment	90 Days	SIMPLE Majority	NOTE
CAPITAL REPLACEMENTS	Prior Written Notice	Board Majority	Vote of Unit %
Less than or Equal	Before Due Date	Required	owners required
to One Month's			
Regular Assessment			
Less than or Equal	60 Days	Simple Majority	None
to One Month's			
Regular Assessment			
More Than One	90 Days	Simple Majority	None
Month's Regular			
Assessment			
CAPITAL IMPROVEMENTS	Prior Written Notice	Board Majority	Vote of Unit %
/Assessment Amount	Before Due Date	Required	Owners Required*
Less Than or Equal	120 days	Simple Majority	Simple Majority
to One Month's			
Regular Assessment			
More than One	180 Days Prior to	Simple Majority	2/3 Majority
Month's Regular	Special Meeting		
Assessment			

16) For those special assessments requiring a vote, Unit Owners may vote by mailing a signed ballot, which the Board shall mail to each Owner not more than thirty (30) days and not less than fifteen (15) days in advance of the due date.

17) All votes shall be binding on the Board, so long as at least fifty (50) percent of the Unit Owners cast a ballot.

18) The required percentage to pass a special assessment shall be based on the total number of votes cast, and not the entire number of Unit Owners, as long as at least fifty (50) percent of Unit Owners cast a ballot.

19) The Board shall record the results of the vote in the Association records.

ARTICLE IV

TAXES

1) Each Owner shall be assessed, and shall pay, the real estate taxes allocated to his or her Unit.

2) All taxes, if any, on the Common Property shall be paid by the Association from the Maintenance Fund in accordance with Article III of this Declaration.

ARTICLE V

PARTY WALLS AND ROOFS

1) Each Party Wall shall be used as a dividing wall between the respective Units it separates, and shall be used by the Owner of each adjacent Unit equally for all purposes as an exterior wall, the ownership or equity of each adjacent Owner in said wall being subject to a cross-easement in favor of the other party. However, the surface of each Party Wall shall be used exclusively by the Unit in which said surface is located.

2) In the event it shall become necessary to repair or rebuild any portion of any Party Wall, the expense of such repairing or rebuilding shall be borne equally by the Owners of the Units adjacent to such Party Wall, unless the damage to the Party Wall was caused by an act, intentional or otherwise, by one of the adjacent Owners, in which event the cost shall be borne solely by the Owner at fault. If damage to the Party Wall shall affect only one side, then the cost of repair shall be borne by the Owner on whose side the damage has occurred.

3) The easements or cross-easements hereby created shall not terminate in the event any Party Wall shall be destroyed by fire or other cause and either Owner adjacent to the wall shall

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have the right to rebuild it if the other will not cooperate in such rebuilding, in which event the Owner of the Unit adjacent to such wall who rebuilt the wall shall be entitled to receive from the Owner of the adjacent Unit, and the non-cooperating Owner of the adjacent Unit shall be liable to pay upon demand to the Owner who rebuilt the wall, an amount equal to one-half (1/2) of the cost of such rebuilding, including the costs of foundations and supports necessarily installed, but excluding the amount of cost paid by insurance proceeds, and except as provided in paragraph 2 of this Article V when the damage is caused by only one of the Owners.

4) Whenever any Party Wall, or portion thereof, shall be repaired or rebuilt, it shall be erected on the same line and be of the same size and the same or similar materials and of like quality as the wall being repaired or rebuilt, and it shall in all respects conform to the applicable laws and ordinances regulating the construction of buildings in force at the time.

ARTICLE VI

EASEMENTS

1) Every Member shall have a right and easement of use and enjoyment and a right of access for ingress and egress, to their Unit, including driveways, on, over, across, in, upon, and to the Common Property, such area shown as streets alleys, roadway, and access easements upon the Plat for Hinsdale Meadows Subdivision, and such right and easement shall be appurtenant to and shall pass with the title to every Unit subject to the following provisions:

- A) The right of the Association, in accordance with its By-Laws, to adopt rules and regulations governing the use, operation and maintenance of the Common Property; and
- B) The right of the Association to dedicate or transfer all or any part of the Common Property to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed upon by the Members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by Members entitled to cast two-thirds (2/3rds) of the votes of the combined Class A and Class B membership has been recorded.

2) Any Member may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Property and facilities, to the members of his family, his tenants or contract purchasers who reside in his Unit.

3) The Declarant hereby covenants for itself, its successors and assigns, that it will convey title to the Common Property to the Association on or before December 31, 2021.

4) The Declarant reserves the right to grant to SBC/Ameritech, Commonwealth Edison Company, Northern Illinois Gas Company, the applicable local cable company, and all other public and quasi-public utilities serving the Project, easements, in addition to those appearing on any recorded plat of subdivision for the Project, to install, lay, construct, renew, operate and maintain pipes, conduits, cables, wires, transformers, switching apparatus and other equipment over, under and across the Common Property and Lots for the purpose of providing utility services to the Project and Units.

5) An easement is hereby granted to the Developer, without charge, for the purpose of erecting, maintaining, repairing and replacing billboards, banners and exterior lighting and other advertising and promotional displays over and across the Common Property and the exterior of any structure or any Lot and Unit being used as a model for so long as the Developer, its successors, assigns and licensees, are engaged in the construction, sale or leasing of Units on any portion of the Project.

6) In the event that following the initial recordation of any Plat or site plan, the Declarant, or its successors or assigns, determines that inaccuracies exist or additional utility easements are required in the Plat or site plan, Declarant hereby reserves to itself, its successors and assigns, the right to rerecord the Plat or site plan for the purpose of correcting any such inaccuracies and/or additions.

7) A nonexclusive easement is hereby declared, reserved and granted in perpetuity over the Common Property and Lots for the benefit of duly authorized agents and employees of any governmental unit exercising jurisdiction over the subject premises for ingress and egress to and from the public right-ofway to and over any portion of the Common Property and Lots for the purpose of providing municipal services to all portions of the Common Property and Lots.

8) The Common Property shall be subject to a perpetual easement in gross to the Board and the Association for the purpose of enabling and permitting the Board and the Association to properly perform their duties and responsibilities. The Board and the Association further have a perpetual easement in gross to enter upon a Lot where reasonably necessary in the judgment of the Board and the Association for the purpose of properly performing or executing a duty or responsibility of the Board and the Association in respect of other Owners, or of the Owners generally, or of the Common Property. Developer also has an easement in gross for the purpose of enabling and permitting Developer properly to perform its duties and responsibilities as Developer. Developer further has an easement in gross to enter upon a Lot where reasonably necessary, in the judgment of Developer, for the purpose of properly performing or executing a duty or responsibility of Developer in respect of other Owners, or of the Owners generally, or of the Common Property.

9) In the event a Unit is constructed on a Lot in such a manner that a common wall or structure encroaches and/or overhangs (above, beneath, and/or at grade level) on adjoining Lots or the Common Area, the Owners of each Lot or Common Area hereby take title subject to a perpetual easement for any such overhang and/or encroachment, which easement is hereby reserved for Declarant and all Owners, and shall include the reasonable right of access thereto for inspection, maintenance, repair and/or replacement of all or a portion thereof. In the event of a fire or other casualty that results in a total or partial destruction of a building, each building is entitled to be repaired or rebuilt in such a fashion to permit such overhangs or encroachments to be reestablished.

10) Easements have been granted on the Plat of Subdivision on Lots 1 and 3, along with common area Lots E, G, and H, for the purpose of allowing subdivision entry monument signs and associated landscaping, lighting and irrigation.

11) Easements are hereby granted on Lots 7, 8, 9, 10, 11,

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and 12 along with common area Lots E and G, for the purpose of allowing an eight-foot screening wall along 55th Street.

12) Lot A is located on the eastern boundary of the property and includes the storm water detention pond. Lot A includes three land access strips to the storm water detention pond from Barton Lane, including between Lots 18 and 19, between Lots 21 and 22, and between Lots 27 and 28. No alteration or obstructions shall be placed in these areas, and no change shall be made in the finished grade of these areas.

13) Lot D is located in the central area of the property and includes storm water management and utilities. There are two access strips from the adjacent roadways located on Lot D, including between Lots 36 and 37, and between Lots 41 and 42. No alteration or obstructions shall be placed in these areas, and no change shall be made in the finished grade of these areas.

ARTICLE VII

INSURANCE AND FIRE SUPPRESSION SPRINKLER SYSTEMS

 The Association shall procure insurance for the Hinsdale Meadows Homeowners Association and the Duplex Buildings in accordance with Exhibit "D" attached and made a part hereof.

2) Duplex Units: The insurance coverage will include fire, casualty and extended coverage for all Duplex Buildings in the Development in an amount equivalent to one hundred (100%)percent of the full replacement cost based on the Developer's original plans and specifications, including only the bare walls, floors and ceilings of the Unit. The premiums for such coverage shall be

charged to the Duplex Unit Owners as part of their regular assessments. The individual Unit Owner is responsible and shall purchase his or her own HO6 insurance policy which covers contents and betterments and improvements to the common elements, defined as follows: Common elements include fixtures located within the unfinished interior surfaces of the perimeter walls, floors and ceilings of the individual Units initially installed by the Developer. Common elements exclude floor, wall and ceiling coverings. "Improvements and betterments" means all decorating, fixtures, and furnishings installed or added to and located within the boundaries of the Unit, including electrical fixtures, appliances, air conditioning and heating equipment, water heaters, built-in cabinets installed by Unit owners, or any other additions, alterations, or upgrades installed or purchased by any Unit owner. Insurance for "Betterments and Improvements" as described above is available in an HO6 policy.

3) No owner of a Duplex Unit will be charged for any fire and casualty coverage for any Single Family Unit.

4) No owner of a Single Family Unit shall be charged for any fire and casualty insurance coverage for any Duplex Unit. The method of allocation of insurance premium for a Duplex Building shall be based on the square footage of each Unit in the Building as a percentage of the total square footage in the Building.

5) The costs of completing the restoration of a Duplex Unit or total building shall be funded from insurance proceeds and any deductibles shall be a Homeowners Association expense.

6) Single Family Units: Each Single Family Unit Owner or

beneficial Owner shall at his or her sole expense, insure his or her Unit for an amount equal to One Hundred (100%) percent of the replacement cost of such Unit to the Developers as built plans and specifications.

7) All new Single Family and Duplex Units constructed after the date of this Declaration in Hinsdale Meadows will include a Sprinkler Fire Suppression System. Each individual owner is responsible for its maintenance and an annual inspection of the system. The annual inspection, by a licensed plumber, will include a signed inspection form by the plumber which must be filed with the Village of Hinsdale.

ARTICLE VIII

BUILDING MAINTENANCE, ALTERATIONS AND ADDITIONS

1) Future alterations to the improvements and provisions shown in the Village's Planned Development Ordinance shall require specific Village approval of an amendment to such ordinance. In the event of a conflict in the provisional of such Ordinance and the Declaration, the Ordinance shall prevail.

2) The exteriors of the Duplex Units, including wood trim, garage doors, patios and decks shall be maintained, sealed, painted, finished and/or stained in such colors and at such times as the Developer or the Association shall determine, and the cost thereof shall be part of the cost of maintenance of the Duplex Units and reserves for such cost shall be assessed as part of the annual assessment against the Duplex Unit Owners in accordance with the provisions set forth below.

3) The exterior masonry and stucco on the Duplex Units

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shall be maintained, cleaned and/or tuck-pointed at such time as the Association shall determine. The cost of such work shall be part of the cost of maintenance and reserves for such cost shall be assessed as part of the annual assessment against the Duplex Owners in accordance with the provisions set forth below.

4) Duplex building roofs, windows and front entry doors shall be replaced or maintained at such time as the Association shall determine. The cost of such work shall be paid from the Maintenance Fund as incurred, and reserves for such cost shall be assessed as part of the annual assessment against the Duplex Owners in accordance with the provisions set forth below.

5) Driveways for all units shall be seal coated and/or repaired at such time as the Association shall determine. The cost of such work shall be paid from the Maintenance Fund as incurred, and reserves for such cost shall be assessed as part of the annual assessment against the Owners in accordance with the provisions set forth below.

6) No Owner shall make any exterior color or architectural changes, changes in load bearing walls, or additions to any Unit except as may be authorized in writing by the Developer or the Association, and if required, by the Village of Hinsdale.

7) The Single Family residences shall be owned fee simple and costs of maintaining, repairing and /or replacing any portion of these Single Family Units, including insurance shall be borne by the individual Owner for each Unit. The Annual Budget and Assessments allocated to each Single Family Unit shall not include the costs associated with any repairs or replacements to the Duplex Units. 8) The Association may use all means available under the law (at law or in equity), and the provisions of this Declaration and the By-Laws to collect assessments from Unit Owner(s) pursuant to the allocation in Exhibit "C" hereto.

9) All costs or maintenance charges in connection with a Unit not specifically allocated by this instrument to the Association shall be the responsibility of the Owner of the Unit or Units affected. If the Owners of the affected Units are unable to agree on the allocation of such costs the Association shall make such allocation, and its determination shall be final.

10) Except for fences originally installed by the Developer, no Owner or Occupant shall construct or erect a fence of any kind, except as may be authorized by the Association in writing; however, until the last Unit is sold the Association shall not approve a fence without the prior written approval of the Developer. Maintenance of fences constructed by the Developer, if any, shall be the responsibility of the Owner or Owners of the Units utilizing the fence. If the Owners of the affected Units are unable to agree on the scope of any required repair or maintenance with respect to such fence or the allocation of the cost of such maintenance or repair, the Board of Directors of the Association shall determine the scope of repairs and the allocation of the costs between the abutting Owners, and its determination shall be final. Invisible pet restraining fences may not be installed unless approved in writing by the Association. Any fence constructed along the Common Property lines of the Development shall be owned, repaired and maintained by the Association. No fence shall be constructed

in the yard of a Duplex Unit.

11) Except as set forth above, the Board of the Association may consider a request for approval a fence in the rear yard only of a Single Family home that does not extend beyond either outside wall of the Unit, nor more than twenty-five (25') feet beyond the rear wall of the Unit. Approved fences shall be constructed of wrought iron or simulated aluminum wrought iron, as prescribed by the Association, and no fence shall exceed four (4') feet in height. Any fenced enclosure in the yard of a Unit shall have at least one (1) gate which is four (4') feet in width to allow ingress and egress by the Association's Landscape Maintenance Contractor.

12) No Owner or Occupant shall install exterior storm sashes, canopies or awnings on any Unit, nor build enclosures for the front or rear entrances nor expand existing decks, patios or construct new decks or patios, except as authorized in writing by the Developer or the Association and the Village.

13) No Owner of Occupant shall be permitted to erect a permanent porch on a Unit except as authorized by the Association and the Village in writing. However, until the last Unit is sold the Association shall not approve a porch without the additional prior written approval of the Developer.

14) Except as set forth herein, no permanent attachments or other structure of any kind or character whatsoever shall be made, erected, permitted or maintained upon the exterior or roof of any Unit except when such attachments shall have been first submitted to and approved in writing by the Association and the Village when applicable. 15) No grade modification in a Lot which adversely affects drainage in the Development, and no modifications, changes or additions to Buildings, structures, fences or walls shall be initiated without, in each instance, the written approval of the Developer or the Association, and the Village.

16) In the event a Single Family Unit Owner desires to change the color or elevation style of the Unit, he or she must obtain the approval of the Association with respect to the color, and the Association and the Village for a change in the elevation style. The Unit Owner must also get the Developer's approval until the last Single Family Unit is conveyed.

17) Any alteration or addition to any Unit must comply with all applicable laws, ordinances, codes and regulations and be approved by the Association and the Village if required. Alterations or additions to any Unit which require a building permit to be issued must first be approved by the Association, prior to such building permit being applied for from the Village.

18) The Single Family Attached Duplex Units, shall be owned fee simple. However, due to the complexities of insuring and perfecting insurance claims for damage or property losses in Buildings with multiple Units, and given that the individual Units are part of the Buildings that have been designed to provide a cohesive style consistent with the designs approved by the Village of Hinsdale, the maintenance, repairs and replacements of individual Duplex Units shall be governed in accordance with provisions set forth herein, and summarized in the table below:

Duplex Maintenance, Repair Replacement	Responsibility
Item*	
Building Interiors (Bare walls in)	Individual Unit Owner
Unit Specific Minor Exterior Repairs that	НОА
do not require replacement, penetration or	
exposure of wall cavities.	
Unit Specific Electrical, Plumbing, HVAC,	Individual Unit Owner
Insulation, Sump Pumps	
a) Roof Repairs and Replacements	НОА
b) Window Unit Replacements & Repairs	HOA
c) Exterior Door Replacements & Repairs	HOA
d) Leaks (Roof, Exterior, Foundation)	HOA
e) Exterior Siding and Trim	НОА
Replacement, Repairs, Periodic Tuck	
Pointing, Painting, Staining and	
Caulking	
f) Repairs/Replacements/Modifications to	НОА
Structural Building elements, including	
Party Walls and /or any Foundation or	
Footings.	
g) Deck Repairs, re-staining, Replacement	НОА
h) Exterior Concrete Patio replacement &	НОА
repairs.	
i) Exterior attached fixture repairs	НОА
and replacement	
j) Exterior light bulb replacement	Individual Unit Owner

*Scheduling of periodic repairs will be as set forth by the Board to assure proper appearance, and based on the life of the Duplex building.

19) The method of allocating costs amongst Owners within the Duplex Building shall be as set forth in the Allocation Schedule. The method of allocation used is the square footage of each Unit in the Building as a percentage of the total square footage in the Building.

20) The provisions of Paragraph 18 above apply solely to the Units themselves and does not apply to Common Areas, or structures that are Common Property, the costs of which shall be shared by both the Single Family and Duplex Units in accordance with the Allocation Schedule.

21) The Association may use all means available under the law (at law or in equity) and the provisions of this Declaration and the By-Laws to collect assessments from the Unit Owner(s) pursuant to the allocations in Exhibit "C" hereto.

ARTICLE IX

USE OF LOTS AND COMMON PROPERTY

1) No animals of any kind, except dogs, cats or common household pets, (pigs, livestock, poultry and reptiles shall not be considered common household pets) shall be kept, raised or maintained, in any part of a Unit or Lot or on the Common Property. The Association reserves the right to adopt reasonable rules and regulations governing the keeping within any Unit of domestic dogs, cats and other household pets to prevent pets from becoming a nuisance to the Owners or Occupants of **HINSDALE MEADOWS SUBDIVISION**.

2) No clothes, sheets, blankets, or other articles of laundry shall be hung or exposed on any part of any Unit or Lot.

3) The Owners or Occupants of Units shall keep their premises free and clear of rubbish, trash, garbage debris or other unsightly materials, or waste. Any such materials or waste must be kept in covered sanitary containers hidden from public view until removed from the premises.

4) There shall be no courts, playfields, lounging, parking of baby carriages, playpens, swing sets, bicycles, wagons, toys, vehicles, and the like or placing of benches or chairs on any of the Common Property except as authorized or designated by the Association.

5) If any Owner or Occupant fails to maintain the Unit owned or occupied by him as herein provided, the Association may, after fourteen (14) days written notice to such defaulting Owner or Occupant, have such work done as may in the opinion of the Board, be necessary to keep such Unit in a condition conforming to the general quality of upkeep of all Units in the Project, and the amount paid plus interest thereon shall be a charge against the Owner of the Unit on which said work was performed, and a lien of the Association against the Unit until paid in full.

6) Each Unit shall be used exclusively for private single family residential purposes.

7) There shall be no alteration of the Common Property and nothing shall be kept, stored, constructed, planted on, or removed therefrom, without the written consent of the Board, consistent with the preservation of the Project as a distinguished and superior residential community as represented by the Developer to the Village of Hinsdale, to preserve the unique environmental character of the HINSDALE MEADOWS SUBDIVISION. However, this provision should not be construed to limit or preclude residents of the community from seeking to implement improvements or changes, with Board permission, subject to the normal code and permitting requirements uniformly enforced by the Village.

8) No Owner shall permit anything to be done or kept in his or her Unit or Lot or in the Common Property which will result in injury or damage to the trees, bushes, or other planted vegetation on Common Property or other Lots or which will result in an increase in the rate charged or in the cancellation of any insurance carried by the Association or which would be in violation of any law.

9) No sign of any kind shall be displayed to the public view on or from any part of the Project, without the prior consent of the Board, except by Developer, as hereinbefore provided in Article VI provided that the Board's consent shall not be unreasonably withheld as to "For Sale" signs by Owners on their own Lot relating to the sale of their Unit.

10) No activity which, in the judgment of the Board, may be or become an unreasonable annoyance or nuisance to the other Owners or Occupants or may interfere with the use and enjoyment of the other Owners and Occupants or their Units on the Common Property, shall be allowed on any Lot subject to the Declaration, provided however, the provisions of this Section shall not be applicable to the Developer when Developer is acting in accordance with its rights hereunder.

11) All Owners, Occupants and guests shall abide by the By-Laws of HINSDALE MEADOWS HOMEOWNERS ASSOCIATION and any rules and regulations adopted by the Board. If any Owner (either by his own conduct or by the conduct of any Occupant or guest), shall violate any of the covenants, restrictions or provisions of this Declaration or any rules or regulations adopted by the Board, and such violation shall continue after written notice or request to cure such violation from the Board, the Board may pursue any available remedy at law or in equity to eliminate such violation.

12) No truck, van, trailer, airplane, snowmobile, commercial vehicle, recreational vehicle, boat or other similar vehicle or water-borne vehicle may be maintained, stored or kept in the Project unless enclosed within a garage. Conventional passenger vehicles of the Owners, Occupants and their guests may be permitted to park on the Owner's driveway or other designated parking area. The term "commercial vehicle" shall include any vehicle which has a commercial message printed or otherwise displayed on it.

13) No trailer, basement of an uncompleted Building, tent, shack, garage, barn, and no temporary building or structure of any kind shall be used at any time for a residence either temporary or permanent nor shall any of the above be parked or placed on a Lot except by Developer during construction. Trailers, temporary buildings or structures may be located in the Project by the Developer and used during construction but shall be removed upon the completion thereof.

14) No Unit shall be leased by a Unit Owner for a period more or less than one (1) year without the prior written approval of the Association. Any lease must be in writing and a signed copy delivered to the Association within seven (7) days after its execution and prior to occupancy of the Unit. No Owner shall be permitted to lease a Unit to a second or subsequent lessee prior to the expiration of the one (1) year term of the previous lease unless a written request is submitted to and approved by the Board, setting forth a hardship to the Owner. In the event a hardship is granted the Board may grant an extension of lease rights within its discretion. Any lessee of a Unit leased in accordance with this Declaration shall comply with the rules and regulations of the Association. No Unit shall be leased by an Owner for hotel or transient purposes and no portion of a Unit which is less than the entire Unit shall be leased. This Declaration, the By-Laws and rules and regulations that relate to the use of the individual Unit or the Common Property shall be applicable to any person leasing a Unit and shall be deemed to be incorporated in any lease executed in connection with a Unit.

The Association may prohibit a tenant from occupying a Unit until the Owner complies with the leasing requirements prescribed by this Article.

15) Except for television satellite dishes not exceeding twenty-four (24") inches in diameter which may be placed at locations approved in writing by the Association, no other exterior radio or television antennae, poles, rods, wires or other devices for reception of television, radio or other electrical transmissions or signals may be installed in the Project, except inside of a Unit.

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

17) There shall be no swimming or boating of any nature permitted in any lake, retention pond or waterway within the Project. Notwithstanding this provision, the Association may hire contractors to maintain the pond and such contractor shall be permitted to use a boat if necessary for maintenance purposes.

18) There shall be no recreational devices, defined as a structure or outdoor facility, attached or unattached to the principal structure on a Lot and intended principally for recreational use, such as, but not limited to, above ground pools, playhouses, swing sets, trampolines, sandboxes or basketball hoops, on any Lot, including the front, rear and side yards.

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

20) Neither the Developer nor the Owner may construct a bedroom or full bathroom in the basement of any Unit. This restriction shall not, however, apply to the existing Single Family home on Lot 1, nor shall it bar or restrict the construction of a basement bathroom that includes only a toilet and sink, commonly referred to as a half-bath or powder room. The creation of other rooms in the basement for other purposes is not restricted.

21) The Association cannot amend the provisions of Article IX Sections 18 and 20 without prior approval of the Village as these provisions constitute an integral element of the Planned Development concept pursuant to which the Project zoning is granted.

22) Nothing in the provisions of this Declaration shall require the removal or limit the use by the Developer of any structure existing on the Project on the date hereof.

ARTICLE X

UTILITIES, LANDSCAPING, LAWN MAINTENANCE, AND SNOW REMOVAL

1) Except as set forth below, all landscaping, lawn, tree and shrubbery maintenance in the Project shall be performed by the Association and no changes nor shall alterations be made therein except by approval of the Association. Maintenance of any landscaping or plantings within fenced or designated private areas of a Lot, (such as potted plants or annuals planted by the Unit Owner) shall be provided by the Owner of the Lot at the Owner's sole expense. However, lawn maintenance and landscape maintenance for any items originally planted by the Developer within fenced areas of a Lot shall be provided by the Association. All areas including the front, rear and side yards, if any, shall be landscaped and planted initially by the Developer and thereafter maintenance, including shrubbery trimming and lawn mowing, shall be performed by the Association. Irrespective of the date of closing or receipt of possession of a Unit by the initial Owner, the Owner shall be responsible for the removal and replacement of trees and shrubbery planted on the individual Lot by the Developer's landscape contractor after the expiration of the landscape contractor's warranty of one (1) year from date of planting. Unless expressly stated otherwise by the Board, all costs of installation and maintenance of additional landscaping, trees or shrubbery approved by the Association for installation by an individual Owner on that Owner's Lot, shall be the sole responsibility of the Owner and such landscaping, trees or shrubbery shall be maintained in a manner consistent with the quality of maintenance provided by the Association. The cost of

removal and replacement of such additional trees and shrubbery planted by the Owner on his Lot, with the approval of the Board, shall be the responsibility of the Owner of the Lot. In the event an Owner fails to remove and replace such trees or shrubbery when necessary, the Association may, after thirty (30) days prior written notice, cause the appropriate removal and/or replacement to be performed and assess the cost thereof to the individual Lot Owner.

The Developer will install an automatic irrigation 2) system to irrigate turf areas only throughout the Common Area. In addition to the common area, the Developer will install irrigation in the island of cul-de-sac at the south end of Barton Lane and the Association shall pay for the water and maintain the irrigation lines and landscaping of this area, even though it is in the Barton Lane right-of-way and dedicated to the village as part of the public road system. The Association shall pay for hand watering of trees, shrubs and other plant materials not covered by the automatic irrigation system on an as needed basis to properly care for and protect the plant material. Owners of each Unit may also water the trees, shrubs or other plant material surrounding their Unit in keeping with proper horticultural practices. The automatic irrigation system will include quick coupling devices to allow the Developer, Association or its Landscape Maintenance Contractor to connect hose for the purpose of hand watering. However, the Developer, Association or its Landscape Maintenance Contractor may use the exterior water spigot of a Unit in order to hand water plant materials in the vicinity of the Unit and shall not be obligated

to repay the Unit Owner for the cost of the water.

3) The Association, through a private contract or otherwise, shall provide for cultivating, trimming and feeding evergreens, trees and shrubs; re-seeding, fertilizing, weedcontrol programs, spraying, feeding and trimming of trees, and planting of vegetation on the Common Property. The cost of such services shall be paid from the Maintenance Fund. If any trees in the Common Property must be removed or replaced, such work shall be done by the Association and paid from the Maintenance Fund.

4) The responsibility of the Association for landscape maintenance, and snow removal services of the private walks and driveways, shall commence upon the closing on the Unit. The Developer or Association may enter into an agreement with a third party to provide landscape maintenance and snow removal for all Units and the Developer shall pay the pro rata share of such expenses for the then completed but unsold Units receiving such services.

5) If an Owner fails to pay any cost assessed by the Association pursuant to this Article X, the Association may proceed against the Owner as prescribed in Article III Section 10 hereof and shall have all remedies against the Owner as set forth therein.

6) The Association will provide for snow removal for all public and private sidewalks, entry walks and/or driveways.

7) The public streets and sidewalks have been constructed by the Developer and dedicated to the Village of Hinsdale, which will own, operate and maintain them. 8) The Developer has constructed all storm sewers, water mains and sanitary sewers and has dedicated the improvements to the Village of Hinsdale, which will own, operate and maintain them except as follows:

- A. The Lot Owner shall be responsible for all repair, maintenance and replacement of storm sewer lines (up to ten ("10") inches in diameter) which connect the Unit on the Lot to the storm sewer main, including the junction box; and
- B. The Lot Owner shall be responsible for all repair, maintenance and replacement of water lines which connect the Unit on the Lot to the "buffalo box," which will normally be located in the parkway adjacent to the Lot; and
- C. The Lot Owner shall be responsible for all repair, maintenance, and replacement of sanitary sewer lines which connect the Unit on the Lot to the sanitary sewer main, including the connection to the sewer main.

9) The perimeter fencing and screen wall shall be owned and maintained by the Homeowners Association. Nothing shall be attached to any perimeter fencing or screen wall without written permission of the Board of Directors, in writing. The monument walls at the entrances and at the corner of 55th and County Line shall be lighted and maintained by the Homeowners Association, and the associated costs shall be paid from the Maintenance Fund, including the electrical charges.

10) The maintenance and repair of the emergency gate in the fence along the property line between the RML Hospital and

Hinsdale Meadows shall be shared equally between RML Hospital and Hinsdale Meadows. Each party on its own will be responsible for the road surface and landscaping on their respective sides of the fence/gate.

11) The Association shall be responsible for the cost of maintaining the detention pond located in the Project and the overland swales. No changes shall be made or restrictions imposed on the overland routes. The detention pond shall be maintained for weed and algae growth on a regular basis and such expense will be included in the maintenance expense of the Association.

ARTICLE XI

INGRESS AND EGRESS

The roads, sidewalks and street lights have been dedicated to the Village and shall be maintained by them, including snow removal and electrical consumption for the street lights. The sidewalk extending to KLM Park is a public sidewalk. The right of ingress and egress over and along the roads, sidewalks and paths, and all areas designated on the Plat as Common Property, is hereby declared a perpetual easement for the benefit of all Owners and Occupants of Units in **HINSDALE MEADOWS SUBDIVISION** and for the benefit of their invitees. Said easement shall not terminate in the event any portion of said sidewalks and paths are destroyed or damaged.

ARTICLE XII

MISCELLANEOUS PROVISIONS

1) Each Unit and Lot shall be used exclusively as a single family residence of the Owner or Occupant and for no other purpose. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational, or otherwise, designated for profit, altruism, exploration, or otherwise, shall be conducted, maintained or permitted on any part of the Project, nor shall window displays or advertising be maintained or permitted on any part of the Project or any Unit or Lot therein, nor shall any structure be erected on any portion of the Project by any Owner or Occupant.

2) Any violation of the rules and regulations adopted by the Association shall be deemed a violation of this Declaration and may be enforced or enjoined as provided in such rules and regulations, By-Laws or applicable provisions of this Declaration, or other applicable laws or ordinances.

3) The rights, privileges and powers herein granted to or retained by the Declarant shall be assignable to, and inure to the benefit of, any successor Declarant, or the Association.

4) Each Lot, in addition to any other lien granted herein, may be subject to a lien under the Mechanics Lien Law, made and provided by the statutes of the State of Illinois, for services rendered or materials furnished by the Association in connection with improvements or repairs on such Lot.

5) In the event title to any Unit shall be conveyed to a title holding land trust, under which all powers of management, operation and control of the premises remain vested in the trust beneficiary or beneficiaries, then the trust estate under such trust, and the beneficiaries thereunder from time to time, shall be liable for payment of any obligation, lien or indebtedness chargeable or created under this Declaration against such Unit. No claim shall be made against any such title holding trustee personally for payment of any claim, lien or obligation hereby created, and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against any such lien or obligation, but the amount thereof shall continue to be a charge or lien upon the Unit and proceeds of sale of the Unit notwithstanding any transfers of beneficial interest or in the title to such Unit. The Trustee of any Trust owning a Unit shall, upon written request from the Association, supply the Association with the name or names of the beneficiary of the Trust.

6) The Association shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by an Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

7) Invalidation of any one of these covenants, conditions, easements or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

8) All grantees of the Declarant by the acceptance of a deed of conveyance, and each Purchaser under articles of

agreement for deed, accept the same subject to all restrictions, conditions, covenants, reservations, easements, and the jurisdiction, rights and powers of the Declarant, and the Association, created by this Declaration or by the Plat or deed restrictions hereto recorded; and all easements, rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Unit subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, henceforth.

9) At any time and from time to time while these covenants, conditions, restrictions, reservations, equitable servitudes, grants, easements and set back lines are in effect, this Declaration may be amended or revoked, by the recording in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument declaring and setting forth such amendment or revocation, which instrument shall be signed by the undersigned or its successors and assigns or by the then Owners of not less than two-thirds (2/3) of the Units in the Project. Such instrument shall be effective from and after the date of its recording, provided however, that if the Developer or its successors and assigns shall hold legal title to any Unit in the Project, then an amendment or revocation signed by not less than

two-thirds (2/3) of the Owners of such Units must also be signed by the undersigned, its successors or assigns, and if not so signed such amendment or revocation shall not be valid. A certificate signed and acknowledged by the Office of the Recorder of Deeds of Cook County, Illinois or by an abstract or title company doing business in Cook County, Illinois that such instrument or amendment or revocation has been signed by the then Owners of not less than two-third (2/3rds) of such Units, and the undersigned Declarant, its successors and assigns, if applicable, shall be deemed prima facie evidence that such instrument has been signed by the Owners of the required number of Units. A certificate confirming such amendment or revocation signed by the Board or the undersigned Declarant or its successors or assigns shall likewise be prima facie evidence that the amendment or revocation has been signed by the Owners of the required number of Units. In the voting provided for herein and in making amendments and revocations to this Declaration, each of said platted Lots shall be deemed a Unit and the Owner or Owners thereof shall be entitled to one (1) vote and shall count as one Owner in determining the number of votes and Owners. This Section is subject to the provisions of Article II, Sections 3A and 3B hereof. Prior to the sale of all Units in the Project, Developer reserves the right to authorize such amendments to this Declaration and other Project instruments and surveys as are not materially detrimental to the Unit Owners, and such amendments shall be effective when recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

10) Developer hereby reserves for itself, successors,

assigns and licensees, the right to engage in the construction of Units and sale of Lots which are or shall become the subject matter of this Declaration and shall be entitled to erect model Units, sales and production offices, including all appurtenant structures and lighting which, in the sole discretion of the Developer, shall assist it in the conduct of its business.

11) Until the first Board shall have been elected and qualified, all of the rights powers and obligations which by this Declaration are to be vested in the Association and its Board shall be deemed vested in and possessed by the Developer. Until the Developer's transfer and assignment of its rights, powers and obligations to the Association, all of the lien rights and other rights herein provided for in favor of the Association and its Board shall be possessed by the Developer as fully and effectively in every respect, without diminution of any kind, as said lien rights are to be possessed by the Association and its Board. All rights of the Developer shall be exercised without the consent of the Owners or the Association.

12) The Board shall have the authority and shall obtain a policy or policies of insurance insuring the Association against any liability to the public or to the Owners (and/or invitees or tenants), incident to the operation of the Association, in an amount not less than \$1,000,000.00 for any one occurrence alleging bodily injury or property damage. The Board shall also provide statutory workers' compensation insurance, fidelity bond, if appropriate, and errors and omissions insurance for directors and officers, which policy or policies shall contain an endorsement providing that the rights of the named insureds shall
not be prejudiced with respect to actions against other named insureds.

13) If any of the options, privileges, covenants or rights created by this Declaration or By-Laws would otherwise violate (a) the rule against perpetuities or some analogous statutory provision, or (b) any other statutory or common law rules imposing time limits, then such provision shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the incumbent Governor of the State of Illinois on the date of execution hereof.

14) Neither the Developer/Declarant, nor the Joint Venturers, nor their respective partners, representatives or designees, shall be liable for any claim whatsoever arising out of or by reason of any actions performed pursuant to any authorities reserved, granted or delegated to it by, or pursuant to, this Declaration, or in the Declarant's (or the Joint Venturers or their respective partners, representative's or designee's) capacity as Developer, contractor, Owner, manager or Seller of the Real Estate whether or not such claim (a) shall be asserted by any Owner, Occupant, the Board, the Association, or by any person or entity claiming through any of them; or (b) shall be on account of injury to person or damage to or loss of property wherever located and however caused; or (c) shall arise out of a contract, either express or implied. Without limitation to the generality of the foregoing, the foregoing enumeration includes all claims for, or arising by reason of, the Buildings or improvements in the Project or any part thereof being or becoming out of repair or containing any patent or latent

defects, or by reason of any act or failure to act of any Owner, Occupant, the Board, the Association, and their respective agents, employees, guests and invitees, or by reason of any neighboring property or personal property located on or about the Project, or by reason of the failure to function, or the disrepair of, any utility service (heat, air conditioning, electricity, gas, water, cable television, sewage, etc.)

15) Notwithstanding any other provision herein, the Board may engage the services of a Managing Agent to manage the Project to the extent deemed advisable by the Board; provided, however, that it is expressly understood and agreed that the Declarant or the beneficiaries of the Declarant expressly reserve the right to designate an initial Managing Agent for a period not to exceed two (2) years from the date of the closing of the sale of the last Unit in the Project with right to terminate the initial management agreement upon ninety (90) days written notice without penalty. The rights of the Board to designate a different Managing Agent shall be in all respects subject to any and all contractual rights resulting from such initial designation of Managing Agent by the Declarant.

16) The Board shall promulgate Rules and Regulations, including architectural and landscape controls from time to time, and the Owners agree to be bound and observe such rules and regulations, as well as the Articles of Incorporation and By-Laws of the Association.

17) Upon written request to the Board, the holder of any duly recorded mortgage or trust deed against any Unit shall be given a copy of any and all notices permitted or required by this Declaration to be given to the Owner or Owners whose ownership is subject to such mortgage or trust deed. Upon receipt by the Association of written request from the mortgagee of any Unit revealing the mortgagee's interest in such Unit, and requesting notice of any condemnation or casualty loss which affects either a material portion of the Project or the Unit securing its mortgage, delinquency in excess of sixty (60) days in the payment of assessments or charges owed by the owner of any Unit on which it holds a mortgage, a lapse, cancellation, or material modification of the Association's insurance; or proposed actions that require the consent of specified percentages of Unit Owners, the Association will provide notice thereof in a timely manner to said mortgage. An audited financial statement will also be provided upon written request from such mortgagee.

18) The maximum number of Units in the Project is sixtyfour (64).

19) The members of the Board and the officers thereof or of the Association and the Managing Agent shall not be liable to the Owners for any mistake of judgment or any acts or omissions made in good faith as such members or officers or Managing Agent. Such members or officers and the Managing Agent shall have no personal liability with respect to any contract made by them in good faith on behalf of the Association.

20) This Declaration shall be liberally construed as to facilitate and promote its objectives hereinabove set forth. Narrow, technical and literal construction of this instrument, inconsistent with the objectives of the Declarant, the Board and Owners shall be avoided. 21) The headings contained in this Declaration are for reference only and shall not in any way affect the meaning or interpretation of this Declaration.

22) Any notice required or desired to be given under the provisions of this Declaration to any Member, Owner or any other persons entitled to use the Common Property or any part thereof shall be deemed to have been properly served when mailed by certified or registered mail, return receipt requested, when deposited in the United States mail, postage prepaid, directed to the last known address for such person, all as shown on the books and records of the Association at the time such notice is given.

23) In the event there is at any time a conflict between any provision of this Declaration and any provision of any then effective ordinance, rule or regulation of the Village of Hinsdale, Illinois, the ordinance, rule or regulation of the Village of Hinsdale then in effect shall prevail, but only to the extent it is more restrictive than this Declaration.

24) The Declarant/Developer reserves the right, prior to the date the initial meeting of Owners is held, to amend this Declaration so that it will comply with the legal requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the United States Veterans Administration or their respective successors and assigns.

25) Closing on the Purchase of Unit shall be deemed consent by the Owner(s), or beneficial Owner, of the Unit for the Association to publish the name, address and telephone number in the Directory of Unit Owners published by the Association. 26) The Village of Hinsdale shall have the right, but not the obligation, to enforce the Covenants or obligations of the Association and/or the Owners of Units, on the Lots as defined and provided within the Declaration and further shall have the right upon (30) days prior written notice specifying the nature of a default, to enter upon the Lots and cure such default, or cause the same to be cured at the cost and expense of the Association, Unit Owners or other Owners of the Lots or Units. The Village of Hinsdale shall also have the right to charge or place a lien upon a Lot or Unit for the repayment for such costs and expenses, including reasonable attorney's fees and costs in enforcing such obligations. THIS DECLARATION is executed this _____ day of _____,

_____, by the Declarant, **HINSDALE MEADOWS VENTURE**, as the Owner of the Project.

HINSDALE MEADOWS VENTURE

By:

_____, President

This Document Was Prepared and after recording mail to John H. Jackson, Attorney at Law Jackson and Slewitzke, Ltd. 901-907 Burlington Ave. Suite 7, Western Springs, IL 60558 (708) 286-1020 STATE OF ILLINOIS)) SS. COUNTY OF COOK)

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named ______ President of HINSDALE MEADOWS VENTURE, Declarant, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such ______ President appeared before me this day in person and acknowledge that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of

Notary Public

(N O T A R Y S E A L)

_____/ ____·

EXHIBIT "A" TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE HINSDALE MEADOWS SUBDIVISION

LEGAL DESCRIPTION OF HINSDALE MEADOWS SUBDIVISION

EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE HINSDALE MEADOWS SUBDIVISION

BY-LAWS OF HINSDALE MEADOWS HOMEOWNERS ASSOCIATION

EXHIBIT "C" TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE HINSDALE MEADOWS SUBDIVISION

ASSESSMENT ALLOCATION PERCENTAGES TO UNITS IN HINSDALE MEADOWS SUBDIVISION

EXHIBIT "D" TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE HINSDALE MEADOWS SUBDIVISION

INSURANCE SCHEDULE OF COVERAGES

Revision Date: May 17, 2017

DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF HINSDALE AND HINSDALE MEADOWS VENTURE (Southeast Corner of 55th Street and County Line Road)

Prepared by:

Hinsdale Meadows Venture 2550 Waukegan Road, Suite 220 Glenview, Illinois 60025 Attn: Jerry James (847) 724-0200 After recording, return to:

Village of Hinsdale 19 E. Chicago Avenue Hinsdale, Illinois 60521

DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF HINSDALE AND HINSDALE MEADOWS VENTURE (Southeast Corner of 55th Street and County Line Road)

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of the _____ day of ______ 2017 (the "Effective Date"), by and between the VILLAGE OF HINSDALE (the "Village"), and HINSDALE MEADOWS VENTURE, (the "Developer"). The Village and the Developer are sometimes hereinafter referred to individually as a "Party" and collectively as the "Parties".

WITNESSETH:

WHEREAS, the Developer is the owner of that certain tract of real property consisting of approximately 24.5 acres, legally described on Exhibit A attached hereto and generally located on the southeast corner of the intersection of 55th Street and County Line Road in the Village (the "Property"); and

WHEREAS, the Village approved, by the adoption of Ordinance No. _____, passed and approved on ______, 2017, a Special Use Permit for a Planned Development (PD) to be developed on the Property (the "Approved Ordinance"), comprised of 22 single family and 42 Duplex homes for a total of 64 units in 43 buildings (the "Project"); and

WHEREAS, the Village also approved a final plat of subdivision for the Property prepared by Spaceco, Inc. and dated ______, 2017, for the subdivision of the Property, which final plat of subdivision is attached to this Agreement as Exhibit B (the "Final Plat of Subdivision"); and

WHEREAS, the Developer will use the existing onsite public improvements, including streets, street lights, sidewalks and curbs, water and sewer lines, storm water detention, and parkway trees (collectively, the "Public Improvements") already installed and approved, and will make the necessary adjustments, connections, repairs, and installation of the final surface on the streets for the Project to serve the 64 dwelling units in accordance with the approved site plan prepared by BSB Design, Inc. dated _______, 2017 (the "Final Site Plan"), the approved final engineering plans prepared by Spaceco, Inc. dated ______, 2017 (the "Final Engineering Plans"), and the approved final landscaping plans prepared by BSB Design, Inc. and dated _______, 2017 (the "Final Landscaping Plans"), said final plans being attached to this Agreement as Group Exhibit C and hereinafter referred to as the "Final Plans"; and

WHEREAS, the Developer will enter into contracts for modifications to the Public Improvements, including certain sanitary sewer, storm sewer, and water main relocations, final surface course for the streets, sidewalk repairs, and parkway tree relocations and plantings (collectively, the "Additional Public Improvements Work"); and

WHEREAS, the Developer completed and received approvals from the Illinois Department of Transportation and the Cook County Highway Department for the rework of the intersection of County Line Rd and $55^{\rm th}$ Streets, and no other off-site work is contemplated by or expected of the Developer; and

WHEREAS, the on-site detention pond has been installed and approved by the Village, and certain proposed minor modifications are being proposed to accommodate the Project, the Village shall issue the required permit for such modifications in compliance with the requirements of the DuPage County Storm_Water Division, and the Developer shall confirm additional requirements, if any, of the Metropolitan Water Reclamation District; and

WHEREAS, the President and Board of Trustees of the Village (the "Corporate Authorities"), after due and careful consideration, have concluded that the development of the Property on the terms and conditions set forth in the Approved Ordinance and this Agreement will promote sound planning, increase the taxable value of property within the Village, and serve the best interests and general welfare of the Village and its citizens; and

WHEREAS, pursuant to notices given as required by applicable law, all required public meetings have been held by all appropriate commissions and other bodies relating to subdivision controls, zoning, and other requested relief;

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated into and made a part of this Agreement, and the mutual covenants and agreements set forth below, the Parties hereby agree as follows:

<u>Section 1</u>. <u>Development Standards</u>. The Property, except for minor alterations approved by the Village Engineer due to field conditions or other circumstances, shall be developed pursuant to and in accordance with the following:

- 1. the Approved Ordinance; and
- 2. this Agreement; and
- 3. the Final Plat of Subdivision; and
- 4. the Final Plans; and
- 5. the provisions of the Hinsdale Zoning Ordinance, as the same exists as of the Effective Date of the Agreement (the "Zoning Ordinance"); and
- 6. the provisions of the Hinsdale Subdivision Code, as the same exists as of the Effective Date of this Agreement (the "Subdivision Code"); and

- 7. the provisions of all other applicable Village codes and ordinances (collectively, the "Applicable Village Codes and Ordinances"); and
- 8. the requirements of all applicable federal, state and county laws.

In the event of a conflict between the Approved Ordinance, this Agreement, the Final Plat of Subdivision or the Final Plans, on the one hand, and the provisions of the Zoning Ordinance, the Subdivision Code or other Applicable Village Codes and Ordinances, on the other hand, the former shall prevail. In the event of a conflict between either the Approved Ordinance or this Agreement, on the one hand, and either the Final Plat of Subdivision or the Final Plans, on the other hand, the former shall prevail.

<u>Section 2</u>. <u>Village Consents, Approvals and Cooperation</u>. Whenever the consent, approval or cooperation of the Village, or of any of its employees, consultants, attorneys, agents or representatives, is required to be given or rendered under the provisions of this Agreement or otherwise, the same shall not be unreasonably withheld, delayed or conditioned.

Section 3. Improvements, Public, Private and Easements.

A. <u>Improvements Required</u>. The Developer has already constructed the Public Improvements and will undertake the Additional Public Improvements Work, at its sole cost and expense, to serve the Project. The Public Improvements and Additional Public Improvements Work are set forth on Exhibit D attached hereto. The Public Improvements, as completed or improved by the Additional Public Improvements Work, are collectively referred to as the "Improvements" in this Agreement.

B. <u>Easements Required</u>. Public service and utility easements are included on the Final Plat of Subdivision. In the event of a conflict in the application or interpretation of the terms and provisions of the public service and utility easements granted on the Final Plat of Subdivision and the terms and provisions of this Agreement, the terms and provisions of this Agreement shall govern and control.

- C. <u>Construction of the Improvements.</u>
- 1. <u>Construction Standards</u>. The Developer shall undertake the Additional Public Improvements Work pursuant to and in accordance with the Development Standards set forth in Section 1 of this Agreement.
- 2. <u>Village Inspections and Approvals</u>. All work undertaken by the Developer on the Public Improvements shall be subject to inspection and approval by the Village Engineer at all times. Within 10 business days of receipt of notice (weather permitting) from the Developer that one or more of the components of the Additional Public Improvements Work

have been completed (which notice shall set forth with specificity which components have been completed), the Village Engineer shall inspect said components and indicate approval or disapproval of the same by written notice to the Developer (the "Inspection Notice") given within five business days following such inspection. If such components of the Additional Public Improvements Work are not approved, the reasons therefor shall be set forth in the Inspection Notice. Upon the Developer's correction of the items set forth in the Inspection Notice, the Village Engineer, within five business days of receipt of written notice, shall reinspect only the items set forth in the Inspection Notice to be corrected and either approve or disapprove said items, in writing, within five business days of said re-inspection. Said 10-business day and five business day periods may be extended if the Village Engineer is delayed due to causes beyond the Village Engineer's reasonable control provided the Village Engineer promptly notifies the Developer of such cause for If the Village Engineer determines that any items on the delay. Inspection Notice remain to be corrected after the second such reinspection and the Developer disputes such determination, such dispute will be submitted in the first instance to the Village Manager and thereafter, if necessary to the Corporate Authorities, for resolution, which resolution shall be based on the provisions of the Approved Ordinance, this Agreement and all Applicable Village Codes and Ordinances, except to the extent that such Applicable Village Codes and Ordinances were amended since the previously-installed Public Improvements were constructed.

- 3. <u>Other Approvals</u>. When the construction and installation of any improvement requires the consent, permission, or approval of any public agency or private party, the Developer, with the cooperation of the Village, shall promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be required to obtain such consent, permission, or approval.
- 4. <u>Construction Vehicles</u>. The Developer shall require that all construction vehicles, including passenger vehicles and construction equipment, be parked at all times within the Property, and keep all routes used for construction traffic free and clear of mud, dirt and debris and shall repair any damage caused by such construction traffic.
- 5. <u>Streets; Access and Circulation</u>. All streets required to provide access to or circulation within the Property for general traffic have been constructed by the Developer prior to the Effective Date of this Agreement. The final surface course of the streets will be bituminous concrete (1.5" asphalt) pavement and will be installed before the street

is conveyed to and accepted by the Village. The Developer may use the streets for construction traffic and shall, during the period of the use, keep the streets free and clear of mud, dirt, debris, obstructions, and hazards and shall, after the use is no longer necessary, restore, and repair the streets to the standards established herein for the construction of the streets.

6. <u>Construction Hours</u>. Construction hours shall be permitted during the allowable hours of work, which are 8 am to 8 pm weekdays and 8 am to 4 pm on Saturdays. No work shall be allowed on Sundays. The Developer shall comply with these hours of construction, unless Village approval for extended hours is granted due to extenuating circumstances, or in the event emergency repairs are required.

D. Dedication and Maintenance of the Improvements. The Developer shall convey the Improvements to the Village as "public improvements", and the Village shall accept them, and all previously dedicated rights-of-way, in the manner hereinafter specified. Neither the execution of this Agreement nor the approval or recording of the Final Plat of Subdivision shall constitute an acceptance by the Village of any of the Improvements, including without limitation any streets or other public facilities, or any of the rights-of-way within the Project notwithstanding their designation as being as "hereby dedicated" on the Final Plat of Subdivision. No Improvement shall be accepted by the Village except by a resolution duly adopted by the Corporate Authorities specifying with particularity the Improvement or Improvements being accepted. The Developer shall convey the Improvements to the Village as "public improvements" by a customary form bill of sale following their inspection and approval in accordance with Section 3.C.2 above and following the delivery to the Village Engineer of approved "as-built" drawings, and a certification from the Developer's engineer that such Improvements have been constructed in accordance with the Final Plans, the provisions of this Agreement, and all Applicable Village Codes and Ordinances, except to the extent that such Applicable Village Codes and Ordinances were amended since the previously-installed Public Improvements were constructed. Not less than 30 calendar days following the receipt of the last of the items required for conveyance of said Improvements, the Village shall accept such Improvements, by resolution, and all previously dedicated rightsof-way and easements. Such conveyance may be effected on a phase-by-phase and an Improvement-by-Improvement basis. Within 10 business days of the Village's receipt of the last of the required documents identified above, and provided the required maintenance bond has been deposited with the Village, the Performance Security deposited with the Village pursuant to Section 4 for the Improvements then being accepted shall be returned to the Developer and thereafter the Village shall own and maintain such Improvements as "public improvements".

E. <u>Kathryn Legge Memorial (KLM) Park Improvements</u>. The Developer, as a public benefit included in the PD for the Project, shall re-grade and level three lacrosse fields located in KLM Park near the north end of the park property (the "KLM Park Improvements"). The dirt to be used to level the fields will come from the excess soils excavated from the Project site. Storage of excess dirt will be on the KLM property near the lacrosse fields and when sufficient dirt is available to level one field, leaving 2 of the 3 for use, work may commence, subject to Hinsdale Park District approval.

Access to KLM Park from the construction site with trucks carrying the dirt shall be from a mutually-agreeable location along the mutual property line of the two parcels. When the Developer gives notice to the Village that it no longer needs direct access to KLM Park from the common property line, access to KLM Park shall be from the adjacent public road system. The location for the dirt storage on the KLM property shall be agreed upon between the Developer and Hinsdale Park District officials. When the final lacrosse field is finished, the Developer shall restore all the landscaping that was damaged, including the fence on the property line to its original condition.

F. <u>Issuance of Building Permits, Building Plan Review, Building</u> <u>Inspection Fees and Certificates</u>. Subject to the opportunity to cure provisions set forth in this Agreement, the Village shall have the absolute right to withhold any building permit or certificate of occupancy at any time the Developer is in breach of the provisions of this Agreement. No building permit shall be issued for any site unless and until all plans for the building to be constructed on such lot have been approved and the related permit fees, as the same are in effect as of the Effective Date of this Agreement, have been paid. Subject to the foregoing and to the other provisions of this Agreement, no other building permit fees, building plan review fees or building inspection fees shall be imposed by the Village on the Developer in connection with the construction of the Project.

G. <u>Applicable Building Codes</u>. All dwelling units constructed on the Property during the six-year period following issuance of the first dwelling unit permit issued for the Property after the Effective Date of this Agreement shall be constructed in compliance with the provisions of the Village's Building Codes, as the same exist as of the Effective Date of this Agreement. Amendments to such Building Codes that are adopted by the Village after expiration of said six-year period shall become applicable to the Property 180 days after the date the Village gives notice of such amendment to the Developer. Notwithstanding the foregoing, amendments to such Building Codes to conform them to the requirements of state or federal law shall be applicable to the Property, as and when required by a state or federal mandate.

Section 4. Performance Security.

- A. <u>Performance and Payment Bond</u>.
- 1. As security to the Village for the performance by the Developer of the Developer's obligations to construct and complete the Additional Public Improvements Work pursuant to and in accordance with this Agreement, the Developer shall deposit with the Village Manager a performance and payment bond in a total amount equal to 125% of the costs of the Additional Public Improvements Work, plus the cost of the KLM Park Improvements (the "Performance and Payment Bond").
- 2. <u>Cost of Additional Public Improvements Work and the KLM Park</u> <u>Improvements</u>. Spaceco, Inc. has prepared the estimate of costs for the Additional Public Improvements Work and the KLM Park Improvements, which is attached hereto as Exhibit E.
- 3. <u>Partial Reduction and Maintenance of Performance and Payment Bond</u>. The Performance and Payment Bond shall be maintained and renewed by the Developer, and shall be held in escrow by the Village, until approval and acceptance, where appropriate, of all of the Improvements by the Village pursuant to Subsections 3D of this Agreement. The Developer at reasonable intervals may request partial reductions in the amount of the Performance and Payment Bond upon the completion of portions of the Additional Public Improvements Work and the KLM Park Improvements.

B. <u>Form of Bond</u>. The Performance and Payment Bond shall be in a form satisfactory to the Village Attorney, which form shall substantially conform to the form attached to this Agreement as Exhibit F. The Performance and Payment Bond shall be from a surety company acceptable to the Village and licensed to do business in the State of Illinois.

C. <u>Use of Funds in the Event of a Breach of the Agreement</u>. If the Developer fails or refuses to complete the Additional Public Improvements Work as and when required by this Agreement, and such failure continues after notice and lapse of any applicable cure period, the Village, in its discretion, may initiate a claim against the funds remaining in the Performance and Payment Bond, and thereafter proceed to complete the Additional Public Improvements Work and reimburse itself from the proceeds of the Performance and Payment Bond for all of its costs and expenses, including reasonable legal fees and administrative expenses, resulting from or incurred as a result of the Developer's failure or refusal to complete the Additional Public Improvements Work. If the funds remaining in the Performance and Payment Bond are insufficient to repay fully the Village for all such costs and expenses, then the Developer shall, upon the demand of the Village therefor, immediately deposit with the Village any additional funds as the Village determines

are necessary to fully repay such costs and expenses and to establish such cash reserve. If the Developer fails to repay fully the Village for all costs and expenses, the Village may institute a claim against the Developer for reimbursement of those costs and/or may file a lien against the remaining portions of the Property owned by the Developer. After completion of the Developer's obligations to undertake the Additional Public Improvements Work and reimbursement of the Village for all fees and all costs and expenses, including reasonable legal fees and administrative expenses, incurred by the Village, the Village shall release to the Developer any proceeds remaining on deposit with the Village from the Performance and Payment Bond.

Section 5. Payment of Fees, Costs, and Donations; Certain Improvements.

A. <u>General Requirements</u>. In addition to any other costs, payments, fees, charges, contributions or dedications required by this Agreement, the Developer shall pay to the Village, as and when due, all application, inspection, and permit fees, and all water and sewer general and special connection and tap-on fees, required to be paid as a result of the construction of the Project by Applicable Village Codes and Ordinances. The Village shall not increase any such fee as it applies to the Property unless that increase is generally applicable to property throughout the Village.

B. <u>Park Donation</u>. In fulfillment of the subdivision regulations in section 11-1-12 (G) of the Hinsdale Village Code, the Developer (1) shall include the two private park areas on the Property as shown on the Final Engineering Plans, and (2) has previously paid a cash donation of \$720,000.

C. <u>No Other Contributions or Donations</u>. Except as otherwise provided for in this Agreement, the Village shall not require Developer to pay any fees or to donate any land or money or make any other contributions or donations to the Village or any other governmental agency as a result of the subdivision or development of the Property or the construction of dwelling units on the Property.

D. <u>No Recapture Obligations</u>. The Village represents and warrants to the Developer that no recapture fees for off-site sanitary sewer, water or stormwater management improvements, or off-site roadway or traffic signalization improvements shall be due as a result of the subdivision or development of the Property or the construction of dwelling units on the Property.

<u>Section 6.</u> <u>Declaration of Covenants, Restrictions, and Easements</u>. The Developer shall record against the Property, in a form acceptable to the Village Manager and Village Attorney, a Declaration of Covenants, Restrictions, and Easements providing for, among other things, establishment of the Hinsdale Meadows Homeowners' Association, and the obligations of the homeowners and the homeowners' association for maintenance of the Property.

Section 7. Model Homes, Sales Offices, and Marketing Signage

- A. <u>Model Homes</u>. The Developer may construct and maintain on the Property model homes and appurtenant facilities for each type of housing product being constructed for purposes of marketing the dwelling units intended to be sold to the public. Each model home site may contain a model of each of the floor plans of the housing type that is being offered for sale and temporary fencing, lighting, signage, parking lots and promotional structures.
- B. <u>Sales Offices.</u> Throughout the course of development of the Property, the Developer may construct and maintain sales offices on the Property or use the existing home on Lot 1 or any model units as its sales offices.
- C. <u>Marketing Signage</u>. Marketing signage shall be permitted on the Property, which may include two-sided signs near the entrances to the Property along 55th Street and County Line Road, and on Lot 1 or other lot used on the site for a Sales Office, the location of which could change during the construction period.

Section 8. Liability and Indemnity of Village.

A. <u>No Liability for Village Review</u>. The Developer acknowledges and agrees: (1) that the Village is not, and shall not be, in any way liable for any violations of restrictive covenants applicable to the Property that may occur, or for any damages or injuries that may be sustained, as the result of the Village's review and approval of any plans for the Property or the Improvements, or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Property or the Improvements and (2) that the Village's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against restrictive covenant violations or damage or injury of any kind at any time.

B. <u>Indemnification</u>. The Developer agrees to, and does hereby, hold harmless and indemnify the Village, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of the parties in connection with: (1) the Village's review and approval of any plans for the Property or the Improvements, (2) the issuance of any approval, permit, certificate, or acceptance for the Property or the Improvements, (3) the development, construction, maintenance, or use of any portion of the Property or the Improvements, (4) the violation of any restrictive covenant applicable to the Property, and (5) the performance by the Developer of its obligations under this Agreement and the Approved Ordinance.

D. <u>Defense Expenses</u>. The Developer shall, and does hereby agree to pay all expenses, including reasonable legal fees and administrative expenses, incurred by the Village in defending itself with regard to any and all of the claims referenced in Subsections 8A and 8B above.

<u>Section 9</u>. <u>Nature, Survival, and Transfer of Obligations</u>. All obligations assumed by the Developer under this Agreement shall be binding on the Developer, on any and all of the Developer's successors and assigns, and upon any and all future owners of record of all or any portion of the Property (other than an owner of an individual dwelling unit or lot within the Property). To assure that all successors, assigns, and successor owners have notice of this Agreement and the obligations created by it, the Developer shall:

- 1. Notify the Village in writing at least 15 days prior to any date on which the Developer transfers any legal or beneficial interest in any portion of the Property, other than with respect to the transfer of an individual dwelling unit or improved lot within the Property, to any party not a party to this Agreement; and
- 2. Incorporate, by reference, this Agreement into any and all real estate sales contracts entered into for the sale of all or any portion of the Property, other than with respect to the transfer of an individual dwelling unit or improved lot within the Property, to any party not a party to this Agreement; and
- 3. Require, prior to the transfer of all or any portion of the Property, or any legal or equitable interest therein, except with respect to an individual dwelling unit or improved lot within the Property, to any party not a party to this Agreement, the transferee of any portion of the Property to execute an enforceable written agreement, in substantially the form attached hereto as Exhibit G, agreeing to be bound by the provisions of this Agreement, and to provide the Village, on request, with reasonable assurance of the financial ability of the transferee to meet those obligations as the Village may require.

The Village agrees that upon a successor becoming bound to the Developer's obligation created herein in the manner provided herein and providing the financial assurances required herein, if any, the liability of the Developer shall be released to the extent of the transferee's assumption of such liability.

<u>Section 10</u>. <u>No Implied Waiver of Village Rights</u>. The Village shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the Village, no failure to exercise at any time any right granted herein to the Village shall be construed as a waiver of that or any other right.

<u>Section 11</u>. <u>Time of Essence</u>. Time is of the essence in the performance of all terms and provisions of this Agreement.

<u>Section 12</u>. <u>Term</u>. This Agreement shall be in full force and effect from and after the date of its execution for a period of 10 years; provided, however, that this Agreement shall be of no force or effect unless and until the Developer shall have first deposited with the Village Manager the Performance and Payment Bond required pursuant to Subsection 4A of this Agreement. This Agreement shall run with and bind the Property for its term, and shall inure to the benefit of and be enforceable by the Developer and the Village, and any of their respective legal representatives, successors and assigns.

<u>Section 13</u>. <u>Notices</u>. All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (1) when delivered in person on a business day at the address set forth below, or (2) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (3) by facsimile transmission, when transmitted to the facsimile telephone number set forth below, when actually received and when accompanied by mailing as provided in phrase (2) of this Section above.

Notices and communications to the Developer shall be addressed to, and delivered at, the following addresses:

Hinsdale Meadows Venture 2550 Waukegan Road, Suite 220 Glenview, Illinois 60025 Attention: Jerry S. James Fax: (847)724-8155 with a copy to: Meltzer, Purtill & Stelle LLC 1515 E. Woodfield Road, Suite 250 Schaumburg, Illinois 60173 Attention: Harold W. Francke Fax: (847) 330-1231

Notices and communications to the Village shall be addressed to and delivered at, these addresses:

Village of Hinsdale 19 Chicago Avenue Hinsdale, Illinois 60521 with a copy to: Klein, Thorpe & Jenkins 20 North Wacker Drive, Suite 1660 Chicago IL 60606-2903 Attention: Village Manager Fax: (630) 789-7015 Attention: Michael Marrs Fax: (312) 984-6444

By notice complying with the requirements of this Section 13, each Party shall have the right to change the address or addressee, or both, for all future notices and communications to such Party.

Section 14. Enforcement and Remedies.

A. <u>Enforcement</u>. The Parties may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance; provided, however, that the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement except for damages actually incurred by the Developer as a result of a breach by the Village of this Agreement.

In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village shall be entitled to withhold the issuance of building permits or certificates of occupancy for any and all buildings and structures within the Property at any time the Developer has failed or refused to fulfill any of its obligations under this Agreement and such failure or refusal continues after notice and lapse of any applicable cure period as hereinafter provided. In the event of a judicial proceeding brought by one Party to this Agreement against the other Party for enforcement or for breach of any provision of this Agreement, the prevailing Party in any judicial proceeding shall be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with any judicial proceeding.

B. <u>Remedies</u>. In the event of a breach of this Agreement, the Parties agree that the Party alleged to be in breach shall have, unless specifically provided otherwise by any other provision of this Agreement, 30 days after notice of any breach delivered in accordance with Section 13 of this Agreement to correct the same prior to the non-breaching Party's pursuit of any remedy provided for in this Section 14; provided, however, that the 30-day period shall be extended, but only (1) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (2) if the defaulting Party has promptly initiated the cure of the breach, and (3) if the defaulting Party diligently and continuously pursues the cure of the breach until its completion. If any Party shall fail to perform any of its obligations under this Agreement, and if the Party affected by the default shall have given written notice of the default to the defaulting Party, and if the defaulting Party shall have failed to cure the default as provided in this Subsection B, then, in addition to any and all other remedies that may be available, either in law or equity, the Party affected by the default shall have the right (but not the obligation) to take any action as in its discretion and judgment shall be necessary to cure the default. In any event, the defaulting Party hereby agrees to pay and reimburse the Party affected by the default for all costs and expenses reasonably incurred by it in connection with action taken to cure the default.

<u>Section 15</u>. <u>Amendments and Waiver</u>. No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the Parties. No term or condition of this Agreement shall be deemed waived by any Party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such Party. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.</u>

Section 16. Authority to Execute. The Parties hereby acknowledge and agree that all required notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and agree not to challenge the legality or enforceability of this Agreement or any of the obligations created by it on the grounds of any procedural or substantive infirmity or any denial of any procedural or substantive right. The Village hereby warrants and represents to the Developer that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Developer hereby warrants and represents that it holds fee simple title to the Property. The Developer further represents that: (1) no other person or entity has any legal, beneficial, contractual, or security interest in the Property, (2) the Developer has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth herein and to bind the Property as set forth herein, (3) all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (4) neither the execution of this Agreement nor the performance of the obligations assumed by, as applicable, the Developer hereunder will (i) result in a breach or default under any agreement to which the Developer is a party or to which the Developer or the Property is bound or (ii) violate any statute, law, restriction, court order, or agreement to which the Developer, or the Property is subject.

<u>Section 17</u>. <u>No Third Party Beneficiaries</u>. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against any Party.

<u>Section 18</u>. <u>Entire Agreement</u>. The Approved Ordinance and this Agreement shall constitute the entire agreement of the Parties relative to the development of the Property and the construction of the Project, all prior agreements, communications and understandings of and between the Parties, whether written or oral, being expressly merged into and superseded by this Agreement.

<u>Section 19</u>. <u>Exhibits</u>. The following Exhibits A through and including G attached to this Agreement are by this reference incorporated herein and made a part hereof:

Exhibit A	Legal Description of the Property				
Exhibit B	Final Plat of Subdivision				
Exhibit C	Final Site Plan, Final Engineering Plans, and Final Landscaping				
	Plans				
Exhibit D	Public Improvements and Additional Public Improvements Work				
Exhibit E	Approved Cost Estimate for Additional Public Improvements				
	Work and KLM Park Improvements				
Exhibit F	Form of Performance and Payment Bond				
Exhibit G	Transferee Assumption Agreement				

[signatures appear on next page]

IN WITNESS WHEREOF, the Parties have hereunto set their hands as of the dates set forth below their respective signatures, to be effective as of the Effective Date.

VILLAGE OF HINSDALE

By: _____

Thomas K. Cauley, Jr. Village President

Date: _____

ATTEST:

By: _____ Christine Bruton Village Clerk

HINSDALE MEADOWS VENTURE

By:

Jerry S. James, President

Date: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS) SS) COUNTY OF DUPAGE)

The foregoing instrument was acknowledged before me on 2017, by Thomas K. Cauley, Jr., the Village President of the VILLAGE OF HINSDALE, an Illinois municipal corporation, and by Christine Bruton, the Village Clerk of said municipal corporation.

Signature of Notary

SEAL

My Commission expires: _____

STATE OF ILLINOIS)) SSCOUNTY OF COOK)

The foregoing instrument was acknowledged before me on _ 2017, by Jerry S. James, the President of HINSDALE MEADOWS VENTURE, which individual is known to me to be the same person who signed the foregoing instrument as such officer of said corporation for and on behalf of said corporation, and that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said company, for the uses and purposes therein mentioned.

Signature of Notary

SEAL

My Commission expires: _____

TABLE OF EXHIBITS

- Exhibit A Legal Description of the Property
- Exhibit B Final Plat of Subdivision
- Exhibit C Final Site Plan, Final Engineering Plans, and Final Landscaping Plans
- Exhibit D Public Improvements and Additional Public Improvements Work
- Exhibit E Approved Cost Estimate for Additional Public Improvements Work and KLM Park Improvements
- Exhibit F Form of Performance and Payment Bond
- Exhibit G Transferee Assumption Agreement



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bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Sheet L-0 **Hinsdale Meadows**

Conceptual Site Plan (64 Units)



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VILLAGE OF HINSDALE

ORDINANCE NO. 02017-08

AN ORDINANCE APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN AND SPECIAL USE PERMIT - 55TH STREET/COUNTY LINE ROAD – HINSDALE MEADOWS VENTURE, LLC

WHEREAS, Hinsdale Meadows Venture, LLC (the "Petitioner") has filed with the Village of Hinsdale an application (the "Application") seeking Planned Development Concept Plan approval, as well as a related Special Use permit, for a proposed Planned Development (the "Planned Development"), on a 24.5 acre site at the southeast corner of 55th Street and County Line Road, Hinsdale, Illinois (the "Property"), located in the R-2 Single-Family Residential Zoning District; and

WHEREAS, the Subject Property is legally described in <u>Exhibit A</u> attached hereto and made a part hereof; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Zoning Code, as amended; and

WHEREAS, following the conclusion of the Public Hearing properly published in *The Hinsdalean* that was opened on October 12, 2016, continued on November 9 and December 14, 2016, and concluded on January 11, 2017 (together the "Public Hearing"), the Plan Commission (the "PC"), made a motion to recommend approval of the Planned Development Concept Plan for 59-units, as amended during the course of the Public Hearing, as well as the Special Use Permit for the Planned Development, subject to certain conditions, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-18-2016 ("Findings and Recommendation"), a copy of which is attached hereto as <u>Exhibit B</u> and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application, as amended during the Public Hearing, and as further amended by the Board to a total of 64 units, with a different mix of single family and duplex homes than in the Application, and with the conditions specified below, satisfies the standards set forth in Sections 11-602 and 11-603 of the Zoning Code relating to special use permits and planned developments. The revised 64-unit site plan, and related documents submitted by the Applicant to the Board of Trustees, are attached hereto as <u>Group Exhibit C</u> and made a part hereof.

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

Section 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

<u>Section 2</u>: <u>Approval of Planned Development Concept Plan and a Special Use</u> <u>Permit for the Hinsdale Meadows Planned Development</u>. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves the concept plan and a special use permit for the Planned Development proposed in the Application, as amended, for the Subject Property located at the southeast corner of 55th Street and County Line Road, Hinsdale, Illinois, legally described in <u>Exhibit A</u>, in the R-2 Single-Family Zoning District. The approved concept plan calls for twenty-one (21) new single family homes, one (1) existing traditional single family home that will remain on the Property, and forty-two (42) duplex homes, for a total of sixty-four (64) units, all as further described in the various exhibits attached hereto. The approval is specifically conditioned on the following:

- a. No basement bedrooms be allowed to be constructed by the Developer or Owners, as set forth in Article IX, Paragraph 20 of the Declaration of Covenants, Conditions, Easements and Restrictions for Hinsdale Meadows;
- b. A detailed traffic study be provided as part of any future Final Plan approval;
- c. Article IX, Paragraph 18, of the Declaration of Covenants, Conditions, Easements and Restrictions for Hinsdale Meadows shall be revised to state that there shall be no recreational devices of any kind permitted on a Lot within the Planned Development;
- d. Full bathrooms in the basements of Units shall be prohibited, and Article IX, Paragraph 20 of the Declaration of Covenants, Conditions, Easements and Restrictions for Hinsdale Meadows shall be revised to state that full bathrooms in the basements of Units may not be constructed by the Developer or Owners.

It is noted that while the Plan Commission's Findings of Fact included additional conditions recommending further discussion and investigation regarding stormwater management and impacts, making the development age-restricted, and public benefits, the Board has discussed and considered these topics and is satisfied with the proposed public benefit, with the age-targeted, as opposed to age-restricted, nature of the development, and with the fee in lieu of BMP proposed by the Petitioner relative to stormwater management.

2

<u>Section 3</u>: <u>Violation of Condition or Code</u>. Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

<u>Section 4</u>: <u>Severability and Repeal of Inconsistent Ordinances</u>. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.</u>

Section 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: <u>Trustees Elder, J</u>	Syrnes, Stifflear, Hughes, LaPlaca
NAYS: <u>Trustee Banke</u>	
ABSENT: None	
APPROVED by me this <u>7th</u> the Village Clerk this same day	day of _{March} , 2017, and attested
CAULIZED .	f-Chl
	Thomas K. Cauley, Jr., Village President

2017.

to by

PASSED this _____ day of ______

Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE CONDITIONS OF THIS ORDINANCE:

Shows & JAMES PARTLERS, LLC By: lts: <u>,</u> 2017 Date:

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<u>EXHIBIT A</u>

(ATTACHED)

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

DATE OF POLICY:

AMOUNT OF INSURANCE;

1. NAME OF INSURED:

NYS General 10.28.07

· HINSDALE MEADOWS VENTURE

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

THE INSURED.

4. 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 & HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

OPOLA191

Submitted for the July 12, 2017, PC Meeting
CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY (1992) SCHEDULE A (CONTINUED)

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

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 FRET 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 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 154.92; FEET, THENCE NORTH 37 DEGREES 18 MINUTES 38 SECONDS BAST 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 BAST 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 & 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 RAST LINE: OF COUNTY LINE ROAD; THENCE SOUTH OG DEGREES 01 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.

OPLAUSI

<u>EXHIBIT B</u>

FINDINGS AND RECOMMENDATION (ATTACHED)

4

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION VILLAGE OF HINSDALE

February 8, 2017

RE:

Case No. A-18-2016 – Text Amendment/Planned Development Permit/Special Use Application – 55th Street/County Line Road, Hinsdale, Illinois

PETITIONER: Hinsdale Meadows Venture, LLC

APPLICATION: For a text amendment to allow Planned Developments in any singlefamily residential zoning district, subject to a minimum lot area of 20 acres, and for planned development concept plan approval/special use permit for a 59-unit residential planned development consisting of duplexes and single-family homes, on property located at the southeast corner of 55th Street and County Line Road, Hinsdale, illinois

BACKGROUND: The 24.5 acre site at the southeast corner of 55th Street and County Line Road, Hinsdale, Illinois (the "Property") is located in the R-2 Single-Family Residential Zoning District. It has previously been platted for a conventional development of 36 single family homes. While roads and utility services were installed, only one (1) single-family home was ever completed, and two (2) were partially constructed on the Property.

Hinsdale Meadows Venture, LLC (the "Petitioner") has now filed an application for a text amendment and for a Planned Development Concept Plan approval, as well as a related Special Use permit approval for the planned development (collectively, the "Application"). The Application has been revised and amended during the public hearing process based on input received from the Plan Commission. The Petitioner's final proposal is referred to herein as the "Amended Application". The Application as originally filed proposed the construction of a fifty nine (59) unit planned development (the "Planned Development"), including twenty-seven (27) single family homes, two (2) traditional single family homes and thirty (30) duplex homes. The Planned Development is proposed as an age-targeted development, meaning it is designed and intended to attract empty-nester residents, but is not proposed to be affirmatively age-restricted.

During the Public Hearing process, the Planned Development was slightly revised, so that the final Planned Development concept plan being forwarded for approval as part of the Amended Application includes twenty-eight (28) new single family homes, one (1) existing traditional single family home that will remain on the Property, and thirty (30) duplex homes. A single family home and duplex home switched places for a more logical plan during the Public Hearing Process. Based on grade, the proposed homes may have a lookout basement, standard basement, or walkout basement (or, if a Buyer prefers, no basement). All new homes feature a first floor master bedroom and two bedrooms on the second floor (3 bedrooms total).

The proposed text amendment (the "Proposed Text Amendment") is 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. Planned developments are currently only allowed as a special use in multi-family residential zoning districts.

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The Planned Development proposes to utilize the existing road configuration and infrastructure, with some minor modifications to the utility services, as well as the existing detention pond. The two (2) unfinished single-family homes on the Property are proposed to be demolished, and the one finished single-family home will be sold as part of the Planned Development.

APPLICATION: The Amended Application anticipates that certain waivers from the Village of Hinsdale Zoning Code (the "Zoning Ordinance") will be provided by the Village relative to the Planned Development at the time the Final Plan is approved.

The Amended Application, inclusive of all Developer submittals during the course of the Public Hearing, is attached hereto as **Exhibit 1** and made a part hereof.

PUBLIC HEARING: At the duly and properly noticed Hearing, testimony was taken and heard by the Plan Commission on the Application and, subsequently, the Amended Application. All persons testifying during the Hearing were sworn prior to giving testimony. All persons wishing to be heard were given the opportunity to ask questions of the other witnesses and to provide testimony on their own behalf. Subjects discussed at length during the Public Hearing included the design of the homes and duplexes and the amenities to be provided in each, the public benefit of approving the Planned Development, traffic, drainage and stormwater management, the content of the Homeowners Association declaration and covenants, price points of units, the pros and cons of age-targeted v. age-restricted housing, and the need for empty-nester housing within the Village. Transcripts of the Public Hearing are attached hereto as **Exhibit 2** and made a part hereof.

During the course of the Public Hearing, a number of persons spoke in favor of the proposed Planned Development. A number of those persons identified themselves as persons who might be interested in purchasing within the Development. There was also testimony against the Planned Development. Objectors expressed concerns about, among other things, too much density, traffic, and other negative impacts, and urged the Plan Commission to protect the Zoning Code. The Correspondence received and reviewed by the Plan Commission relative to the proposed Planned Development is attached hereto as **Exhibit 3** and made a part hereof.

MOTIONS AND RECOMMENDATIONS: On January 11, 2017, following the conclusion of the Public Hearing opened on October 12, 2016, continued on November 9 and December 14, 2016, and concluded on January 11, 2017 (together the "Public Hearing"), the Plan Commission, made separate motions and findings relative to 1) the Proposed Text Amendment; and 2) The Planned Development Concept Plan approval and related Special Use Permit.

Commissioner Fiascone made a motion, seconded by Commissioner Krillenberger, to recommend approval of the Proposed Text Amendment, subject to further staff consideration of how its wording might be revised in order to preserve its general applicability throughout the Village while ensuring that applications for planned developments in single-family zoning districts would be infrequent.

The vote on the motion was six (6) in favor and one (1) opposed.

Commissioner Peterson then made a motion, seconded by Commissioner Fiascone, to recommend approval of the Planned Development Concept Plan for 59-units, as amended during the course of the Public Hearing, as well as the Special Use Permit for the Planned Development, subject to the following conditions:

a. No basement bedrooms be allowed;

b. A detailed traffic study be provided as part of any future Final Plan approval;

c. Continued discussion between the Developer and Village staff as to stormwater management and impacts;

d. Further investigation of making the development age-restricted for a limited time; and e. Further discussion of proposed public benefits.

The vote on that motion was five (5) in favor and two (2) opposed.

FINDINGS ON PROPOSED TEXT AMENDMENT: The Plan Commission, based upon the evidence presented at the Hearing, and pursuant to Section 11-601(E) of the Hinsdale Zoning Code, makes the following Findings as to the Proposed Text Amendment:

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

1. The consistency of the proposed amendment with the purposes of this code.

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

TEXT AMENDMENT FINDINGS: The Plan Commission finds that allowing planned developments as a special use in single-family residential zoning districts on properties of 20acres or more is generally consistent with the purposes of the Zoning Code. Planned developments are a specialized regulatory technique already provided for under the Zoning Code and appropriately used to provide flexibility and promote creativity for substantial developments. The allowance of the planned development as a special use in single-family residential zoning districts of 20 acres or more will still be subject to the detailed and rigorous review required for planned developments under the existing Code provisions, ensuring their use will be limited to appropriate circumstances. The Proposed Text Amendment will allow the consideration of the Application in question here, which is aimed at filling a need for emptynester housing, as well as future applications for significant developments that are able to meet the criteria for approving a planned development/special use. A majority of the Plan Commission found the standards to have been met. Commissioner Crnovich voted no based on her concern that the language of the Proposed Text Amendment was too expansive.

FINDINGS ON PROPOSED PLANNED DEVELOPMENT CONCEPT PLAN & RELATED SPECIAL USE PERMIT: The Plan Commission, based upon the evidence presented at the Hearing, and pursuant to Sections 11-602(E) and 11-603 of the Hinsdale Zoning Code, makes the following Findings as to the Amended Application requesting Planned Development Concept Plan approval and a related Special Use Permit:

STANDARDS FOR SPECIAL USE: §11-602(E)(1) Special Use Permit Standards;

- (a) Code And Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which the Zoning Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.
- (b) 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.
- (c) 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.
- (d) 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.
- (e) No traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (f) 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.
- (g) Compliance with standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of the Code authorizing such use.

SPECIAL USE FINDINGS: A majority of the Plan Commission found the Planned Development, with the conditions proposed, to be in harmony with the Village's Code, Zoning Code and Comprehensive Plan. The Project, as amended and revised in the Amended Application, is appropriate for the Property and benefits the community as a whole by providing additional residential units in the Village in a form that will be attractive to persons looking to downsize from larger single-family homes. The design and materials proposed for the Planned Development, which will be further refined in the Final Plan, are of high quality and are consistent with those found elsewhere in the Village. The evidence showed that the Village has a need for additional high-quality residential units for owners looking to downsize, or who are not otherwise interested in a large stand-alone single-family home. The Planned Development, as conceived, seeks to minimize any adverse impacts through, among other things, placement of the various housing types within the Development. Adequate public facilities are proposed. While a majority of the Plan Commission finds no initial indication that the Planned Development will cause traffic congestion, it is proposed that a detailed traffic study be done prior to Final Plan approval. No destruction, loss, or damage of any natural, scenic, or historic feature of significant importance is anticipated, and the proposed Planned Development complies with additional standards imposed upon it through the Zoning Code other than for the waivers provided for herein. One of the considerations specified by the Zoning Code to be considered in determining whether the special use standards have been met is whether and to what extent the proposed use and development is necessary or desirable to provide a service or facility that is in the interest of the public convenience or that will contribute to the general welfare of the

neighborhood or community. In this matter, there was ample evidence that housing aimed at empty nesters is desired by the community and that the proposed development will therefore fill a need within the community. The Petitioner is an experienced developer and has the financial and technical capacity to complete the Project.

OBJECTIVES OF PLANNED DEVELOPMENT PROCESS: The Plan Commission also examined whether the Application satisfies the specific objectives sought to be accomplished through the Planned Development process, as set forth in §11-603.B. (Purpose) of the Hinsdale Zoning Code:

- 1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
- Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
- 3. Combination and coordination of architectural styles, building forms, and building relationships.
- 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, the provision of screening or other facilities that benefit neighboring properties, and the prevention of soil erosion.
- 5. Provision for the preservation and beneficial use of open space.
- 6. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations.
- 7. Encouragement of land uses that promote the public health, safety, and general welfare.

FINDINGS ON PLANNED DEVELOPMENT OBJECTIVES: The Plan Commission found these standards to have been met at this Concept Plan approval stage. In particular, the flexibility and creative use of land allowed by the Planned Development process will allow a development targeted at empty-nesters within the Village in a manner that would not be possible through strict application of the Village's standard zoning regulations. The initial design and development, including aesthetic amenities, and proposed architectural styles, building forms and building relationships, are pleasing. The design and materials proposed for the Project will be further refined in the Final Plan, but are initially found to be of high quality consistent with those found elsewhere in the Village. Beneficial use of open space is provided through the provision of two public parks and a large limited common space area, as well as through the proposed public benefit of improvements to the lacrosse fields at KLM Park. Significant open space is provided over that which would result from the application of conventional subdivision and zoning regulations. The provision of housing aimed at empty-nesters will promote the public health, safety and general welfare by providing additional residential units in the Village in a form that will be attractive to persons looking to downsize from larger single-family homes.

PLANNED DEVELOPMENT STANDARDS: Finally, the Additional Standards for Planned Developments set forth in Section 11-603(E)(2) of the Zoning Code are also found, by a majority of the Plan Commission, to have been met.

§11-603(E)(2) sets forth the following additional standards for planned developments:

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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. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole.

(b) Minimum area. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for some planned developments. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to Section 11-603.

(c) Covenants and restrictions to be enforceable by village. All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

(d) Public open space and contributions. Whenever the Official Comprehensive Plan, Zoning Map, or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

(e) Common open space.

(i) Amount, location, and use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

(ii) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

(iii) Ownership and maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

(iv) Property owners' association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(1) The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subparagraph; and

(2) The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements; and

(3) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

(4) Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

(5) Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the state of Illinois; and

(6) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and

(7) The village must be given the right to enforce the covenants; and

(8) The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

(f) Landscaping and Perimeter Treatment: Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as: provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers. Every planned development having twenty (20) or more acres shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum front yard required in the district in which it is located or which it abuts, whichever is greater.

(g) Building And Spacing: No part of any building shall be closer to any part of any other building than ten feet (10'), or three feet (3') if a fire separation wall has been provided satisfactory to the

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village manager, plus one-half foot (1/2') for each one foot (1') by which either or both of such buildings exceed twenty five feet (25') in height.

(h) Private Streets: Private streets are prohibited unless expressly approved by the board of trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection E2(e)(iv) of this section.

(i) Sidewalks: A sidewalk meeting the standards of the Hinsdale subdivision ordinance shall be provided along at least one side of every street in or abutting a planned development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned development.

(i) Utilities: All utility lines shall be installed underground.

PLANNED DEVELOPMENT FINDINGS: A majority of the Plan Commission found these additional standards to have been met at this Concept Plan stage. The Property is held in unified ownership. The Property meets the minimum area standards for a Planned Development subject to the approval of the Proposed Text Amendment, and is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for Planned Developments. The Village, as deemed necessary, shall provide specific language in compliance with standard (c) for inclusion in the final covenants, deed restrictions, easements and homeowners declarations. With the inclusion of such language, the Village finds this standard to have been met. A fee in lieu of an open space contribution pursuant to the Village's subdivision ordinance of \$720,000 was previously paid to the Village by the Petitioner at the time of a previous approval regarding the Property, with the last payment being received in 2007. No additional contributions are required at this time. Common open space is proposed in the form of two (2) different public parks, as well as limited common open space for the benefit of a number of the property owners. The declarations and covenants of the homeowner's association shall be required, at the time of their final approval, to include the various requirements set forth in §11-603.E.2.e.iv. The Final Plan shall, upon approval, have landscaping, building spacing, sidewalks and utilities in compliance with the requirements of §11-603.E.2. No private streets are proposed.

RECOMMENDATION: Based upon the foregoing Findings, the Plan Commission, by a vote of six (6) in favor and one (1) opposed, recommends approval of the Proposed Text Amendment, subject to further staff consideration of how its wording might be revised in order to preserve its general applicability throughout the Village while ensuring that applications for Planned Developments in single-family zoning districts would be infrequent.

On a vote of five (5) in favor and two (2) opposed, the Plan Commission further recommends approval of the Planned Development Concept Plan for 59-units, as amended during the course of the Public Hearing, as well as the Special Use Permit for the Planned Development, subject to the following conditions:

a. No basement bedrooms be allowed;

b. A detailed traffic study be provided as part of any future Detailed Plan approval;

c. Continued discussion between the Developer and Village staff as to stormwater management and impacts;

d. Further investigation of making the development age restricted for a limited time; and

e. Further discussion of proposed public benefits.

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tephen 1 NM Signed: Stephen Cashman, Chairman Plan Commission Village of Hinsdale

Dated: _____

GROUP EXHIBIT C

REVISED 64-UNIT SITE PLAN AND RELATED DOCUMENTS SUBMITTED TO BOARD OF TRUSTEES (ATTACHED)

VILLAGE OF HINSDALE

ORDINANCE NO. 02017-07

AN ORDINANCE AMENDING SECTION 3-106 ("SPECIAL USES") OF THE HINSDALE ZONING CODE TO AUTHORIZE PLANNED DEVELOPMENTS AS A SPECIAL USE IN SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS

WHEREAS, the Village of Hinsdale (the "Village") has received an application from Hinsdale Meadows Venture, LLC (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code for an amendment to the text of Section 3-106 of the Zoning Code to allow planned developments as special uses in single-family residential zoning districts (the "Application"); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on October 12, 2016, the Plan Commission opened a public hearing on the proposed text amendment, which was continued on November 9 and December 14, 2016, and concluded on January 11, 2017. The public hearing on the Application was pursuant to notice thereof properly published in *The Hinsdalean*. On January 11, 2017, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the proposed text amendment by a vote of six (6) in favor, one (1) against and two (2) absent, as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-18-2016 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

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

<u>Section 1</u>: <u>Incorporation</u>. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely

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as if fully recited herein at length. The President and Board of Trustees further find that the proposed text amendment set forth below is demanded by and required for the public good.

<u>Section 3:</u> <u>Amendment</u>. Article III (Single-Family Residential Districts), Section 3-106 (Special Uses), of the Hinsdale Zoning Code is hereby amended to read in its entirety as follows:

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 9- 107H 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 Developments, Subject to the following additional standards:

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

<u>Section 4</u>: <u>Severability and Repeal of Inconsistent Ordinances</u>. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.</u>

<u>Section 5</u>: <u>Effective Date</u>. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

2 x 1	PASSED this <u>7th</u> day of <u>March</u> 2017.
· <u>·</u> ••	AYES:
	NAYS: <u>Trustee BAnke</u>
	ABSENT: None
	APPROVED by me this <u>7th</u> day of <u>March</u> , 2017, and attested to by the Village Clerk this same day.
	Thomas K. Cautey, Jr., Village President TTEST: Christine M. Bruton, Village Clerk
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<u>Exhibit A</u>

FINDINGS AND RECOMMENDATION (ATTACHED)

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION VILLAGE OF HINSDALE

February 8, 2017

RE:

Case No. A-18-2016 – Text Amendment/Planned Development Permit/Special Use Application – 55th Street/County Line Road, Hinsdale, Illinois

PETITIONER: Hinsdale Meadows Venture, LLC

APPLICATION: For a text amendment to allow Planned Developments in any singlefamily residential zoning district, subject to a minimum lot area of 20 acres, and for planned development concept plan approval/special use permit for a 59-unit residential planned development consisting of duplexes and single-family homes, on property located at the southeast corner of 55th Street and County Line Road, Hinsdale, illinois

BACKGROUND: The 24.5 acre site at the southeast corner of 55th Street and County Line Road, Hinsdale, Illinois (the "Property") is located in the R-2 Single-Family Residential Zoning District. It has previously been platted for a conventional development of 36 single family homes. While roads and utility services were installed, only one (1) single-family home was ever completed, and two (2) were partially constructed on the Property.

Hinsdale Meadows Venture, LLC (the "Petitioner") has now filed an application for a text amendment and for a Planned Development Concept Plan approval, as well as a related Special Use permit approval for the planned development (collectively, the "Application"). The Application has been revised and amended during the public hearing process based on input received from the Plan Commission. The Petitioner's final proposal is referred to herein as the "Amended Application". The Application as originally filed proposed the construction of a fifty nine (59) unit planned development (the "Planned Development"), including twenty-seven (27) single family homes, two (2) traditional single family homes and thirty (30) duplex homes. The Planned Development is proposed as an age-targeted development, meaning it is designed and intended to attract empty-nester residents, but is not proposed to be affirmatively age-restricted.

During the Public Hearing process, the Planned Development was slightly revised, so that the final Planned Development concept plan being forwarded for approval as part of the Amended Application includes twenty-eight (28) new single family homes, one (1) existing traditional single family home that will remain on the Property, and thirty (30), duplex homes. A single family home and duplex home switched places for a more logical plan during the Public Hearing Process. Based on grade, the proposed homes may have a lookout basement, standard basement, or walkout basement (or, if a Buyer prefers, no basement). All new homes feature a first floor master bedroom and two bedrooms on the second floor (3 bedrooms total).

The proposed text amendment (the "Proposed Text Amendment") is 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. Planned developments are currently only allowed as a special use in multi-family residential zoning districts.

The Planned Development proposes to utilize the existing road configuration and infrastructure, with some minor modifications to the utility services, as well as the existing detention pond. The two (2) unfinished single-family homes on the Property are proposed to be demolished, and the one finished single-family home will be sold as part of the Planned Development.

APPLICATION: The Amended Application anticipates that certain waivers from the Village of Hinsdale Zoning Code (the "Zoning Ordinance") will be provided by the Village relative to the Planned Development at the time the Final Plan is approved.

The Amended Application, inclusive of all Developer submittals during the course of the Public Hearing, is attached hereto as **Exhibit 1** and made a part hereof.

PUBLIC HEARING: At the duly and properly noticed Hearing, testimony was taken and heard by the Plan Commission on the Application and, subsequently, the Amended Application. All persons testifying during the Hearing were sworn prior to giving testimony. All persons wishing to be heard were given the opportunity to ask questions of the other witnesses and to provide testimony on their own behalf. Subjects discussed at length during the Public Hearing included the design of the homes and duplexes and the amenities to be provided in each, the public benefit of approving the Planned Development, traffic, drainage and stormwater management, the content of the Homeowners Association declaration and covenants, price points of units, the pros and cons of age-targeted v. age-restricted housing, and the need for empty-nester housing within the Village. Transcripts of the Public Hearing are attached hereto as **Exhibit 2** and made a part hereof.

During the course of the Public Hearing, a number of persons spoke in favor of the proposed Planned Development. A number of those persons identified themselves as persons who might be interested in purchasing within the Development. There was also testimony against the Planned Development. Objectors expressed concerns about, among other things, too much density, traffic, and other negative impacts, and urged the Plan Commission to protect the Zoning Code. The Correspondence received and reviewed by the Plan Commission relative to the proposed Planned Development is attached hereto as **Exhibit 3** and made a part hereof.

MOTIONS AND RECOMMENDATIONS: On January 11, 2017, following the conclusion of the Public Hearing opened on October 12, 2016, continued on November 9 and December 14, 2016, and concluded on January 11, 2017 (together the "Public Hearing"), the Plan Commission, made separate motions and findings relative to 1) the Proposed Text Amendment; and 2) The Planned Development Concept Plan approval and related Special Use Permit.

Commissioner Fiascone made a motion, seconded by Commissioner Krillenberger, to recommend approval of the Proposed Text Amendment, subject to further staff consideration of how its wording might be revised in order to preserve its general applicability throughout the Village while ensuring that applications for planned developments in single-family zoning districts would be infrequent.

The vote on the motion was six (6) in favor and one (1) opposed.

Commissioner Peterson then made a motion, seconded by Commissioner Fiascone, to recommend approval of the Planned Development Concept Plan for 59-units, as amended during the course of the Public Hearing, as well as the Special Use Permit for the Planned Development, subject to the following conditions:

a. No basement bedrooms be allowed;

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Submitted for the July 12, 2017, PC Meeting

b. A detailed traffic study be provided as part of any future Final Plan approval;

c. Continued discussion between the Developer and Village staff as to stormwater management and impacts;

d. Further investigation of making the development age-restricted for a limited time; and e. Further discussion of proposed public benefits.

The vote on that motion was five (5) in favor and two (2) opposed.

FINDINGS ON PROPOSED TEXT AMENDMENT: The Plan Commission, based upon the evidence presented at the Hearing, and pursuant to Section 11-601(E) of the Hinsdale Zoning Code, makes the following Findings as to the Proposed Text Amendment:

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

1. The consistency of the proposed amendment with the purposes of this code.

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

TEXT AMENDMENT FINDINGS: The Plan Commission finds that allowing planned developments as a special use in single-family residential zoning districts on properties of 20acres or more is generally consistent with the purposes of the Zoning Code. Planned developments are a specialized regulatory technique already provided for under the Zoning Code and appropriately used to provide flexibility and promote creativity for substantial developments. The allowance of the planned development as a special use in single-family residential zoning districts of 20 acres or more will still be subject to the detailed and rigorous review required for planned developments under the existing Code provisions, ensuring their use will be limited to appropriate circumstances. The Proposed Text Amendment will allow the consideration of the Application in question here, which is aimed at filling a need for emptynester housing, as well as future applications for significant developments that are able to meet the criteria for approving a planned development/special use. A majority of the Plan Commission found the standards to have been met. Commissioner Crnovich voted no based on her concern that the language of the Proposed Text Amendment was too expansive.

FINDINGS ON PROPOSED PLANNED DEVELOPMENT CONCEPT PLAN & RELATED SPECIAL USE PERMIT: The Plan Commission, based upon the evidence presented at the Hearing, and pursuant to Sections 11-602(E) and 11-603 of the Hinsdale Zoning Code, makes the following Findings as to the Amended Application requesting Planned Development Concept Plan approval and a related Special Use Permit:

STANDARDS FOR SPECIAL USE: §11-602(E)(1) Special Use Permit Standards:

- (a) Code And Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which the Zoning Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.
- (b) 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.
- (c) 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.
- (d) 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.
- (e) No traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- (f) 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.
- (g) Compliance with standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of the Code authorizing such use.

SPECIAL USE FINDINGS: A majority of the Plan Commission found the Planned Development, with the conditions proposed, to be in harmony with the Village's Code, Zoning Code and Comprehensive Plan. The Project, as amended and revised in the Amended Application, is appropriate for the Property and benefits the community as a whole by providing additional residential units in the Village in a form that will be attractive to persons looking to downsize from larger single-family homes. The design and materials proposed for the Planned Development, which will be further refined in the Final Plan, are of high quality and are consistent with those found elsewhere in the Village. The evidence showed that the Village has a need for additional high-quality residential units for owners looking to downsize, or who are not otherwise interested in a large stand-alone single-family home. The Planned Development, as conceived, seeks to minimize any adverse impacts through, among other things, placement of the various housing types within the Development. Adequate public facilities are proposed. While a majority of the Plan Commission finds no initial indication that the Planned Development will cause traffic congestion, it is proposed that a detailed traffic study be done prior to Final Plan approval. No destruction, loss, or damage of any natural, scenic, or historic feature of significant importance is anticipated, and the proposed Planned Development complies with additional standards imposed upon it through the Zoning Code other than for the waivers provided for herein. One of the considerations specified by the Zoning Code to be considered in determining whether the special use standards have been met is whether and to what extent the proposed use and development is necessary or desirable to provide a service or facility that is in the interest of the public convenience or that will contribute to the general welfare of the

neighborhood or community. In this matter, there was ample evidence that housing aimed at empty nesters is desired by the community and that the proposed development will therefore fill a need within the community. The Petitioner is an experienced developer and has the financial and technical capacity to complete the Project.

OBJECTIVES OF PLANNED DEVELOPMENT PROCESS: The Plan Commission also examined whether the Application satisfies the specific objectives sought to be accomplished through the Planned Development process, as set forth in §11-603.B. (Purpose) of the Hinsdale Zoning Code:

- 1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
- Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
- 3. Combination and coordination of architectural styles, building forms, and building relationships.
- 4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, the provision of screening or other facilities that benefit neighboring properties, and the prevention of soil erosion.
- 5. Provision for the preservation and beneficial use of open space.
- 6. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations.
- 7. Encouragement of land uses that promote the public health, safety, and general welfare.

FINDINGS ON PLANNED DEVELOPMENT OBJECTIVES: The Plan Commission found these standards to have been met at this Concept Plan approval stage. In particular, the flexibility and creative use of land allowed by the Planned Development process will allow a development targeted at empty-nesters within the Village in a manner that would not be possible through strict application of the Village's standard zoning regulations. The initial design and development, including aesthetic amenities, and proposed architectural styles, building forms and building relationships, are pleasing. The design and materials proposed for the Project will be further refined in the Final Plan, but are initially found to be of high quality consistent with those found elsewhere in the Village. Beneficial use of open space is provided through the provision of two public parks and a large limited common space area, as well as through the proposed public benefit of improvements to the lacrosse fields at KLM Park. Significant open space is provided over that which would result from the application of conventional subdivision and zoning regulations. The provision of housing aimed at empty-nesters will promote the public health, safety and general welfare by providing additional residential units in the Village in a form that will be attractive to persons looking to downsize from larger single-family homes.

PLANNED DEVELOPMENT STANDARDS: Finally, the Additional Standards for Planned Developments set forth in Section 11-603(E)(2) of the Zoning Code are also found, by a majority of the Plan Commission, to have been met.

§11-603(E)(2) sets forth the following additional standards for planned developments:

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. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole.

(b) Minimum area. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for some planned developments. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to Section 11-603.

(c) Covenants and restrictions to be enforceable by village. All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

(d) Public open space and contributions. Whenever the Official Comprehensive Plan, Zoning Map, or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

(e) Common open space.

(i) Amount, location, and use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

(ii) Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

(iii) Ownership and maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

(iv) Property owners' association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(1) The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subparagraph; and

(2) The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements; and

(3) The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

(4) Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

(5) Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the state of Illinois; and

(6) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and

(7) The village must be given the right to enforce the covenants; and

(8) The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

(f) Landscaping and Perimeter Treatment: Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as: provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers. Every planned development having twenty (20) or more acres shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum front yard required in the district in which it is located or which it abuts, whichever is greater.

(g) Building And Spacing: No part of any building shall be closer to any part of any other building than ten feet (10'), or three feet (3') if a fire separation wall has been provided satisfactory to the

village manager, plus one-half foot (1/2') for each one foot (1') by which either or both of such buildings exceed twenty five feet (25') in height.

(h) Private Streets: Private streets are prohibited unless expressly approved by the board of trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection E2(e)(iv) of this section.

(i) Sidewalks: A sidewalk meeting the standards of the Hinsdale subdivision ordinance shall be provided along at least one side of every street in or abutting a planned development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned development.

(j) Utilities: All utility lines shall be installed underground.

PLANNED DEVELOPMENT FINDINGS: A majority of the Plan Commission found these additional standards to have been met at this Concept Plan stage. The Property is held in unified ownership. The Property meets the minimum area standards for a Planned Development subject to the approval of the Proposed Text Amendment, and is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for Planned Developments. The Village, as deemed necessary, shall provide specific language in compliance with standard (c) for inclusion in the final covenants, deed restrictions, easements and homeowners declarations. With the inclusion of such language, the Village finds this standard to have been met. A fee in lieu of an open space contribution pursuant to the Village's subdivision ordinance of \$720,000 was previously paid to the Village by the Petitioner at the time of a previous approval regarding the Property, with the last payment being received in 2007. No additional contributions are required at this time. Common open space is proposed in the form of two (2) different public parks, as well as limited common open space for the benefit of a number of the property owners. The declarations and covenants of the homeowner's association shall be required, at the time of their final approval, to include the various requirements set forth in §11-603.E.2.e.iv. The Final Plan shall, upon approval, have landscaping, building spacing, sidewalks and utilities in compliance with the requirements of §11-603.E.2. No private streets are proposed.

RECOMMENDATION: Based upon the foregoing Findings, the Plan Commission, by a vote of six (6) in favor and one (1) opposed, recommends approval of the Proposed Text Amendment, subject to further staff consideration of how its wording might be revised in order to preserve its general applicability throughout the Village while ensuring that applications for Planned Developments in single-family zoning districts would be infrequent.

On a vote of five (5) in favor and two (2) opposed, the Plan Commission further recommends approval of the Planned Development Concept Plan for 59-units, as amended during the course of the Public Hearing, as well as the Special Use Permit for the Planned Development, subject to the following conditions:

a. No basement bedrooms be allowed;

b. A detailed traffic study be provided as part of any future Detailed Plan approval;

c. Continued discussion between the Developer and Village staff as to stormwater management and impacts;

d. Further investigation of making the development age restricted for a limited time; and

e. Further discussion of proposed public benefits.

Hephen MM Signed: Stephen Cashman, Chairman Plan Commission Village of Hinsdale

Dated: ______

	Biggest Model	Lowest level	Lowest Level SF	First Floor SF	Second Floor SF**	Proposed	Maximum	Over/Under (-) FAR	Lot area			
Lot 1	EXISTING SFR					6008.52	6010.40	-1.88	20053	Non-Residential L	ots	
Lot 2	Duet	50% basement	1419.81	3372	1950	6741.81	6022.40	719.41	20112		lot area	FAR
Lot 3	Duet	0 cellar	0	3372	1950	5322	6496.00	-1174.00	22480	Lot A	137479	29495.8
Lot 4	Duet	0 cellar	0	3372	1950	5322	5586.72	-264.72	18278	Lot B	2326	2800
Lot 5	Duet	0 cellar	0	3372	1950	5322	5554.80	-232.80	18145	Lot C	1661	2800
Lot 6	Duet	0 cellar	0	3372	1950	5322	5865.36	-543.36	19439	Lot D	32848	8569.6
Lot 7	New Haven	0 cellar	0	2029	1022.75	3051.75	3602.64	-550.89	10062	Lot E	31123	8224.6
Lot 8	Torrington	50% basement	966	2464	1110.25	4540.25	3619.20	921.05	10080	Lot F	8889	3322.25
Lot 9	Torrington	0 cellar	0	2464	1110.25	3574.25	3618.24	-43.99	10006	Lot G	9104	3376
Lot 10	Torrington	50% basement	966	2464	1110.25	4540.25	3623.52	916.73	10032	Lot H	10451	3708.24
Lot 11	Torrington	0 cellar	0	2464	1110.25	3574.25	4229.28	-655.03	12550			
Lot 12	Duet	0 cellar	0	3372	1950	5322	5046.96	275.04	15538	FAR BONUSES FOR NON-RESIDENTIAL LOTS		
Lot 13	Duet	0 cellar	0	3372	1950	5322	4892.40	429.60	15385	EXCLUDING RETENTION LOTS /	A & D	
Lot 14	Duet	0 cellar	0	3372	1950	5322	5304.48	17.52	17102	Lot B	2800	
Lot 15	Duet	0 cellar	0	3372	1950	5322	4973.76	348.24	15724	Lot C	2800	
Lot 16	Duet	0 cellar	0	3372	1950	5322	6398.60	-1076.60	21993	Lot E	8224.6	
Lot 17	Duet	50% basement	1419.81	3372	1950	6741.81	5131.44	1610.37	16381	Lot F	3322.25	
Lot 18	Duet	50% basement	1419.81	3372	1950	6741.81	5024.16	1717.65	15934	Lot G	3376	
Lot 19	Woodbridge	100% story	1922.25	2436	1364	5722.25	4071.84	1650.41	11966	Lot H	3708.24	
Lot 20	Woodbridge	100% story	1922.25	2436	1364	5722.25	3654.00	2068.25	10225	Bonus FAR	24231.09	
Lot 21	Woodbridge	100% story	1922.25	2436	1364	5722.25	3669.60	2052.65	10290			
Lot 22	Woodbridge	100% story	1922.25	2436	1364	5722.25	3872.16	1850.09	11134			
Lot 23	Woodbridge	100% story	1922.25	2436	1364	5722.25	3669.12	2053.13	10288	107089.66 Single Family tota	al FAR	
Lot 24	Woodbridge	50% basement	961.13	2436	1364	4761.13	3669.36	1091.77	10289	124540.29 Duet total FAR		
Lot 25	Woodbridge	50% basement	961.13	2436	1364	4761.13	3669.36	1091.77	10289	231629.95 Total FAR		
Lot 26	Woodbridge	50% basement	961.13	2436	1364	4761.13	4020.96	740.17	11754			
Lot 27	Torrington	50% basement	966	2464	1110.25	4540.25	4362.00	178.25	13175	207066.75 max FAR for residential lots		
Lot 28	Woodbridge	100% story	1922.5	2436	1364	5722.5	3641.76	2080.74	10174	24231.09 max FAR for non-residential lots		
Lot 29	Torrington	100% story	1932	2464	1110.25	5506.25	4567.92	938.33	14033	231297.84 max FAR for ALL	ots	
Lot 30	New Haven	100% story	1487	2029	1022.75	4538.75	4164.96	373.79	12354	231629.95 Proposed worst c	ase FAR	
Lot 31	Torrington	50% basement	966	2464	1110.25	4540.25	6935.99	-2395.74	19735	332.11 Over		
Lot 32	New Haven	50% basement	743.5	2029	1022.75	3795.25	4170.96	-375.71	12379			
Lot 33	Torrington	50% basement	966	2464	1110.25	4540.25	3739.44	800.81	10581			
Lot 34	Woodbridge	100% story	1922.25	2436	1364	5722.25	5496.48	225.77	17902			
Lot 35	Duet	50% basement	1419.81	3372	1950	6741.81	6548.20	193.61	22741			
Lot 36	Duet	100% story	2839.62	3372	1950	8161.62	4836.00	3325.62	15150			
Lot 37	Duet	50% basement	1419.81	3372	1950	6741.81	5193.36	1548.45	16639			
Lot 38	Duet	100% story	2839.62	3372	1950	8161.62	6482.60	1679.02	22413			
Lot 39	Duet	0 cellar	0	3372	1950	5322	4826.40	495.60	15110			
Lot 40	Duet	0 cellar	0	3372	1950	5322	4861.44	460.56	15256			
Lot 41	Duet	0 cellar	0	3372	1950	5322	5644.08	-322.08	18517			
Lot 42	Duet	0 cellar	0	3372	1950	5322	4802.16	519.84	15009			
Lot 43	Duet	0 cellar	0	3372	1950	5322	5496.24	-174.24	17901			

Duet